

**Site visit Minutes**

**As decided SEAC-2 committee visited two project sites on 14/6/2019. Project-wise observations made by the committee is as follow-**

**1. Residential & Commercial Development project at Chandivali, Mumbai by M/s. Nahar Builders Limited**

**Observations-**

1. PP to submit statement regarding all sector-wise, building wise construction area prior to EIA Notification dated 7/7/2004 & construction done after said date.
2. PP to submit details of court cases & to submit undertaking regarding "No order of court is issued restricting construction activity".
3. PP to submit the copy of property (PR) cards of all sectors.
4. PP to submit the copy of sector-wise plan approved by local planning authority.
5. PP informed that the master layout plan of the whole project approved by MCGM around the year 1992-93. PP to submit the copy of said master layout approved plan.
6. PP to submit the letter received from local planning authority stating EC is nor required in the case.
7. PP to submit the statement regarding sector wise current status of all buildings like Occupation Certificate (OC)/part OC received, under construction, buildings not started etc. and submit copies of OCs/part OCs recieved.
8. PP to submit the copy of consent to establish and Consent to operate for STP constructed in R12 zone. Also explore measures so that existing STP should have 40% open to sky area with addition required ventilation & air filtration. Also PP to submit the disaster management plan considering the STP failure as one of the likely disaster point.
9. PP to submit undertaking regarding when the construction is stopped stop on site, along with Architect Certificate in this regards.
10. PP to submit the SWD design approved by local planning authority.
11. PP to submit the sector-wise copy of conveyance/ deemed conveyance/consent terms made with society in respect of different buildings from time to time.

**2. Vikhroli Corporate Park Pvt. Ltd**

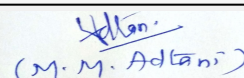
**Observations-**

1. PP to submit the revised plan without demolition of some existing buildings as these existing structures were told to have been constructed only around the year 2006, that means these structures are not very old and are not certified as dilapidated.
2. PP informed that in this case, he was informed by MPCB the EC is not required for construction of IT Park. PP to submit the copy of said letter received from MPCB regarding "No EC required for IT park"

**PP to comply with these observation & upload on website. Project will be considered in next meeting as & when compliance uploaded.**




**Mr. Surykant Nikam**  
(Secretary SEAC-II)



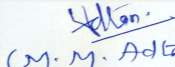
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

<b>Agenda of 102nd Meeting (Day-2) of State Expert Appraisal Committee-2 (SEAC-2)</b>	
<b>SEAC Meeting number: 102 (Day-2) Meeting Date June 12, 2019</b>	
<b>Subject:</b> Environment Clearance for 'SKY CITY' Mixed Use Project with Mall and Hotel with Public parking	
<b>Is a Violation Case:</b> No	
<b>1.Name of Project</b>	'SKY CITY' Mixed Use Project with Mall and Hotel with Public parking
<b>2.Type of institution</b>	Private
<b>3.Name of Project Proponent</b>	M/s. Incline Realty Pvt. Ltd
<b>4.Name of Consultant</b>	M/s. Enviro Analyst and engineering Pvt. Ltd. - Mr. Hanuman Desai
<b>5.Type of project</b>	Mixed Use Project with Mall and Hotel with Public parking
<b>6.New project/expansion in existing project/modernization/diversification in existing project</b>	Amendment is existing project
<b>7.If expansion/diversification, whether environmental clearance has been obtained for existing project</b>	EC received vide letter No. SEAC-2014/CR-271/TC-1 dated 15th July 2016 for construction area 9,74,017.34 Sqm
<b>8.Location of the project</b>	Located at cts no 107/E,140/A,141,142,155,155/1 to 12 in village Magathane, Taluka Borivali, Mumbai
<b>9.Taluka</b>	Borivali
<b>10.Village</b>	Magathane
<b>Correspondence Name:</b>	Mr. Rajendra Chandorkar
<b>Room Number:</b>	Third Floor
<b>Floor:</b>	Third Floor
<b>Building Name:</b>	Commerz
<b>Road/Street Name:</b>	International Business park, Oberoi garden City
<b>Locality:</b>	Goregaon (East)
<b>City:</b>	Mumbai - 400063
<b>11.Whether in Corporation / Municipal / other area</b>	Municipal Corporation of Greater Mumbai (MCGM)
<b>12.IOD/IOA/Concession/Plan Approval Number</b>	Concession Number: CHE/WS-II/1083/R/C/337(NEW) <b>IOD/IOA/Concession/Plan Approval Number:</b> CHE / WSII / 05 05 / R1 / 337 / (NEW) <b>Approved Built-up Area:</b> 400699.70
<b>13.Note on the initiated work (If applicable)</b>	Construction of Building No. 1 Residential Towers A to G and its podium started as per EC received dated 15th July 2016.
<b>14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)</b>	Not Applicable
<b>15.Total Plot Area (sq. m.)</b>	1,01,642.70 sqm
<b>16.Deductions</b>	2,704.5 sqm
<b>17.Net Plot area</b>	98,938.20 sqm
<b>18 (a).Proposed Built-up Area (FSI &amp; Non-FSI)</b>	a) FSI area (sq. m.): 4,00,699.71 sqm b) Non FSI area (sq. m.): 5,00,297.79sqm c) Total BUA area (sq. m.): 900997.50
<b>18 (b).Approved Built up area as per DCR</b>	Approved FSI area (sq. m.): 4,00,699.71 sqm Approved Non FSI area (sq. m.): 5,00,297.79 sqm Date of Approval: 07-04-2017
<b>19.Total ground coverage (m2)</b>	75215.59 (74%)
<b>20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)</b>	Ground Coverage - 74% (Podium Boundary) including mall, Residential Tower Footprint area-8% and Hotel Block Foot Print - 2%
<b>21.Estimated cost of the project</b>	32250000000
<b>22.Number of buildings &amp; its configuration</b>	

  
**Mr. Surykant Nikam**  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 2 of**  
**57**

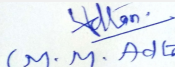
  
(M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	Building No. 1 consisting of 8 Nos. of Residential Towers (A to H)	3 basements + Ground + 5 podiums + 6 to 61 floors (including 2 Fire check floors)	201.55	
2	Building No. 2 consisting of Commercial building	1 Basement + Ground + 1 Floors	9	
3	Building No. 3 consisting of Mall + Hotel	3 Basements + Lower Ground + Ground part as mall and Part hotel + 1st floor to 3rd floor as mall with Multiplex Theatres, food court, restaurants and FEC + 4th Floor as part mall and restaurants and part Hotel + 5th to 26th floors for Hotel.+ Terrace.	97.20	
23.Number of tenants and shops		Building No. 1 - Residential (8 Towers A to H) 3016 nos Building no 2 - Commercial building (OC granted) 4 nos Building no 3 - Mall and Hotel (Newly proposed) Upto 200 shops in mall +food court + Restaurant + Multiplex theater +FEC. 1 tenant comprising Upto 300 rooms in hotel + Restaurants + Banquet hall + Spa.		
24.Number of expected residents / users		Building No. 1 - Residential (8 Towers A to H) 14104 PPL - 1963 Nos. Building No.02 - Commercial building (OC granted) 145 Nos. Building No.03 - Mall & Hotel (Newly proposed) 22730 Nos.		
25.Tenant density per hectare		357 Tenaments / Hectare		
26.Height of the building(s)				
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))		36.60 m wide Dattapada Road, 18.30 m DP Road and 60 m wide Western Express Highway		
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation		>7.5 m		
29.Existing structure (s) if any		Not Applicable		
30.Details of the demolition with disposal (If applicable)		Not Applicable		
31.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32.Total Water Requirement				


  
Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 3 of  
57

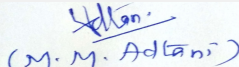
  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)

Dry season:	Source of water			MCGM						
	Fresh water (CMD):			1832 CMD						
	Recycled water - Flushing (CMD):			941 CMD						
	Recycled water - Gardening (CMD):			712 CMD						
	Swimming pool make up (Cum):			118 CMD						
	Total Water Requirement (CMD) :			3603 CMD						
	Fire fighting - Underground water tank(CMD):			Building No. 1 - Residential (8 Towers A to H) 3 tanks of 3 lakhs capacity each Building No. 3 - Mall and hotel (Newly proposed) 1 Tank of 4 lakhs capacity						
	Fire fighting - Overhead water tank(CMD):			Building No. 1 - Residential (8 Towers A to H) 50,000 liters for each tower Building No. 3 - Mall and hotel (Newly proposed) 25,000 liters above two staircases						
	Excess treated water			466 CMD						
Wet season:	Source of water			MCGM + RWH						
	Fresh water (CMD):			1832 CMD						
	Recycled water - Flushing (CMD):			941 CMD						
	Recycled water - Gardening (CMD):			0						
	Swimming pool make up (Cum):			118 CMD						
	Total Water Requirement (CMD) :			2891 CMD						
	Fire fighting - Underground water tank(CMD):			Building No. 1 - Residential (8 Towers A to H) 3 tanks of 3 lakhs capacity each Building No. 3 - Mall and hotel (Newly proposed) 1 Tank of 4 lakhs capacity						
	Fire fighting - Overhead water tank(CMD):			Building No. 1 - Residential (8 Towers A to H) 50,000 liters for each tower Building No. 3 - Mall and hotel (Newly proposed) 25,000 liters above two staircases						
	Excess treated water			1020 CMD						
Details of Swimming pool (If any)				Pool No.1 - 600 sqm approx. with 1.20 mtrs depth Pool No. 2 - 1000 sqm approx. with 0.90 mtrs average depth Pool No. 3 - 700 sqm approx. with 0.60 mtrs average depth Pool No. 4 - 250 sqm approx. with 1.20 mtrs depth Pool No. 5 - 50 sqm approx. with 0.45 mtrs depth						
33.Details of Total water consumed										
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)			
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total	
Domestic	Not applicable	1832	1832	Not applicable	275	275	Not applicable	1557	1557	


  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 4 of**  
**57**

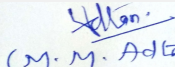
  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

<b>34.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	3.00 M and 12.00 M from BGL
	<b>Size and no of RWH tank(s) and Quantity:</b>	Building No. 1 - Residential (8 Towers A to H) For 3 Tower 480 m3 For 3 Tower 480 m3 For 2 Tower 320 m3 Building No. 3 - Mall + Hotel (Newly proposed) Mall + hotel 600 m3
	<b>Location of the RWH tank(s):</b>	Basement Level 3
	<b>Quantity of recharge pits:</b>	9 Nos.
	<b>Size of recharge pits :</b>	25 cu.m each
	<b>Budgetary allocation (Capital cost) :</b>	Rs.41 lakhs
	<b>Budgetary allocation (O &amp; M cost) :</b>	Rs.1.76 lakhs/year
	<b>Details of UGT tanks if any :</b>	<p>Building No. 1 - Residential (8 Towers A to H)  Location(s) of the UGT tank(s)-Basement  Residential Domestic -1905 cum  Flushing -1377 cum  PPL Domestic -59 cum  Flushing -74cum</p> <p>Building No. 02 - Commercial building (OC granted)  Location(s) of the UGT tank(s)-Basement  Domestic - 6 cum  Flushing -27 cum</p> <p>Building No. 03 - Mall+Hotel (Newly proposed)  Location(s) of the UGT tank(s)-Basement  Domestic - 541 cum  Flushing - 311 cum</p>
<b>35.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	Flows from West to East
	<b>Quantity of storm water:</b>	Total Storm Water Run off to Municipal Storm Water network is 5100 cu.m / hr
	<b>Size of SWD:</b>	300 mm, 450 mm, 600 mm and 900 mm
<b>Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	Building No. 1 - Residential (8 Towers A to H) 1679 KLD PPL - 82 KLD Building No. 02 - Commercial building (OC granted) 6 KLD Building No. 03 - Mall+Hotel (Newly proposed): 771 KLD
	<b>STP technology:</b>	MBR
	<b>Capacity of STP (CMD):</b>	Building No. 1 - Residential (8 Towers A to H) Capacity of STP-850 KLD, 850 KLD, 575 KLD Building No. 03 - Mall+Hotel (Newly proposed) Capacity of STP-600 KLD, 400 KLD
	<b>Location &amp; area of the STP:</b>	Ground
	<b>Budgetary allocation (Capital cost):</b>	Rs.650.00 lakh
	<b>Budgetary allocation (O &amp; M cost):</b>	Rs.65.00 lakh
<b>36.Solid waste Management</b>		

