

Government of Maharashtra

SEAC-2212/C.R.35/TC-II
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 10th November, 2014

To,
M/s. S. D. Corporation Pvt. Ltd.
41/44, Minoo Desai Marg, Colaba,
Mumbai – 400 005

Subject: Environment Clearance for proposed expansion project at CTS No.837 to 840 of Poisar village, Kandivli (East), Mumbai by M/s S.D.Corporation Pvt.Ltd

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 26th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 72nd meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed expansion project at CTS No.837 to 840 of Poisar village, Kandivli (East),Mumbai. SEAC-II considered the project under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as-

EC Received (Year 2011)	Amendment in EC	Remarks	Status of work
REDEVELOPMENT 4 buildings: Ground + Podium + E deck + 21 upper floors Flats: 1184 Nos. Shops: 95 Nos. Society offices: 14 Nos.	Phase 1 (South Parcel) Composite Residential Buildings with shops (LIG, EWS and Sale): Bldg. No 1- 2 Basement(Pt) + Ground + 2 Podia Bldg. No. 1 A : Wing A, B & C : 30 Upper floors Bldg. No. 1 B : Wing D & E: 30 Upper Floors Bldg. No. 1 C : Wing F: 28 Upper Floors	Building nomenclature is changed. Increase in number of floors Flats nos. are increased by 600 nos. and shops nos. are decreased by 22 nos. 2 part basements are proposed to be added for Wing A, B, C	

	Bldg. No. 1 D : Wing G: 27 Upper Floors Flats: 1784 Nos. Shops: 73 nos.		
SALE: 2 nos. of buildings A, B: 2Basements + Ground + E deck + 21 floors. Flats: 160 Nos.	Sale Residential Building: Bldg No.2 : Wing A & B: Basement (pt) + Ground + 5 Podia + R1+R2+R3 + 54 Upper floors Flats: 400 Nos.	In earlier EC, two buildings were mentioned which are actually 2 wings of one building One basement has been reduced 4 additional podiums are proposed Increase in number of floors Flats nos. are increased by 240 Nos.	Piling work is in progress

Sr. No.	Description	EC Received (Year 2011)	Proposed Expansion & Amendment	Remark	
1	Total Requirement Water (KLD)	Domestic	612	987	Increased by 375
		Flushing	311	496	Increased by 185
		Gardening	88	131	Increased by 43
		Swimming Pool	4	16	Increased by 12
		Total	1015	1630	Increased by 615
2	Sewage generation (KLD)	801	1286	Increased by 485	
3	STP capacity	780 KL, 105 KL	2 STPs of capacity 1160 KL & 260 KL	--	
4	Solid Waste				
4.1	Biodegradable (Kg/ day)	3091	3444	Increased by 353	
4.2	Non Biodegradable (Kg/ day)	1372	1492	Increased by 120	

5	Power Requirement			
	Connected Load (KW)	19571	26971	Increased by 7400
	Maximum demand (KW)	6268	11040	Increased by 4772

Authority noted the project details as-

Name of Project	Proposed amendment and expansion of redevelopment project (LIG, EWS and sale component)
Name of Proponent	M/s. S. D. Corporation pvt.ltd.
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project: Housing project /Industrial Estate /SRA scheme/ MHADA / Township or others	Redevelopment Project (Amendment and Expansion in EC) Environmental Clearance is obtained on date 28 th December 2011
Location of the project	Plot bearing at CTS No. 837 & 840 of Poisar village, Kandivali (East)
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the DCR	33/5
Note on the initiated work (If applicable)	Total constructed area (FSI+ Non FSI): 23,900.00 Sq. mt. Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Received Environmental Clearance dated 28 th December 2011
LOI / NOC from MHADA / Other approvals (If applicable)	Date and construction area details mentioned in the approved letter: MHADA NOC received dated 16.04.2010
Total Plot Area Deductions Net Plot area	2, 13,867.50 Sq.mt. 46,644.04 Sq. mt. 1, 67,223.46 Sq. mt. Plot area considered for development = 44,957.00 Sq. mt.
Permissible FSI (including TDR etc.)	5,39,478.04 Sq. Mt. (Including fungible FSI)
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 1,43,132.29 (Including fungible FSI) •Non FSI area (sq. m.): 1,59,743.99 •Total BUA area (sq. m.): 3,02,876.28
Ground-coverage Percentage (%) <i>(Note: Percentage of plot not open to sky)</i>	21785.64 Sq. mt. (48.46 % of Net Plot Area)
Estimated cost of the	Rs. 726.90 Crores

project	
No. of building & its configuration(s)	<p>South Parcel</p> <p>Composite Residential Building with Shops (LIG, EWS and Sale):</p> <p>Building No. 1: 2 Basement (Pt.) + Ground + 2 Podia</p> <p>Building No. 1 A: Wing A, B & C. 30 upper floors Building No. 1 B: Wing D & E: 30 upper floors Building No. 1 C: Wing F: 28 upper floors Building No. 1 D: Wing G: 27 upper floors</p> <p>Sale Residential Building: Building No. 2: Wing A & B: Basement (pt) + Ground + 5 Podia + R1 + R2 + R3 + 54 floors</p>
Number of tenants and shops	<p>Building 1: Flats: 1784 Nos. Shops: 73 Nos. Building 2: Flats: 400 Nos.</p>
Number of expected residents / users	11,139 Nos.
Tenant density per hector	--
Height of the building(s)	<p>Building 1: Wing A, B, C: 105.80 mt. Wing D & E: 97.10 mt. Wing F: 91.30 mt. Wing G: 88.40 mt. Building 2: Wing A & B: 196.50 m:</p>
Right of way (Width of the road from the nearest fire station to the proposed building(s))	36.6 tm
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.0 mt.
Existing structure(s)	There are existing structures on the project site partly has been demolished.
Details of the demolition with disposal (If applicable)	Debris and excavated material shall be disposed to the authorized contractors with permission from M.C.G.M.
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> Fresh water (CMD): 1003 <p>Domestic = 987 (From M.C.G.M.) Swimming pool makeup = 16 (From Tanker water of potable quality)</p>