  
**Mr. Surykant Nikam**  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**


**Page 5 of**  
**57**

  
(M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Excavated material, Cement Bags, Paint container (@20L), Scrap metal generated, Broken Tiles
	<b>Disposal of the construction waste debris:</b>	Excavated material Shall be used on site for backfilling and for internal roads. Excess shall be disposed to authorized landfills, Empty Cement bags to be handed over to recycler. Paint container (@20L) To be handed over to recycler. Scrap metal generated to be sold for recycling ,Broken tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	Building No. 1 - Residential (8 Towers A to H) Non Biodegradable waste: 3046 kg/day PPL Non Biodegradable waste: 344 kg/day Building no 2 - Commercial building (OC granted) Non Biodegradable waste: 25 kg/day Building 3 - Mall + Hotel (Newly proposed) Non-Biodegradable waste: 2,455 kg/day
	<b>Wet waste:</b>	Building No. 1 - Residential (8 Towers A to H) Biodegradable waste: 4570 kg/day PPL Biodegradable waste: 147 kg/day Building no 2 - Commercial building (OC granted) Biodegradable waste: 11 kg/day Building 3 - Mall + Hotel (Newly proposed) Biodegradable waste: 1,637 kg/day
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	68 kg/day
	<b>Others if any:</b>	E- waste will be handed over to authorized MPCB dealers
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	To be hand over to Local Recyclers for recycling
	<b>Wet waste:</b>	Landscaping / Gardening, Excess manure shall be sold to nearby end
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	To be used as a manure
	<b>Others if any:</b>	E- waste will be handed over to authorized MPCB dealers
<b>Area requirement:</b>	<b>Location(s):</b>	Ground Floor
	<b>Area for the storage of waste &amp; other material:</b>	100 sqm
	<b>Area for machinery:</b>	10 sqm for each machine
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs 142 Lakhs
	<b>O &amp; M cost:</b>	Rs 35.5 lakhs/year

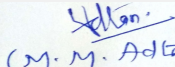
### 37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 6 of**  
**57**

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman SEAC-II)**



Note on ETP technology to be used		Not applicable												
Disposal of the ETP sludge		Not applicable												
38.Hazardous Waste Details														
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal							
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable							
39.Stacks emission Details														
Serial Number	Section & units	Fuel Used with Quantity		Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases							
1	Not applicable	Not applicable		Not applicable	Not applicable	Not applicable	Not applicable							
40.Details of Fuel to be used														
Serial Number	Type of Fuel	Existing		Proposed		Total								
1	Not applicable	Not applicable		Not applicable		Not applicable								
41.Source of Fuel		Not applicable												
42.Mode of Transportation of fuel to site		Not applicable												
43.Green Belt Development								Total RG area :	RG on ground: 25877 sqm (26%) Additional RG on Podium: 27089 sqm Total RG areas proposed: 52966 sqm					
								No of trees to be cut :	77 Nos.					
								Number of trees to be planted :	1127 Nos.					
								List of proposed native trees :	as listed bellow					
								Timeline for completion of plantation :	7 years					
44.Number and list of trees species to be planted in the ground														
Serial Number	Name of the plant	Common Name		Quantity		Characteristics & ecological importance								
1	Peltophorumpterocarpum	Copper Pod		50		Evergreen, shade throughout the year								
2	Azadirachtaindica	Neem		25		Purifies air, nesting ground for birds and insects								
3	Erythrinaindica	Coral Tree		20		Native of western ghat, flowering								
4	Mangiferaindica	Mango Tree		12		Evergreen, shade throughout the year								
5	Cocosnucifera	Coconut Tree		25		fruit bearing, feeding the birds								
6	Aeglemarmelos	Bael		40		Religiuos significance, native tree								
7	Bombaxceiba	Red-silk cotton		20		Decidous, native of western ghat								
8	Terminaliacatappa	Badam Tree		10		Evergreen, shade throughout the year, fruit bearing, feeding the birds								
9	Pomgamiaglabra	Karanj		75		Evergreen plant, shade giver								

10	Micheliachampaca	Champaka	50	Religious significance, native tree
11	Ficusracemosa	Umber	5	Nesting grounds for birds and insects
12	Buteamonosperma	Palas	25	Deciduous, native of western ghat
13	Mimusopselengi	Bakul	40	Native trees, flowering, less water
14	Borassusflabellifer	Toddy Palm	20	Nesting grounds for birds and insects
15	Bahuineapurpurea	Kanchan	50	Flowering tree, native tree
16	Lagerstroemia speciosa	Taman	50	State tree of Maharashtra, flowering
17	Ficusreligiosa	Peepal	5	Purifies air, nesting ground for birds and insects
18	Terminaliabellirica	Baheds Tree	20	Nesting and feeding ground for parrots
19	Plumeriarubra	Chafa	50	Deciduous, flowering throughout the year
<b>45.Total quantity of plants on ground</b>				

#### **46.Number and list of shrubs and bushes species to be planted in the podium RG:**

Serial Number	Name	C/C Distance	Area m2
1	Peltophorumpterocarpum	5 m	15 Nos.
2	Bahuineapurpurea	5 m	75 Nos
3	Aeglemarmelos	5 m	35 Nos
4	Emblicaofficinails (Awla)	5 m	50 Nos
5	Plum eriarubra (Chafa)	5 m	100 Nos
6	Micheliachampaca (Champaka)	5 m	100 Nos
7	Mimusopselengi (Bakul)	5 m	10 Nos
8	Areca catechu (Supari)	5 m	50 Nos
9	Terminaliabellirica (Baheds Tree)	5 m	25 Nos
10	Nyctanthesarbortristis (Parijatak)	5 m	50 Nos
11	Caryotaurenus (Fish Tail Palm)	5 m	25 Nos

#### **47.Energy**



<b>Power requirement:</b>	<b>Source of power supply :</b>	ADANI Electricity Mumbai Limited / TATA
	<b>During Construction Phase: (Demand Load)</b>	1000 kw
	<b>DG set as Power back-up during construction phase</b>	Not Applicable
	<b>During Operation phase (Connected load):</b>	Building No. 1 - Residential (8 Towers A to H) Connected Load - 39,200 kW Building 3 - Mall + Hotel (Newly proposed) Connected Load - 22,767 kW
	<b>During Operation phase (Demand load):</b>	Building No. 1 - Residential (8 Towers A to H) Maximum Demand - 23600 kW Building 3 - Mall + Hotel (Newly proposed) Maximum Demand - 14,799 kW
	<b>Transformer:</b>	Building No. 1 - Residential (8 Towers A to H) 15 Nos. 2000 kVA Building No. 3: 10 Nos. 2000 kVA
	<b>DG set as Power back-up during operation phase:</b>	Building No. 1 - Residential (8 Towers A to H) 04 X 1250 KVA 02 X 810 KVA Building no 2 - Commercial building (OC granted) 1 X 150 KVA Building 3 - Mall + Hotel (Newly proposed) 5 X 1500 KVA 2 X 2000 KVA
	<b>Fuel used:</b>	HSD
	<b>Details of high tension line passing through the plot if any:</b>	Not Applicable

#### 48. Energy saving by non-conventional method:

By using LED Lamps and Solar panels

#### 49. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	By using LED Lamps and Solar panels	Building No. 1 Residential (8 Towers A to H): 18.95% Building No. 3 Mall + Hotel: 20.25%

#### 50. Details of pollution control Systems


Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 160 Lakhs
	<b>O &amp; M cost:</b>	Rs. 16 Lakhs

#### 51. Environmental Management plan Budgetary Allocation

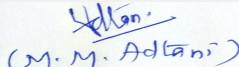
##### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water Sprinkling, Green Belt Development, Covered Storage Area	25 lakhs
2	Noise Environment	Noise Barricades and Green Belt Development	13 Lakhs

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 9 of**  
**57**

  
(M. M. Adtani)  
Shri M.M. Adtani (Chairman  
SEAC-II)

3	Water Environment	Modular STP, Drainage with sedimentation tank	10 lakhs
4	Good Health Practices	Site Sanitation, Health Care	12 lakhs
5	Environment Monitoring	Air, water, noise, soil monitoring during construction phase	75 lakhs

#### b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	RWH	4 Tanks	42	5
2	OWC	4 Machines	142	35.5
3	STP	Building no1: 3 Building no 3: 2	650	65
4	Landscaping	At ground and at podium level	2360	208.3
5	Energy System	Solar Panels	160	1.6

### 51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

### 52.Any Other Information

No Information Available

### 53.Traffic Management

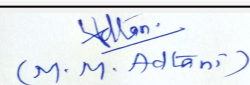
Nos. of the junction to the main road & design of confluence:	Number of junctions to the main road - 3 entry exits from 3 different roads 60 mts wide Western express highway on east 36.6 mts wide Dattapada road on south 18.3 mts wide DP road on west
---	---



Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 10  
of 57



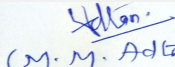
Shri M.M.Adtani (Chairman  
SEAC-II)

Parking details:	Number and area of basement:	3 Basements
	Number and area of podia:	5 Podiums
	Total Parking area:	4,19,841 sq.mts
	Area per car:	34.7 sqm
	Area per car:	34.7 sqm
	Number of 2-Wheelers as approved by competent authority:	As per DCPR 2034
	Number of 4-Wheelers as approved by competent authority:	Residential-6396 nos mall-1400 nos hotel-367 nos Building No 2-37 nos PPL car parks- 3896
	Public Transport:	Not Applicable
	Width of all Internal roads (m):	Min. 6.00 m wide road
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Aerial Distance form Sanjay Gandhi National Park - 1 km
	Category as per schedule of EIA Notification sheet	8(B)
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-
<b>SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS</b>		
Summorisred in brief information of Project as below.		
<b>Brief information of the project by SEAC</b>		

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 11**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

PP Mr. Rajendra Chandorkar was present during the meeting along with environmental consultant. M/s. Enviro Analyst and engineering Pvt. Ltd.

PP informed that, the project under consideration is *proposed amendment in existing project- mixed use project with mall and hotel with public parking*. PP further stated that, the total plot area of the project is 1,01,642.70 Sq.mt. having total construction area 900997.50 Sq.mt(FSI - 4,00,699.71 sq.mt +NON FSI- 5,00,297.79 sq.mt) and the building configuration is as follow-


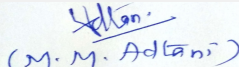
Building Name & number	Number of floors	Height (Mtrs)
Building No. 1 consisting of 8 Nos. of Residential Towers (A to H)	3 basements + Ground + 5 podiums + 6 to 61 floors (including 2 Fire check floors)	201.55
Building No. 2 consisting of Commercial building	1 Basement + Ground + 1 Floors	9
Building No. 3 consisting of Mall + Hotel	3 Basements + Lower Ground +  Ground part as mall and Part hotel + 1st floor to 3rd floor as mall with Multiplex Theatres, food court, restaurants and FEC + 4th Floor as part mall and restaurants and part Hotel + 5th to 26th floors for Hotel+ Terrace.	97.20

It is noted that, Project has received Environmental clearance vide letter dated 15th July 2016.

It is noted that the project earlier considered in 99<sup>th</sup> SEAC-2 Meeting held on 15-05-2019 & ToR approved for the same. Accordingly, PP submitted the EIA which was taken on record.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B1) category of EIA Notification, 2006. EIA, Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans

## DECISION OF SEAC

 <b>Mr. Surykant Nikam</b> (Secretary SEAC-II)	<b>SEAC Meeting No: 102 (Day-2) Meeting Date:</b> <b>June 12, 2019</b>	<b>Page 12</b> <b>of 57</b>	 <b>Shri M.M.Adtani (Chairman SEAC-II)</b>
---	---	--------------------------------	--

***In view of above, the proposal is deferred and shall be considered only after the compliance of below observations.***


### Specific Conditions by SEAC:

- 1)** PP to submit dated Architect certificate addressing to committee regarding building wise construction (Configuration, FSI, NoN-FSI, TBUA) approvals from local Authority, actual construction done and proposed expansion.
- 2)** PP to submit & upload revised wind analysis, shadow analysis, traffic analysis, light and ventilation analysis reports and measures to reduce heat island effect.
- 3)** It is noted that the nalla is diverted at 90 degree two times, PP to submit google map & Brihanmumbai storm water disposal system (BRIMSTOWAD) map for nalla which was abutting to plot. PP to ensure that, no nalla should be diverted.
- 4)** PP to ensure that no major drains (width more than 2 mt) should be close or concretised.
- 5)** PP to submit the noise analysis report.
- 6)** PP & Environment consultant to ensure that EIA should include the timeframe for which study carry out.
- 7)** Environment Consultant to ensure that, as per standard EIA guidelines declaration of consultant should be submitted by them with name, signature & duration of experts worked on the project.
- 8)** Contour map given in EIA does not provide any details. PP to submit proper contour map.
- 9)** It is noted that, nalla is passing through plot, specific study regarding the same should be incorporated in the EIA.
- 10)** Secondary data used for temperature, rainfall is for 30 years but it is for the year from 1961 to 1991. PP to consider recent time period. Latest data can be used for the same.
- 11)** It is noted that, consultant collected data for avian fauna, number of species may be given in EIA report.

## FINAL RECOMMENDATION

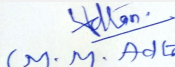
SEAC-II decided to defer the proposal. Kindly find SEAC decision above.

<b>Agenda of 102nd Meeting (Day-2) of State Expert Appraisal Committee-2 (SEAC-2)</b>	
<b>SEAC Meeting number: 102 (Day-2) Meeting Date June 12, 2019</b>	
<b>Subject:</b> Environment Clearance for Proposed Expansion of Residential Project on plot bearing C.T.S. No. 429A, 429B, 429D, 429/1, 429/2, 421/5 of Village Deonar, off Deonar Farm Road, M/E ward Chembur, Mumbai by Tridhaatu Aranya Developers LLP	
<b>Is a Violation Case:</b> No	
<b>1.Name of Project</b>	Tridhaatu Aranya Developers LLP
<b>2.Type of institution</b>	Private
<b>3.Name of Project Proponent</b>	Tridhaatu Aranya Developers LLP
<b>4.Name of Consultant</b>	Mahabal Enviro Engineers Pvt. Ltd; Dr. D. A. Patil
<b>5.Type of project</b>	Housing project
<b>6.New project/expansion in existing project/modernization/diversification in existing project</b>	Expansion in existing project.
<b>7.If expansion/diversification, whether environmental clearance has been obtained for existing project</b>	Earlier the plot potential was less than 20,000 m2. Due to addition of adjacent plot of 7,217.4 m2, (purchased on 20.06.2018) our project potential is crossing the limit of 20,000 m2 hence; we have applied for PEC as an expansion project.
<b>8.Location of the project</b>	On plot bearing CTS Nos. 429A, 429B, 429D, 429/1, 429/2, 421/5 of Village Deonar, off Deonar Farm Road, M/E ward Chembur, Mumbai by Tridhaatu Aranya Developers LLP
<b>9.Taluka</b>	Mumbai
<b>10.Village</b>	Deonar
<b>Correspondence Name:</b>	Poonam Ajmera, Tridhaatu Aranya Developers LLP
<b>Room Number:</b>	5th floor
<b>Floor:</b>	B-wing, shrikant chambers
<b>Building Name:</b>	Next to R.K.studio,
<b>Road/Street Name:</b>	Sion Trombay Rd
<b>Locality:</b>	Next to R.K.studio,
<b>City:</b>	Chembur
<b>11.Whether in Corporation / Municipal / other area</b>	MCGM
<b>12.IOD/IOA/Concession/Plan Approval Number</b>	Plan Approved by MCGM vide Letter No CHE/ES/1629/M/337(new) Dated: 28.03.2019. <b>IOD/IOA/Concession/Plan Approval Number:</b> Plan Approved by MCGM vide Letter No CHE/ES/1629/M/337(new) Dated: 28.03.2019. <b>Approved Built-up Area:</b> 32918
<b>13.Note on the initiated work (If applicable)</b>	• The initial (IOD) approval was obtained from MCGM vide letter No. CE/6779/BPES/AM dt. 16.10.2015 and its amendment vide letter No. CHE/ES/1629/M/E/337 (NEW) dt. 19.12.2017, for plot area of 2,226.70 m2 and total construction area of 12,687.00 m2. • As the potential of the development was less than 20,000 m2, we had started construction on site. • As of today, we have constructed 9,769.5 m2 area. • Due to addition of adjacent plot of 7,217.4 m2, (purchased on 20.06.2018) our project potential is crossing the limit of 20,000 m2 hence; we have applied for PEC as an expansion project.
<b>14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)</b>	NA
<b>15.Total Plot Area (sq. m.)</b>	9444.80 m2
<b>16.Deductions</b>	346.90 m2
<b>17.Net Plot area</b>	9,097.9 m2
<b>18 (a).Proposed Built-up Area (FSI &amp; Non-FSI)</b>	<b>a) FSI area (sq. m.):</b> 15,122.37 m2 <b>b) Non FSI area (sq. m.):</b> 17,795.63 m2 <b>c) Total BUA area (sq. m.):</b> 32918
<b>18 (b).Approved Built up area as per DCR</b>	<b>Approved FSI area (sq. m.):</b> 15,122.37 m2 <b>Approved Non FSI area (sq. m.):</b> 17,795.63 m2 <b>Date of Approval:</b> 28-03-2019
<b>19.Total ground coverage (m2)</b>	1665 m2

  
**Mr. Surykant Nikam**  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 14**  
**of 57**

  
(M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

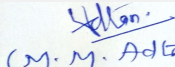


20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)		18 %		
21. Estimated cost of the project		3650000000		
<b>22. Number of buildings &amp; its configuration</b>				
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	Building No.1	2B + Stilt + 1st part podium + 2nd to 33rd Upper floors.	114.47 m	
2	-	-	-	
23. Number of tenants and shops		No of tenants: 65 Nos.		
24. Number of expected residents / users		325 Nos.		
25. Tenant density per hectare		72/Ha		
26. Height of the building(s)				
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))		The proposed project is accessible by 13.4 m wide Madhuban CHS Deoanar Farm Marg		
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation		Min 9 m		
29. Existing structure (s) if any		NA		
30. Details of the demolition with disposal (If applicable)		NA		
<b>31. Production Details</b>				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
<b>32. Total Water Requirement</b>				

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)


**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 15**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M. Adtani (Chairman**  
**SEAC-II)**

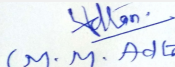
Dry season:	Source of water	MCGM								
	Fresh water (CMD):	29 KLD								
	Recycled water - Flushing (CMD):	15 KLD								
	Recycled water - Gardening (CMD):	13 KLD								
	Swimming pool make up (Cum):	3 KLD								
	Total Water Requirement (CMD) :	47 KLD								
	Fire fighting - Underground water tank(CMD):	As per CFO NOC								
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC								
	Excess treated water	13 KLD								
Wet season:	Source of water	MCGM + RWH								
	Fresh water (CMD):	17 + 12 KLD								
	Recycled water - Flushing (CMD):	15 KLD								
	Recycled water - Gardening (CMD):	-								
	Swimming pool make up (Cum):	3 KLD								
	Total Water Requirement (CMD) :	47 KLD								
	Fire fighting - Underground water tank(CMD):	As per CFO NOC								
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC								
	Excess treated water	26 KLD								
Details of Swimming pool (If any)		Provided								
33.Details of Total water consumed										
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)			
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total	
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

<b>34.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	Ground water table at depth of 3 to 4 m
	<b>Size and no of RWH tank(s) and Quantity:</b>	RWH Tank with Capacity: 35 m <sup>3</sup>
	<b>Location of the RWH tank(s):</b>	Underground (Lower Basement)
	<b>Quantity of recharge pits:</b>	NA
	<b>Size of recharge pits :</b>	NA
	<b>Budgetary allocation (Capital cost) :</b>	Rs. 08 Lakh
	<b>Budgetary allocation (O &amp; M cost) :</b>	Rs. 0.4 Lakh/year
	<b>Details of UGT tanks if any :</b>	Underground (Lower Basement)
<b>35.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	The slope of the plot is towards south side
	<b>Quantity of storm water:</b>	The storm water generation 1,046.29 m <sup>3</sup> / hr
	<b>Size of SWD:</b>	450 and 500 mm wide internal SWD drains
<b>Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	41 KLD
	<b>STP technology:</b>	MBBR Technology
	<b>Capacity of STP (CMD):</b>	1 STP of 50 KLD capacity
	<b>Location &amp; area of the STP:</b>	Ground, (Total Area of STP: 70 m <sup>2</sup> )
	<b>Budgetary allocation (Capital cost):</b>	Rs. 15 Lakh
	<b>Budgetary allocation (O &amp; M cost):</b>	Rs. 03 Lakh/year
<b>36.Solid waste Management</b>		
<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Construction debris: 600 m <sup>3</sup>
	<b>Disposal of the construction waste debris:</b>	The construction debris waste will be disposed as per Construction debris and demolition waste management Rule 2016.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	65 kg/day
	<b>Wet waste:</b>	98 kg/day
	<b>Hazardous waste:</b>	Used oil from DG
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	1 kg/day
	<b>Others if any:</b>	NA

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 17**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Dry garbage will be disposed off to recyclers
	<b>Wet waste:</b>	Wet garbage will be composted using Mechanical Composting unit and used as organic manure for landscaping.
	<b>Hazardous waste:</b>	Handed over to authorized recyclers
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	Sludge use as manure for gardening
	<b>Others if any:</b>	Household E-waste generation
<b>Area requirement:</b>	<b>Location(s):</b>	Ground
	<b>Area for the storage of waste &amp; other material:</b>	30 m2
	<b>Area for machinery:</b>	15 m2
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 04 Lakh
	<b>O &amp; M cost:</b>	Rs. 2 Lakh/yr

### 37. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water sent to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

### 38. Hazardous Waste Details


Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

### 39. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

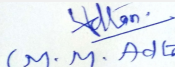
### 40. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
41. Source of Fuel		Not applicable		
42. Mode of Transportation of fuel to site		Not applicable		

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 18**  
**of 57**

  
**Shri M.M. Adtani (Chairman**  
**SEAC-II)**

<b>43.Green Belt Development</b>	<b>Total RG area :</b>	RG required: 1,417 m2 & RG provided: 1,450 m2
	<b>No of trees to be cut :</b>	• Total no of existing trees: 143 Nos. • Trees to be cut: 12 Nos. • Trees to be transplanted: 58 Nos.
	<b>Number of trees to be planted :</b>	113 Nos.
	<b>List of proposed native trees :</b>	Given below
	<b>Timeline for completion of plantation :</b>	Within 2 years of completion of construction activity

#### 44.Number and list of trees species to be planted in the ground


Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	ERYTHRINA INDICA	Pangara	10	As medicinal value, Bird and insect attractive.
2	LAGERSTROEMIA SPECIOSA	Tamhan	10	Edible, mature fruit as medicinal value, Bird and insect attractive.
3	MIMUSOP ELENIGI	Bakul	5	As medicinal value, Bird and insect attractive.
4	PONGAMIA PINNATA	Karanj	10	Valued for its oil and insect repellent, having medicinal value.
5	SARACA INDICA	Sita Ashok	10	As medicinal value, Bird and insect attractive.
6	ANTHOCEPHALUS CADAMBA	Kadamba	8	Shady, large tree, ball shaped flowers.
7	BAUHINIA PURPUREA	Apta	10	Small tree with small white flowers, Butterfly host plant
8	EUGENIA JAMBOLANA	Jambul	8	Fruit tree attracting birds
9	MICHELIA CHAMPACA	Chafa	10	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant
10	MILLINGTONIA HORTENSIS	Indian cork tree	10	Evergreen Tree
11	NYCTANTHES ARBOR TRISTIS	Parijat	12	Small deciduous fast growing tree, beautiful flowers.
12	POLYALTHIA LONGIFOLIA	Ashoka Tree	10	Shady tree with red-yellow flowers.

#### 45.Total quantity of plants on ground

#### 46.Number and list of shrubs and bushes species to be planted in the podium RG:


Serial Number	Name	C/C Distance	Area m2
1	-	-	-

#### 47.Energy

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 19  
of 57

  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)

<b>Power requirement:</b>	<b>Source of power supply :</b>	Adani/ Tata power
	<b>During Construction Phase: (Demand Load)</b>	100 kVA
	<b>DG set as Power back-up during construction phase</b>	100 kVA
	<b>During Operation phase (Connected load):</b>	2.8 MW
	<b>During Operation phase (Demand load):</b>	1.1 MW
	<b>Transformer:</b>	1 x 1600 KVA
	<b>DG set as Power back-up during operation phase:</b>	1 X 630 KVA
	<b>Fuel used:</b>	HSD
	<b>Details of high tension line passing through the plot if any:</b>	No

#### 48. Energy saving by non-conventional method:

Solar PV for Hot water to Residential Buildings, Solar lighting in landscape, Open area etc.

#### 49. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total Energy saving	23.5 %

#### 50. Details of pollution control Systems


Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 05 Lakh
	<b>O &amp; M cost:</b>	Rs. 0.3 Lakh/year

#### 51. Environmental Management plan Budgetary Allocation

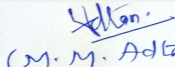
##### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	-	4.0
2	Site sanitation Facility and its maintenance	-	6.0
3	Potable Water Supply to Labour	-	3.0
4	Solid waste management	-	1.5
5	Disinfection	-	1.5

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 20**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M. Adtani (Chairman SEAC-II)**



6	Safety Personal Protective Equipment	(Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)	15
7	Traffic Management (Sign Boards, Persons, at entry exit and Parking area)	-	2.5
8	Safety nets	-	5
9	Safety Training to Workers (Twice in Year), Safety Officer	-	3.0
10	Environmental Monitoring	(As per the CPCB guidelines through MoEF&CC Approved laboratories - Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time)	4.0

**b) Operation Phase (with Break-up):**

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	-	15	3
2	Solar System	-	5	0.3
3	Rainwater harvesting	-	8	0.4
4	Solid Waste Composting plant	-	4	2
5	Landscape	-	25	2
6	Environmental Monitoring	-	-	4

**51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)**


Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**52.Any Other Information**

No Information Available

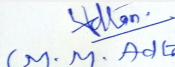
**53.Traffic Management**

	Nos. of the junction to the main road & design of confluence:	The proposed project is accessible by 13.4 m wide Madhuban CHS Deonar Farm Marg.
--	---	--

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 21  
of 57

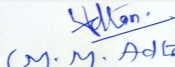
  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)

<b>Parking details:</b>	<b>Number and area of basement:</b>	2 Basement with total 4,950.32 m2
	<b>Number and area of podia:</b>	1 Podium with total 1,562.60 m2 area
	<b>Total Parking area:</b>	6,016.06 m2
	<b>Area per car:</b>	29.5 m2
	<b>Area per car:</b>	29.5 m2
	<b>Number of 2-Wheelers as approved by competent authority:</b>	2W Parking Provided: 88 Nos.
	<b>Number of 4-Wheelers as approved by competent authority:</b>	Required: 137 Nos. & provided: 206 Nos.
	<b>Public Transport:</b>	-
	<b>Width of all Internal roads (m):</b>	6-9 m Wide
	<b>CRZ/ RRZ clearance obtain, if any:</b>	NA
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	NA
	<b>Category as per schedule of EIA Notification sheet</b>	8 (a)
	<b>Court cases pending if any</b>	Not Applicable
	<b>Other Relevant Informations</b>	<p>We have applied for full potential of the plot, the proposal was considered in 95th SEAC II meeting and as per MoM, committee is of opinion that "PP has not submitted the copy of Ack. for plans of full potential to local body also it was noted that only Tower 1 having BUA of approx. 32,000 m2 was approved out of BIA 55,988 m2".</p> <p>So, in the meeting PP has agreed to restrict the EC for Tower 1 only having total BUA 32,918 m2.</p>
	<b>Have you previously submitted Application online on MOEF Website.</b>	No
	<b>Date of online submission</b>	-
<b>SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS</b>		
Summorised in brief information of Project as below.		
<b>Brief information of the project by SEAC</b>		

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 22**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

Representative of PP was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd

PP informed that, the project under consideration is *proposed housing expansion in existing project*. PP further stated that, the total plot area of the project is 9444.80 Sq.mt. having total construction area 32918 Sq.mt(FSI - 15,122.37 sq.mt +NON FSI- 17,795.63 sq.mt) and the building configuration is as follow-


Building Name & number	Number of floors	Height (Mtrs)
Building No.1	2B + Stilt + 1st part podium + 2nd to 33rd Upper floors.	114.47 m

It is noted that, Project has received Environmental clearance vide letter dated 20.06.2018.

It is noted that the project earlier considered in 95<sup>th</sup> SEAC-2 Meeting held on 08-04-2019 & deferred as PP requested for time to rethink about the project. Accordingly, PP submitted his say which was taken on record.

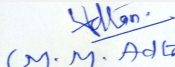
The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B2) category of EIA Notification, 2006. Consolidated statements synopsis of compliances form 1 1A presentation & plans submitted are taken

### DECISION OF SEAC

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 23  
of 57

  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)

***After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.***

**Specific Conditions by SEAC:**

- 1) PP stated that, they have revised the plan & now they are not going for full potential i.e 55,988 Sq.mt, as plan for tower 1 only approved from local planning authority. PP to upload the layout plan approved by local planning authority i.e FSI-15,122.37Sq.mt, Non FSI- 17,795.63 Sq.mt & total built up area 32918 Sq.mt
- 2) PP to submit the dated Architect certificate addressed to committee regarding building-wise construction done on site.
- 3) PP to submit the structural stability certificate. Local planning authority to ensure the structural stability of building for which vertical expansion is proposed.
- 4) PP to explore measures to use maximum treated waste water to reduce disposal to 35-30%.
- 5) PP to submit & upload the tree NoC.
- 6) PP to upload the water supply NoC & storm water drainage NoC
- 7) PP to upload the copy of DCR provision regarding RG to be provided is 15% and not 25%.
- 8) PP to ensure that, no nalla should be diverted. PP to abide the all conditions stipulated in the nalla remarks.
- 9) As agreed by PP, PP to provide the access to amenity area for general public also.
- 10) PP to ensure that lux level of daylight in living & bedroom 150.
- 11) PP to upload the revised traffic study incorporating details of survey like date of survey, duration, number of vehicles & speed etc.
- 12) PP to submit CER of 0.75% prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department.
- 13) PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.

**FINAL RECOMMENDATION**

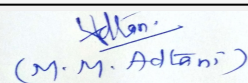
SEAC-II have decided to recommend the proposal to SEIAA for Prior Environmental clearance subject to above conditions



**Mr. Surykant Nikam**  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 24**  
**of 57**



**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

Agenda of 102nd Meeting (Day-2) of State Expert Appraisal Committee-2 (SEAC-2)			
SEAC Meeting number: 102 (Day-2) Meeting Date June 12, 2019			
<b>Subject:</b> Environment Clearance for Environmental Clearance for proposed Area Development Project in Pushpak Node at Navi Mumbai			
<b>Is a Violation Case:</b> No			
1.Name of Project	Area Development Project in Pushpak Node for Navi Mumbai International Airport		
2.Type of institution	Government		
3.Name of Project Proponent	City & Industrial Development Corporation of Maharashtra Ltd. ( CIDCO)		
4.Name of Consultant	Aditya Environmental Services Pvt. Ltd.		
5.Type of project	Area Development Project		
6.New project/expansion in existing project/modernization/diversification in existing project	New project		
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable		
8.Location of the project	Revenue village - Owle Survey Nos. 24pt,25pt,26,27pt,29pt,30pt,31,32pt,33,34pt,35pt,42pt,43pt,44,45,46,47pt,54pt,55,56,57,58,59,60,61,62,63pt,64,65,66,67,68,69,70pt,192PT & 193pt Revenue village - Bambavi Survey Nos. 26pt,27pt,28pt,29pt,30pt,31pt,32,33,34,35,36,37,38pt & 39pt Revenue village - Ulwe Survey Nos. 74pt,75pt,76pt & 77pt Revenue village - Kundawahal Survey Nos. 84pt		
9.Taluka	Panvel		
10.Village	Owale, Bambavi, Pargaon, Dungi, Ulwe & Kundeawahal		
Correspondence Name:	D.R. Patil		
Room Number:	--		
Floor:	3rd Floor, Tower no.10		
Building Name:	Belapur Railway Station Complex		
Road/Street Name:	At CBD Belapur Railway Station		
Locality:	CBD Belapur		
City:	Navi Mumbai		
11.Whether in Corporation / Municipal / other area	CIDCO		
12.IOD/IOA/Concession/Plan Approval Number	Not Applicable at this stage IOD/IOA/Concession/Plan Approval Number: Not Applicable at this stage Approved Built-up Area:		
13.Note on the initiated work (If applicable)	Not Applicable		
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Approvals from Government of India (MoCA, MoD, MoEF& CC), Government of Maharashtra are obtained for NMIA project proposals pertaining to development of area to the south of proposed Airport site for airport support activities.		
15.Total Plot Area (sq. m.)	4,39,200 sq.m. (43.92 Ha)		
16.Deductions	Not Applicable at this stage		
17.Net Plot area	4,39,200 sq.m. (43.92 Ha)		
18 (a).Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): Not Applicable at this stage b) Non FSI area (sq. m.): Not Applicable at this stage c) Total BUA area (sq. m.): 2029000		
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): Not Applicable at this stage Approved Non FSI area (sq. m.): Not Applicable at this stage Date of Approval: 01-01-1900		
19.Total ground coverage (m2)	Not Applicable at this stage		
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Not Applicable at this stage		
21.Estimated cost of the project	0		
<b>22.Number of buildings &amp; its configuration</b>			
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	NA	NA	NA
23.Number of tenants and shops	Will be worked out at Rapid EIA Stage		
24.Number of expected residents / users	Approx. 250,000		


25.Tenant density per hectare	Approx. 5,692
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	Minimum 9m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9m
29.Existing structure (s) if any	No
30.Details of the demolition with disposal (If applicable)	NA

### 31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

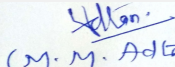
### 32.Total Water Requirement

Dry season:	Source of water	Hetwane Dam / Morbe Dam for fresh water and STP treated water for flushing and gardening
	Fresh water (CMD):	Will be worked out at Rapid EIA Stage
	Recycled water - Flushing (CMD):	Will be worked out at Rapid EIA Stage
	Recycled water - Gardening (CMD):	Will be worked out at Rapid EIA Stage
	Swimming pool make up (Cum):	Will be worked out at Rapid EIA Stage
	Total Water Requirement (CMD):	11MLD
	Fire fighting - Underground water tank(CMD):	Will be worked out at Rapid EIA Stage
	Fire fighting - Overhead water tank(CMD):	Will be worked out at Rapid EIA Stage
	Excess treated water	Will be worked out at Rapid EIA Stage

  
Mr. Surykant Nikam  
(Secretary SEAC-II)


SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 26  
of 57

  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)

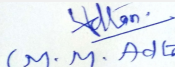


Wet season:	Source of water			Hetwane Dam / Morbe Dam for fresh water and STP treated water for flushing					
	Fresh water (CMD):			Will be worked out at Rapid EIA Stage					
	Recycled water - Flushing (CMD):			Will be worked out at Rapid EIA Stage					
	Recycled water - Gardening (CMD):			Will be worked out at Rapid EIA Stage					
	Swimming pool make up (Cum):			Will be worked out at Rapid EIA Stage					
	Total Water Requirement (CMD) :			11MLD					
	Fire fighting - Underground water tank(CMD):			Will be worked out at Rapid EIA Stage					
	Fire fighting - Overhead water tank(CMD):			Will be worked out at Rapid EIA Stage					
	Excess treated water			Will be worked out at Rapid EIA Stage					
Details of Swimming pool (If any)				NA					
33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
34.Rain Water Harvesting (RWH)	Level of the Ground water table:			Will be studied at Rapid EIA Stage					
	Size and no of RWH tank(s) and Quantity:			Will be worked out at Rapid EIA Stage					
	Location of the RWH tank(s):			Will be worked out at Rapid EIA Stage					
	Quantity of recharge pits:			Will be worked out at Rapid EIA Stage					
	Size of recharge pits :			Will be worked out at Rapid EIA Stage					
	Budgetary allocation (Capital cost) :			Will be worked out at Rapid EIA Stage					
	Budgetary allocation (O & M cost) :			Will be worked out at Rapid EIA Stage					
	Details of UGT tanks if any :			Will be worked out at Rapid EIA Stage					


  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 27**  
**of 57**

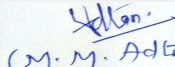
  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

<b>35.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	Natural drainage pattern will be maintained as far as possible
	<b>Quantity of storm water:</b>	Will be worked out at Rapid EIA Stage
	<b>Size of SWD:</b>	Will be worked out at Rapid EIA Stage
<b>Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	Will be worked out at Rapid EIA Stage
	<b>STP technology:</b>	Will be worked out at Rapid EIA Stage
	<b>Capacity of STP (CMD):</b>	Will be worked out at Rapid EIA Stage
	<b>Location &amp; area of the STP:</b>	Will be worked out at Rapid EIA Stage
	<b>Budgetary allocation (Capital cost):</b>	Will be worked out at Rapid EIA Stage
	<b>Budgetary allocation (O &amp; M cost):</b>	Will be worked out at Rapid EIA Stage
<b>36.Solid waste Management</b>		
<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Approx. 3.5 crore cum. excavated material will be generated from hill cutting.
	<b>Disposal of the construction waste debris:</b>	The excavated material removed during excavation will be reused on site or will be used as filling material in nearby areas. Bricks, metal chips, cut tiles will be used for internal paving. The damaged / cut pieces of steel, glass etc. will be sold to the scrap dealer. Remaining will be sold off to authorized dealers.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	Will be worked out at Rapid EIA Stage
	<b>Wet waste:</b>	Will be worked out at Rapid EIA Stage
	<b>Hazardous waste:</b>	Waste / Spent Oil from DG Set & Transformers
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	Will be worked out at Rapid EIA Stage
	<b>Others if any:</b>	NA
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Segregation and sale of recyclables, inerts to approved landfill site
	<b>Wet waste:</b>	Organic Waste Composter (OWC)
	<b>Hazardous waste:</b>	Used oil from DG sets to be sold to authorized oil waste recycler
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	To be mixed with wet waste and to use it as compost after proper drying
	<b>Others if any:</b>	Not applicable
<b>Area requirement:</b>	<b>Location(s):</b>	Will be worked out at Rapid EIA Stage
	<b>Area for the storage of waste &amp; other material:</b>	Will be worked out at Rapid EIA Stage
	<b>Area for machinery:</b>	Will be worked out at Rapid EIA Stage
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Will be worked out at Rapid EIA Stage
	<b>O &amp; M cost:</b>	Will be worked out at Rapid EIA Stage
<b>37.Effluent Charecterestics</b>		

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 28**  
**of 57**

  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

### 38.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Used / spent oil applicable	5.1	KL/Annum	Not applicable	As and when generated	As and when generated	Will be sold to authorized oil waste recyclers

### 39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	DG Set (details will be worked out at Rapid EIA Stage)	HSD	details will be worked out at Rapid EIA Stage	As per CPCB guidelines	As per CPCB guidelines	Not applicable

### 40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	HSD	Not applicable	As per requirement	As per requirement

41.Source of Fuel

Local Petrol Pump

42.Mode of Transportation of fuel to site

Tanker

### 43.Green Belt Development

	Total RG area :	As per requirement
	No of trees to be cut :	300 approx.
	Number of trees to be planted :	As per requirement, details will be worked out at Rapid EIA Stage
	List of proposed native trees :	Native tree species with large canopy size and flower and fruit bearing variety will be selected.
	Timeline for completion of plantation :	Till the operation phase of the project

### 44.Number and list of trees species to be planted in the ground

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
---------------	-------------------	-------------	----------	---


Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 29  
of 57

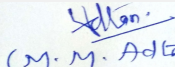
Shri M.M.Adtani (Chairman  
SEAC-II)

1	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage
45.Total quantity of plants on ground				
<b>46.Number and list of shrubs and bushes species to be planted in the podium RG:</b>				
Serial Number	Name	C/C Distance	Area m2	
1	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage	
<b>47.Energy</b>				
<b>Power requirement:</b>	Source of power supply :	MSEDCL		
	During Construction Phase: (Demand Load)	Will be worked out at Rapid EIA Stage		
	DG set as Power back-up during construction phase	Will be worked out at Rapid EIA Stage		
	During Operation phase (Connected load):	Will be worked out at Rapid EIA Stage		
	During Operation phase (Demand load):	Will be worked out at Rapid EIA Stage		
	Transformer:	Will be worked out at Rapid EIA Stage		
	DG set as Power back-up during operation phase:	Will be worked out at Rapid EIA Stage		
	Fuel used:	HSD		
	Details of high tension line passing through the plot if any:	EHVT lines of MSETCL to JNPT port go through the site in North-South direction. There will be re-routed through underground ducts along NH48 / Amara Marg to JNPT. Approval of same is obtained from MoEFCC vide letter dt 28.08.2017		
<b>48.Energy saving by non-conventional method:</b>				
<ul style="list-style-type: none"> <li>• Maximize the use of natural lighting through design.</li> <li>• Attempt will be made to run external lighting which would include street lights, common area lighting, landscape etc. on solar energy.</li> <li>• Purchase of energy efficient appliances.</li> <li>• Use of compact fluorescent lamps and low voltage lighting.</li> </ul>				
<b>49.Detail calculations &amp; % of saving:</b>				
Serial Number	Energy Conservation Measures	Saving %		
1	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage		
<b>50.Details of pollution control Systems</b>				
Source	Existing pollution control system	Proposed to be installed		
Not applicable	Not applicable	Not applicable		
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	Capital cost:	Will be worked out at Rapid EIA Stage		
	O & M cost:	Will be worked out at Rapid EIA Stage		
<b>51.Environmental Management plan Budgetary Allocation</b>				

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 30**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

a) Construction phase (with Break-up):			
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Will be worked out at Rapid EIA Stage	NA	Will be worked out at Rapid EIA Stage


b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage	Will be worked out at Rapid EIA Stage

51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

52.Any Other Information	
No Information Available	

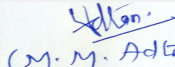
53.Traffic Management	
Nos. of the junction to the main road & design of confluence:	Details will be worked out at Rapid EIA Stage

Parking details:	Number and area of basement:	Details will be worked out at Rapid EIA Stage
	Number and area of podia:	Details will be worked out at Rapid EIA Stage
	Total Parking area:	Will be worked out at Rapid EIA Stage
	Area per car:	Will be worked out at Rapid EIA Stage
	Area per car:	Will be worked out at Rapid EIA Stage
	Number of 2-Wheelers as approved by competent authority:	As per requirement
	Number of 4-Wheelers as approved by competent authority:	As per requirement
	Public Transport:	Nearest Railway Station: Panvel railway station at 6 kms. on Central Rly./ Konkan Rly., Khandeshwar- 6 km. suburban Rly. CST-Panvel Fast Track Rail/Metro with dedicated spur to Airport is being planned. New East-West road of 60m width adjacent to the Northern boundary of plot to aid traffic disbursement.
	Width of all Internal roads (m):	Internal roads to facilitate movement within the plot will be provided as a part of the project plan. Details will be worked out at Rapid EIA Stage.
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8 (b)
	Court cases pending if any	Not Applicable
	Other Relevant Informations	Forest land involved, Survey No. 193 of Owale Village (Total area in this proposal 12.36 Ha) Forest clearance stage I / II obtained. (Annexure II of Form I IA)
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-
<b>SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS</b>		
Environmental Impacts of the project	-	
Water Budget	-	
Waste Water Treatment	-	

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 32**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman SEAC-II)**



Drainage pattern of the project	-
Ground water parameters	-
Solid Waste Management	-
Air Quality & Noise Level issues	-
Energy Management	-
Traffic circulation system and risk assessment	-
Landscape Plan	-
Disaster management system and risk assessment	-
Socioeconomic impact assessment	-
Environmental Management Plan	-
Any other issues related to environmental sustainability	-
<b>Brief information of the project by SEAC</b>	

SEAC-AGENDA-000000277

PP was present during the meeting along with environmental consultant M/s. Aditya Environmental Services Pvt. Ltd.

PP informed that, the project under consideration is proposed new Area Development Project. PP further stated that, the total plot area of the project is 4,39,200 Sq.mt having total construction area 2029000 Sq.mt. (FSI - Not Applicable at this stage + NON FSI- Not Applicable at this stage) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
NA	NA	NA

It is noted that the project earlier considered in 91<sup>st</sup> SEAC-2 Meeting held on 06-03-2019 & deferred with observations namely 1) to lay 60 mt arterial roads from amra marg to NH4 via SH54 as DP road for approach. PP to provide proper median with provision for tree plantation, Joggers track and cycling track along with road. 2) Since RG is common for all plots. RG should be 15 % of net plot area. As DCR of CIDCO provides no provision for RG in individual plots. 3) Green lungs should be equally distributed. 4) Every plot should have minimum 10% RG for area less than 5000Sq.m & 15% RG for area more than 5000Sq.m. 5) Arterial roads should be provided with Footpath, duct for utility services like telecom, electricity etc should be given along the length & across the road at the interval of 50 m. 6) Footpath should be with perforated garden pavers at adequate interval. 7) Solar streetlights, solar pumps should be provided for irrigation of roadside plantation. Treated waste water should be used by roadside plantation. 8) to submit court order and NGT orders on hill cutting for residential development to ensure that there is no contempt of court orders. 9) to submit report on Impact of hill cutting on environmental aspects of the area by ecological expert and permissions from the competent authority. 10) to submit detail calculation & plan for STP, OWC considering the Residential, commercial & floating population as a total population. 11) to provide centralised STPs with dual pumping to enable reuse of treated waste water. 12) PP to provide community toilets with overhead tank & solar lights. 13) to provide recycling centres for E-waste & Plastic waste 14) to submit calculations & designs storm water drain & sewer lines along with flood management plan. 15) to submit green landscape plan 16) to submit measures to reduce the heat island effect. 17) to provide public parking tower considering the total population during working hours. 18) to submit project specific DMP. 19) to submit Debris management plan. 20) PP may explore the option of architectural control to maintain the uniformity in the area matching with the surrounding landscape. 21) PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above. Accordingly, PP submitted the compliance which was taken on record.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B1) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans submitted are taken on the record.

## DECISION OF SEAC

***After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of below points.***

### **Specific Conditions by SEAC:**

- 1) PP to upload NoC received from MSETCL.
- 2) PP to upload the noise pollution analysis along with mitigation measure which was submitted during the presentation. PP to ensure that, during construction & operational phase noise level should not be exceeding than standard noise levels.
- 3) PP to ensure that internal drains which are more than 2mt wide should not be closed.
- 4) PP to submit the tree transplantation plan.
- 5) The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
- 6) PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area, as identified by Environment Department.

## FINAL RECOMMENDATION

SEAC-II have decided to recommend the proposal to SEIAA for Prior Environmental clearance subject to above conditions

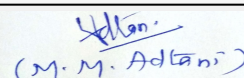
SEAC-AGENDA-00000000271



**Mr. Surykant Nikam**  
(Secretary SEAC-II)


**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 35**  
**of 57**



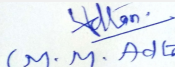
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

<b>Agenda of 102nd Meeting (Day-2) of State Expert Appraisal Committee-2 (SEAC-2)</b>	
<b>SEAC Meeting number: 102 (Day-2) Meeting Date June 12, 2019</b>	
<b>Subject:</b> Environment Clearance for Amendment of Residential project - Meghna Montana at Plot bearing S No. 135/3A, 138/1P, 138/2, 134/1A, 1B, 1C, 1D, 134/2, 138/1D at village - Chikhaloli by M/s. Tharwani Constructions Pvt Ltd	
<b>Is a Violation Case:</b> No	
<b>1.Name of Project</b>	Amendment of Residential project - Meghna Montana
<b>2.Type of institution</b>	Private
<b>3.Name of Project Proponent</b>	M/s. Tharwani Constructions Pvt Ltd
<b>4.Name of Consultant</b>	M/s. Enviro Analysts & Engineers Pvt Ltd
<b>5.Type of project</b>	Residential Project
<b>6.New project/expansion in existing project/modernization/diversification in existing project</b>	Expansion
<b>7.If expansion/diversification, whether environmental clearance has been obtained for existing project</b>	EC received letter no. SEAC-2013/CR-358/TC-1 dtd 21.02.2015
<b>8.Location of the project</b>	Plot bearing S No. 135/3A, 138/1P, 138/2, 134/1A, 1B, 1C, 1D, 134/2, 138/1D at village - Chikhaloli
<b>9.Taluka</b>	Ambernath
<b>10.Village</b>	Chikhaloli
<b>Correspondence Name:</b>	M/s. Tharwani Constructions Pvt Ltd
<b>Room Number:</b>	310-313
<b>Floor:</b>	3rd floor
<b>Building Name:</b>	Persipolis Premises Co-op Soc Ltd
<b>Road/Street Name:</b>	Plot No. 74, Sector - 17
<b>Locality:</b>	Vashi
<b>City:</b>	Navi Mumbai
<b>11.Whether in Corporation / Municipal / other area</b>	Ambernath Municipal Council (AMC)
<b>12.IOD/IOA/Concession/Plan Approval Number</b>	CC received <b>IOD/IOA/Concession/Plan Approval Number:</b> AMC/NRV/BP/17-18/1227/8801/85 dtd 8.12.2017 <b>Approved Built-up Area:</b> 42210.77
<b>13.Note on the initiated work (If applicable)</b>	As per previous EC received dtd 21.02.2013 Building Type A, B, D, E, F, G, H, I, J are constructed.
<b>14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)</b>	Construction has been started as per the previous EC received
<b>15.Total Plot Area (sq. m.)</b>	42580.00
<b>16.Deductions</b>	7067
<b>17.Net Plot area</b>	35271.90
<b>18 (a).Proposed Built-up Area (FSI &amp; Non-FSI)</b>	a) FSI area (sq. m.): 81953.17 b) Non FSI area (sq. m.): 39719.21 c) Total BUA area (sq. m.): 121560.44
<b>18 (b).Approved Built up area as per DCR</b>	Approved FSI area (sq. m.): 42210.77 Approved Non FSI area (sq. m.): 14383.94 Date of Approval: 08-12-2017
<b>19.Total ground coverage (m2)</b>	6625.47 sq.mt
<b>20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)</b>	18.78 %
<b>21.Estimated cost of the project</b>	2500000000.00

  
**Mr. Surykant Nikam**  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 36**  
**of 57**

  
(M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

## 22.Number of buildings & its configuration


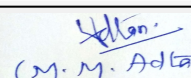
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Wing A, B, D, E, F, G, H, I, J	St +7 floors	23.10
2	Wing C	St +18 floors	48.65
3	Wing C1	St +12 floors	37.25
4	Wing L, Q, R, S, T	St + 20 floors	60.00
5	Wing M, N, O, P	St +19 floors	57.35
6	Wing A1	St +16 floors	48.95
7	Wing A2	Gr floor	3.65
8	Clubhouse	Gr + 1 floor	7.80

23.Number of tenants and shops	Residential: 1500 nos. Shops: 11 nos. Total: 1511 nos.
24.Number of expected residents / users	7533 nos.
25.Tenant density per hectare	363 Tenants / hectore
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	18.00 m wide D.P road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 9.00 m
29.Existing structure (s) if any	Nil
30.Details of the demolition with disposal (If applicable)	NA


## 31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

## 32.Total Water Requirement

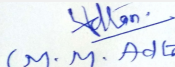
 <b>Mr. Surykant Nikam</b> (Secretary SEAC-II)	<b>SEAC Meeting No: 102 (Day-2) Meeting Date:</b> <b>June 12, 2019</b>	<b>Page 37</b> <b>of 57</b>	 <b>Shri M.M.Adtani (Chairman SEAC-II)</b>
---	---	--------------------------------	--

Dry season:	Source of water	AMC/ STP Treated water								
	Fresh water (CMD):	676								
	Recycled water - Flushing (CMD):	338								
	Recycled water - Gardening (CMD):	56								
	Swimming pool make up (Cum):	-								
	Total Water Requirement (CMD) :	1070								
	Fire fighting - Underground water tank(CMD):	75								
	Fire fighting - Overhead water tank(CMD):	30								
	Excess treated water	457								
Wet season:	Source of water	AMC/ STP Treated water/RWH								
	Fresh water (CMD):	676								
	Recycled water - Flushing (CMD):	338								
	Recycled water - Gardening (CMD):	0								
	Swimming pool make up (Cum):	-								
	Total Water Requirement (CMD) :	1014								
	Fire fighting - Underground water tank(CMD):	75								
	Fire fighting - Overhead water tank(CMD):	30								
	Excess treated water	513								
Details of Swimming pool (If any)		NA								
33.Details of Total water consumed										
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)			
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total	
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	


  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 38**  
**of 57**

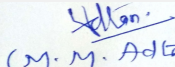
  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

<b>34.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	3.5 m to 3.7 m bgl
	<b>Size and no of RWH tank(s) and Quantity:</b>	9 nos. of tanks with total capacity of 384 cum (2days capacity)
	<b>Location of the RWH tank(s):</b>	Below ground level
	<b>Quantity of recharge pits:</b>	Nil
	<b>Size of recharge pits :</b>	Nil
	<b>Budgetary allocation (Capital cost) :</b>	Rs. 84 Lakhs
	<b>Budgetary allocation (O &amp; M cost) :</b>	Rs. 4.2 Lakhs/yr
	<b>Details of UGT tanks if any :</b>	Domestic water tank 681 cum Flushing water tank 404 cum Fire water Tank 75 cum
<b>35.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	north to south
	<b>Quantity of storm water:</b>	0.54 cum/sec
	<b>Size of SWD:</b>	600 mm X 600 mm
<b>Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	946 KLD
	<b>STP technology:</b>	MBBR
	<b>Capacity of STP (CMD):</b>	2 nos. of STP with total capacity of 975 KLD
	<b>Location &amp; area of the STP:</b>	Below ground level
	<b>Budgetary allocation (Capital cost):</b>	Rs. 143 Lakhs
	<b>Budgetary allocation (O &amp; M cost):</b>	Rs. 36 Lakhs/yr
<b>36.Solid waste Management</b>		
<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Recyclable waste will be generated like empty cement bags & cans, scrap metal etc. Debris & construction waste shall be generated.
	<b>Disposal of the construction waste debris:</b>	Recyclable waste like empty cement bags & empty paint cans shall be handed over to local vendors. Broken tiles shall be used for china mosaic of terrace. Scrap metals shall be sold to recyclers.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	1500 kg/day
	<b>Wet waste:</b>	2252 kg/day
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	47 kg/day
	<b>Others if any:</b>	NA

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019**

**Page 39  
of 57**

  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)



<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Will be handed over to Local Recyclers.
	<b>Wet waste:</b>	Will be processed in the OWC. manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users
	<b>Hazardous waste:</b>	Not Applicable
	<b>Biomedical waste (If applicable):</b>	Not Applicable
	<b>STP Sludge (Dry sludge):</b>	To be used as manure & replacement of saw dust for OWC
	<b>Others if any:</b>	Not Applicable
<b>Area requirement:</b>	<b>Location(s):</b>	Located at Ground Level
	<b>Area for the storage of waste &amp; other material:</b>	160 sq.m
	<b>Area for machinery:</b>	12 sq.m
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 16 Lakhs
	<b>O &amp; M cost:</b>	Rs. 4.06 Lakhs/yr

### 37. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water sent to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

### 38. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable


### 39. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

### 40. Details of Fuel to be used

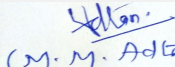
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

41. Source of Fuel	Not applicable
--------------------	----------------

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 40  
of 57

  
(M. M. Adtani)  
Shri M.M. Adtani (Chairman  
SEAC-II)

42.Mode of Transportation of fuel to site		Not applicable		
<b>43.Green Belt Development</b>	<b>Total RG area :</b>	11197.35 sq.mt		
	<b>No of trees to be cut :</b>	-		
	<b>Number of trees to be planted :</b>	626 nos.		
	<b>List of proposed native trees :</b>	as given below		
	<b>Timeline for completion of plantation :</b>	at the end of construction phase		
<b>44.Number and list of trees species to be planted in the ground</b>				
<b>Serial Number</b>	<b>Name of the plant</b>	<b>Common Name</b>	<b>Quantity</b>	<b>Characteristics &amp; ecological importance</b>
1	Azadirachata indica	Neem Tree	101	medicinal tree
2	Millingtonia hortensis	Indian Cork tree	94	flowering tree
3	Cordia sebestena	Scarlet cordia	68	flowering tree
4	Polyalthia longifolia	Mast tree	109	evergreen tree
5	Caryota mitis	Fishtail palm	50	shady tree
6	Roystonea regia	Royal Palm	93	shady tree
7	Michelia champaca	Sonchapha	66	evergreen tree
8	Nyctanthes arbortristis	Parijatak	45	flowering tree
<b>45.Total quantity of plants on ground</b>				
<b>46.Number and list of shrubs and bushes species to be planted in the podium RG:</b>				
<b>Serial Number</b>	<b>Name</b>	<b>C/C Distance</b>	<b>Area m2</b>	
1	NA	NA	NA	
<b>47.Energy</b>				

<b>Power requirement:</b>	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	100 kW
	DG set as Power back-up during construction phase	75 KVA
	During Operation phase (Connected load):	8730 kW
	During Operation phase (Demand load):	5238 kW
	Transformer:	-
	DG set as Power back-up during operation phase:	2 X 380 KVA & 1 X 125 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

#### 48. Energy saving by non-conventional method:

Hotwater provision made using Solar Hotwater system  
LED lights used for Staircase & Lobby  
LED Lights put on Solar PV Panels  
LED lights used for Ext. Road Lighting

#### 49. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	total energy savings	13%

#### 50. Details of pollution control Systems


Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs.46 Lakh
	O & M cost:	Rs.5.00 Lakh

#### 51. Environmental Management plan Budgetary Allocation

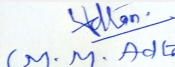
##### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage area	4
2	Noise Environment	Noise Baricades and Green Belt Developments	3

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 42  
of 57

  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)

3	Water Environment	Modular STP , Drainage with sedimentation tanks	3
4	Good Health Practices	Site Sanitation & Health Care	3
5	Environment Monitoring	Environment Monitoring	3

**b) Operation Phase (with Break-up):**

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Environment	RWH	84	4.2
2	Water Environment	STP	143	36
3	Solid waste management	OWC	16	4.02
4	Energy Savings	Solar	46	5
5	Land environment	Landscaping	15	2

**51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)**

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**52.Any Other Information**

No Information Available

**53.Traffic Management**

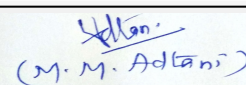
Nos. of the junction to the main road & design of confluence:	The project site is accessible through the existing 18 m wide road
---	--



**Mr. Surykant Nikam**  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 43**  
**of 57**




**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

Parking details:	Number and area of basement:	Nil
	Number and area of podia:	1138.77 sq.m
	Total Parking area:	13497.75 sq.m
	Area per car:	19 sq.m
	Area per car:	19 sq.m
	Number of 2-Wheelers as approved by competent authority:	nil
	Number of 4-Wheelers as approved by competent authority:	705 nos.
	Public Transport:	NA
	Width of all Internal roads (m):	minimum 6.00 m wide internal road
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 (a), B2
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	01-08-2018

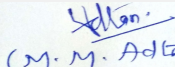
## SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Environmental Impacts of the project	-
Water Budget	-
Waste Water Treatment	-
Drainage pattern of the project	-
Ground water parameters	-
Solid Waste Management	-

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 44  
of 57

  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)

Air Quality & Noise Level issues	-
Energy Management	-
Traffic circulation system and risk assessment	-
Landscape Plan	-
Disaster management system and risk assessment	-
Socioeconomic impact assessment	-
Environmental Management Plan	-
Any other issues related to environmental sustainability	-
<b>Brief information of the project by SEAC</b>	

SEAC-AGENDA-00000000277

PP Mr. Sunil Tharwani was present during the meeting along with environmental consultant M/s. Enviro Analysts & Engineers Pvt Ltd.

PP informed that, the project under consideration is proposed expansion residential project. PP further stated that, the total plot area of the project is 42580.00 Sq.mt having total construction area 121560.44 Sq. mt. (FSI - 81,953.17Sq.mt + NON FSI- 41398.74Sq.mt) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Composite Bldg. [Rehab + Sale]	B + G + 22 F	68
Wing A, B, D, E, F, G, H, I, J	St +7 floors	23.10
Wing C	St +18 floors	48.65
Wing C1	St +12 floors	37.25
Wing L, Q, R, S, T	St + 20 floors	60.00
Wing M, N, O, P	St +19 floors	57.35
Wing A1	St +16 floors	48.95
Wing A2	Gr floor	3.65
Clubhouse	Gr + 1 floor	7.80

It is noted that, Project has received Environmental clearance vide letter dated 21.02.2015.

It is noted that the project earlier considered in 97<sup>th</sup> SEAC-2 (Day-2) Meeting held on 25-04-2019 & deferred as PP requested time to submit his say on the proposal. Accordingly, PP submitted the compliance which was taken on record.

Committee noted that, the project has received EC vide dated 21st February 2015 for 40 nos. of wings with configuration of Gr/St + 7 floors & for the total construction area of 1,04,053.22 Sq.mt. ( FSI: 65230.30 sq.m (0.85 +0.8 TDR), Non FSI: 38822.92 sq.m).

PP stated that, the construction of 9 wings is completed & also received occupation certificate for the same. PP further stated that, the construction of 4 wings is in progress whereas the construction of remaining 27 buildings is not yet started.

PP informed that, now the proposal under consideration is construction of total 22 nos. of buildings (including OC received 9 wings) & 1 clubhouse instead of 40 nos. of wings approved in earlier EC. PP further informed that the earlier EC received is for total construction area 1,04,053.22 sq.m. & now proposed is 1,23,351.91 sq.m

PP stated that, number of buildings are reduced from 40 to 22 resulting into 27% ground coverage as per previous plan is reduced by 15.60% that means reduced by 11.94%.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B2) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans submitted are taken on the record.

**Mr. Surykant Nikam**  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 46**  
**of 57**

**Shri M.M.Adtani (Chairman**  
**SEAC-II)**



## DECISION OF SEAC

As informed by PP, second staircases has been constructed in four buildings wherein vertical expansion is proposed. The said construction is of 266.06 Sq.mt. instead of 177.87 Sq.mt. PP further said that the total construction is within the approved built up area. **Considering minor deviation from approved plans, committee decided to refer the matter to SEIAA for their consideration on the said issue.**

Specific Conditions by SEAC:

## FINAL RECOMMENDATION

Kindly find SEAC decision above.

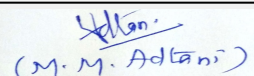
SEAC-AGENDA-0000000277



Mr. Surykant Nikam  
(Secretary SEAC-II)


SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019

Page 47  
of 57



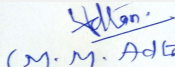
Shri M.M.Adtani (Chairman  
SEAC-II)

<b>Agenda of 102nd Meeting (Day-2) of State Expert Appraisal Committee-2 (SEAC-2)</b>	
<b>SEAC Meeting number: 102 (Day-2) Meeting Date June 12, 2019</b>	
<b>Subject:</b> Environment Clearance for Proposed Residential Re-development of Existing Residential building No. 20 & 21, "Aaradhya EastWind CHS LTD" on Plot bearing C.T.S. No. 351(pt)/ 351(pt) 35 to 42, S.No.113(pt) of Village Hariyali, at Tagore Nagar, Vikhroli (E), S - Ward, Mumbai by M/s. MICL Developers LLP	
<b>Is a Violation Case:</b> No	
<b>1.Name of Project</b>	Aaradhya EastWind CHS LTD
<b>2.Type of institution</b>	Private
<b>3.Name of Project Proponent</b>	M/s. MICL Developers LLP
<b>4.Name of Consultant</b>	Enviro Analysts & Engineers Pvt. Ltd.
<b>5.Type of project</b>	Re-development of Housing Scheme of MHADA
<b>6.New project/expansion in existing project/modernization/diversification in existing project</b>	New Project
<b>7.If expansion/diversification, whether environmental clearance has been obtained for existing project</b>	Not applicable
<b>8.Location of the project</b>	Plot bearing C.T.S. No. 351(pt)/ 351(pt) 35 to 42, S.No.113(pt) of Village Hariyali, at Tagore Nagar, Vikhroli (E), S - Ward, Mumbai
<b>9.Taluka</b>	Mumbai Suburban
<b>10.Village</b>	Hariyali
<b>Correspondence Name:</b>	Mr. Ravindra Yevale
<b>Room Number:</b>	-
<b>Floor:</b>	12th Floor
<b>Building Name:</b>	Krushal Commercial Complex
<b>Road/Street Name:</b>	G M Road
<b>Locality:</b>	Chembur (W)
<b>City:</b>	Mumbai, Maharashtra 400089
<b>11.Whether in Corporation / Municipal / other area</b>	MCGM
<b>12.IOD/IOA/Concession/Plan Approval Number</b>	Yes <b>IOD/IOA/Concession/Plan Approval Number:</b> MHADA IOA number : EE/BP Cell/GM/MHADA-8/111/2019 Dated 26-03-2019 <b>Approved Built-up Area:</b> 24763.24
<b>13.Note on the initiated work (If applicable)</b>	
<b>14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)</b>	MHADA NOC No. CO/MB/REE/NOC/F-988/1554/2018 Dated 21-09-2018
<b>15.Total Plot Area (sq. m.)</b>	1819.97 sqm
<b>16.Deductions</b>	Nil
<b>17.Net Plot area</b>	1819.97 sqm
<b>18 (a).Proposed Built-up Area (FSI &amp; Non-FSI)</b>	<b>a) FSI area (sq. m.):</b> 13989.09 <b>b) Non FSI area (sq. m.):</b> 10774.15 <b>c) Total BUA area (sq. m.):</b> 24763.24
<b>18 (b).Approved Built up area as per DCR</b>	<b>Approved FSI area (sq. m.):</b> 13989.09 <b>Approved Non FSI area (sq. m.):</b> 10774.15 <b>Date of Approval:</b> 26-03-2019
<b>19.Total ground coverage (m2)</b>	996.38
<b>20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)</b>	54.74 %
<b>21.Estimated cost of the project</b>	1050000000

  
**Mr. Surykant Nikam**  
(Secretary SEAC-II)


**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 48**  
**of 57**

  
(M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

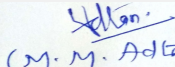
22.Number of buildings & its configuration				
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)	
1	Aaradhya EastWind	Ground Floor (Mechanical parking & entrance lobbies) + 1st to 9th floor (part mechanical parking & 4 habitable flats per floor) + 10th to 34th floor (8 habitable flats per floor) + Part terrace amenity floor	115.40 m	
23.Number of tenants and shops		Tenants: 228 no's		
24.Number of expected residents / users		1140 nos.		
25.Tenant density per hectare		1252		
26.Height of the building(s)				
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))		12.0 m wide D. P Road		
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation		> 7.5 m		
29.Existing structure (s) if any		2 no's of MHADA Buildings was existed (Building no 20 & 21)		
30.Details of the demolition with disposal (If applicable)		Demolition done as per the permission granted by competent authority and c & d waste management rules 2016.		
31.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32.Total Water Requirement				

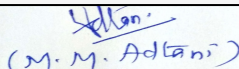
Dry season:	Source of water	MCGM and Recycled Water from STP								
	Fresh water (CMD):	103								
	Recycled water - Flushing (CMD):	51								
	Recycled water - Gardening (CMD):	3								
	Swimming pool make up (Cum):	NA								
	Total Water Requirement (CMD) :	157								
	Fire fighting - Underground water tank(CMD):	250 cum								
	Fire fighting - Overhead water tank(CMD):	150 cum								
	Excess treated water	85 KLD								
Wet season:	Source of water	MCGM and Recycled Water from STP and RWH								
	Fresh water (CMD):	103								
	Recycled water - Flushing (CMD):	51								
	Recycled water - Gardening (CMD):	-								
	Swimming pool make up (Cum):	NA								
	Total Water Requirement (CMD) :	154								
	Fire fighting - Underground water tank(CMD):	250 cum								
	Fire fighting - Overhead water tank(CMD):	150 cum								
	Excess treated water	88 KLD								
Details of Swimming pool (If any)		NA								
33.Details of Total water consumed										
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)			
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total	
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 50**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

<b>34.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	1.5 m to 4.0 m
	<b>Size and no of RWH tank(s) and Quantity:</b>	1 No and 52 cum
	<b>Location of the RWH tank(s):</b>	Underground water tank
	<b>Quantity of recharge pits:</b>	Nil
	<b>Size of recharge pits :</b>	Nil
	<b>Budgetary allocation (Capital cost) :</b>	Rs. 30.0 Lakhs
	<b>Budgetary allocation (O &amp; M cost) :</b>	Rs. 1.50 lakh/ annum
	<b>Details of UGT tanks if any :</b>	Domestic water tank 104 cum Flushing water tank 58 cum Firefighting tank 250 cum RWH tank 52 cum
<b>35.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	The storm water collected through the storm water drains will be discharged into the external SWD.
	<b>Quantity of storm water:</b>	0.05 m3/sec
	<b>Size of SWD:</b>	0.6 m depth × 0.45 m width
<b>Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	134
	<b>STP technology:</b>	MBBR
	<b>Capacity of STP (CMD):</b>	1 No. and 140 KLD
	<b>Location &amp; area of the STP:</b>	On Ground and Area: 80 sqm
	<b>Budgetary allocation (Capital cost):</b>	Rs. 29.0 lakh
	<b>Budgetary allocation (O &amp; M cost):</b>	Rs. 6.0 lakh /annum
<b>36.Solid waste Management</b>		
<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Preconstruction Waste will be Demolition Waste, Excavated Waste and Construction Phase waste will be Cement Bags, Scrap Metal and Paint Container
	<b>Disposal of the construction waste debris:</b>	Demolition done as per the permission granted by competent authority and c & d waste management rules 2016.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	205 kg per day
	<b>Wet waste:</b>	308 kg per day
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	6 kg per day
	<b>Others if any:</b>	NA
 <b>Mr. Surykant Nikam</b> (Secretary SEAC-II)		<b>SEAC Meeting No: 102 (Day-2) Meeting Date:</b> <b>June 12, 2019</b>
		<b>Page 51</b> <b>of 57</b>
		 <b>Shri M.M.Adtani (Chairman SEAC-II)</b>

<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Will be hand over to Local Recyclers for recycling.
	<b>Wet waste:</b>	Will be processed in the OWC. Manure obtained shall be used for landscaping and excess manure shall be sold to nearby end users.
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	Dry Sludge used as for Landscaping
	<b>Others if any:</b>	NA
<b>Area requirement:</b>	<b>Location(s):</b>	Ground Level
	<b>Area for the storage of waste &amp; other material:</b>	28 sqm
	<b>Area for machinery:</b>	5 sqm
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 6.0 Lakh
	<b>O &amp; M cost:</b>	Rs. 1.80 Lakh/ annum

### 37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

### 38.Hazardous Waste Details


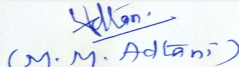
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

### 39.Stacks emission Details


Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

### 40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
41.Source of Fuel		Not applicable		
42.Mode of Transportation of fuel to site		Not applicable		

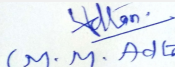
 <b>Mr. Surykant Nikam</b> (Secretary SEAC-II)	<b>SEAC Meeting No: 102 (Day-2) Meeting Date:</b> <b>June 12, 2019</b>	<b>Page 52</b> <b>of 57</b>	 <b>Shri M.M.Adtani (Chairman SEAC-II)</b>
---	---	--------------------------------	--

43.Green Belt Development	Total RG area :	94494.28 sqm (RG reservation)		
	No of trees to be cut :	-		
	Number of trees to be planted :	20 No's		
	List of proposed native trees :	as noted below		
	Timeline for completion of plantation :	At the end of construction phase		
44.Number and list of trees species to be planted in the ground				
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Cocos Nucifera	Coconut	6	Medicinal tree
2	Forest Fig Tree	Jungali Umber	1	Medicinal tree
3	Polyalthia longifolia	Ashoka tree	8	Medicinal tree
4	Vitex Negundo	Nirgundi	1	Useful Tropical Plant
5	Delonix regia	Gulmohar	1	Useful Tropical Plant
6	Mangifera Indica	Mango Tree	1	Fruit tree
7	Syzygium Cumini	Jamun Tree	1	Fruit tree
8	Artocarpus heterophyllus	Jack Fruit	1	Fruit tree
45.Total quantity of plants on ground				
46.Number and list of shrubs and bushes species to be planted in the podium RG:				
Serial Number	Name	C/C Distance	Area m2	
1	-	-	-	
47.Energy				

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 53**  
**of 57**

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**



<b>Power requirement:</b>	<b>Source of power supply :</b>	ADANI Power
	<b>During Construction Phase: (Demand Load)</b>	100 kVA
	<b>DG set as Power back-up during construction phase</b>	125 kVA
	<b>During Operation phase (Connected load):</b>	2154 kW
	<b>During Operation phase (Demand load):</b>	887 kW
	<b>Transformer:</b>	1250 kVA
	<b>DG set as Power back-up during operation phase:</b>	2 Nos and 250 kVA
	<b>Fuel used:</b>	HSD
	<b>Details of high tension line passing through the plot if any:</b>	NA

#### 48. Energy saving by non-conventional method:

For Internal flat lighting, considered the Energy efficient Lighting fixtures to be used with electronic ballasts against conventional Fluorescence tube lights with conventional ballasts. This will save up to 50% of energy utilized for light fixtures. For Common areas, considered LED light fixtures against conventional T5 light fittings.

#### 49. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total % Savings	14%

#### 50. Details of pollution control Systems


Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs.18.0 lakhs
	<b>O &amp; M cost:</b>	Rs. 1.0 lakh/annum

#### 51. Environmental Management plan Budgetary Allocation

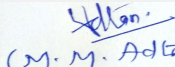
##### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air & Noise Environment	Water Sprinkling, Green Belt Development, Covered storage area, Noise Barricades	3 Lakh
2	Water Environment	Modular STP, Drainage with sedimentation tanks	2 Lakh

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 54**  
**of 57**

  
(M. M. Adtani)  
Shri M.M. Adtani (Chairman  
SEAC-II)

3	Good Health Practices	Site Sanitation & Health Care	1.5 Lakh
4	Environment Monitoring	Air, water, noise soil monitoring during construction phase	3 Lakh

**b) Operation Phase (with Break-up):**

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Conservation	RWH tanks	30.0 lakh	1.50 lakh/annum
2	Solid waste management	OWC	6.0 lakh	1.80 lakh/annum
3	Waste water management	STP	29.0 lakh	6.0 lakh/ annum
4	Energy conservation	Solar	18.0 lakh	1.0 lakh/annum
5	Land Environment	Landscaping	2.0 lakh	0.20 lakh/annum

**51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)**

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**52.Any Other Information**

No Information Available

**53.Traffic Management**

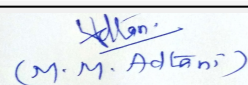
	Nos. of the junction to the main road & design of confluence:	4 no's
--	---	--------



**Mr. Surykant Nikam**  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:**  
**June 12, 2019**

**Page 55**  
**of 57**



**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

Parking details:	Number and area of basement:	-
	Number and area of podia:	-
	Total Parking area:	2475 sqm
	Area per car:	Big Pit parking area: 13.75 sqm. Small Pit parking area: 10.35 sqm
	Area per car:	Big Pit parking area: 13.75 sqm. Small Pit parking area: 10.35 sqm
	Number of 2-Wheelers as approved by competent authority:	30 no's
	Number of 4-Wheelers as approved by competent authority:	180 no's
	Public Transport:	Nil
	Width of all Internal roads (m):	-
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park boundary: 4.50 km as per ESZ notification dated: 5-12-2016
	Category as per schedule of EIA Notification sheet	8 (a)
	Court cases pending if any	No
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-
<b>SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS</b>		
Summorisred in brief information of Project as below.		
<b>Brief information of the project by SEAC</b>		

Representative of PP was present during the meeting along with environmental consultant M/s. Enviro Analysts & Engineers Pvt. Ltd.

PP informed that, the project under consideration is *re-development of housing scheme of MHADA*. PP further stated that, the total plot area of the project is 1819.97 Sq.mt. having total construction area 24763.24 Sq.mt. (FSI - 13989.09 Sq.mt. + NON FSI- 10774.15 Sq.mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Aaradhya EastWind	Ground Floor (Mechanical parking & entrance lobbies) + 1st to 9th floor (part mechanical parking & 4 habitable flats per floor) + 10th to 34th floor (8 habitable flats per floor) + Part terrace amenity floor	115.40 m

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B2) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans submitted are taken on the record.

### DECISION OF SEAC


***In view of above, the proposal is deferred and shall be considered afresh only after the compliance of below observations.***

#### Specific Conditions by SEAC:

- 1) PP to submit the letter from MHADA regarding No RG required for individual plot of MHADA layout.
- 2) PP to specify the ground coverage.
- 3) PP to explore measures to use maximum treated waste water to reduce disposal to 35-30%.
- 4) PP to explore the possibility to relocate the STP or minimum 40% area open to sky or other measures so that adequate ventilation will be there.
- 5) In view of large number of parking of flat owners on public roads thereby causing traffic jams noticed in the city, the PP is suggested to provide for at least one parking for each flat in the project.

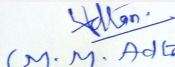
### FINAL RECOMMENDATION

SEAC-II decided to defer the proposal. Kindly find SEAC decision above.

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

**SEAC Meeting No: 102 (Day-2) Meeting Date:  
June 12, 2019**

**Page 57  
of 57**

  
(M. M. Adtani)  
Shri M.M.Adtani (Chairman  
SEAC-II)