	<ul style="list-style-type: none"> Recycled water (CMD): 627 (STP Treated sewage) Flushing = 496 Gardening = 131 Total Water Requirement (CMD): 1630 Swimming pool make up (CMD): As mentioned above Fire fighting (CMD): 1700 (One Time Requirement) <p>Wet Season:</p> <ul style="list-style-type: none"> Fresh water (CMD): 1003 Domestic = 987 (From M.C.G.M.: 874 & from RWH tank: 113) Swimming pool makeup = 16 (From Tanker of potable quality) Recycled water (CMD): 496 (STP Treated sewage) Flushing = 496 Total Water Requirement (CMD): 1499 Swimming pool make up (CMD): As above mentioned Firefighting (CMD): 1700 (One Time Requirement)
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> Level of the Ground water table: 5.0 to 6.0 mt. below ground level Size and no of RWH tank(s) and Quantity: 10 RWH tanks of total capacity 626 KL Location of the RWH tank(s): Basement Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 62.60 Lacs O & M cost: Rs. 3.10 Lacs /annum
UGT tanks	<ul style="list-style-type: none"> Location(s) of the UGT tank(s): Basement
Storm water drainage	<ul style="list-style-type: none"> Natural water drainage pattern: The storm water collected through the storm water drains of adequate capacity will be discharged in to the external drain. Quantity of storm water: 0.88 m³/sec Size of SWD: 1200mm dia with slope 1:750
Sewage and Waste water	<ul style="list-style-type: none"> Sewage generation (CMD): 1286 STP technology: MBBR Capacity of STP : 2 STPs of capacity 1160 KL & 260 KL Location of the STP: Basement DG sets (during emergency): For essential backup (Total DG capacity of the project including load of STP.) Building No. 1: 2 DG sets of 500 kVA each Building No. 2: 1 DG set of 500 kVA Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 354.20 Lacs O & M cost: Rs. 44.71 Lacs /annum
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> Waste generation: Excavated material shall be partly used backfilling and partly disposed to the authorized landfill site with permission from M.C.G.M. Quantity of the top soil to be preserved: Shall be used for landscaping. Disposal of the construction waste debris: Construction waste partly shall be reused and recycled and partly shall be disposed to authorized sites with the permission of M.C.G.M.

	<p>Waste generation in the operation Phase: Dry waste (Kg/day): 1492 Wet waste (Kg/day): 3444 STP Sludge (Dry sludge) (Kg/day): 193</p> <p>Mode of Disposal of waste: Dry waste: Non recyclable: To M.C.G.M. Recyclable: To recyclers Wet waste: Organic Waste Converter (OWC) STP Sludge (Dry sludge): As manure</p> <p>Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Location: Ground Area provided: 296.39 Sq. mt.</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 36.00 Lacs (Cost for treatment of biodegradable garbage by OWC) O & M cost: Rs. 34.90 Lacs/annum (Cost for treatment of biodegradable garbage by OWC)</p>																																													
<p>Green Belt Development</p>	<p>Total RG area: RG area other than green belt (Please specify for playground, etc.) - Not Applicable</p> <p>RG area under green belt (sq. m.):</p> <ul style="list-style-type: none"> • RG on the ground (sq. m.): 11,534.67 • RG on the podium (sq. m.): 10,121.78 <p>Plantation:</p> <ul style="list-style-type: none"> • Number and list of trees species to be planted in the ground & podium RG: 1162 Nos. <table border="1" data-bbox="534 1361 1381 1942"> <thead> <tr> <th>Sr. no.</th> <th>Botanical Name</th> <th>Common Name</th> </tr> </thead> <tbody> <tr><td>1</td><td><i>Albizia lebbbeck</i></td><td>Shirish</td></tr> <tr><td>2</td><td><i>Azadiracta indica</i></td><td>Neem</td></tr> <tr><td>3</td><td><i>Ailanthus excelsa</i></td><td>Maharukh</td></tr> <tr><td>4</td><td><i>Ficus retusa</i></td><td>Nandruk</td></tr> <tr><td>5</td><td><i>Alstonia scholaris</i></td><td>Devil tree Satwin</td></tr> <tr><td>6</td><td><i>Saraca asoka</i></td><td>Sita Ashok</td></tr> <tr><td>7</td><td><i>Cassia fistula</i></td><td>Bahava</td></tr> <tr><td>8</td><td><i>Mimusops elengi</i></td><td>Bakul</td></tr> <tr><td>9</td><td><i>Nyctanthes arbor-tristis</i></td><td>Parijatak</td></tr> <tr><td>10</td><td><i>Lagerstroemia flos-regineae</i></td><td>Tamhan</td></tr> <tr><td>11</td><td><i>Murraya paniculata</i></td><td>Kunti</td></tr> <tr><td>12</td><td><i>Gmelina arborea</i></td><td>Shivan</td></tr> <tr><td>13</td><td><i>Bauhinia racemosa</i></td><td>Apta</td></tr> <tr><td>14</td><td><i>Michelia champaca</i></td><td>Son chafa</td></tr> </tbody> </table>	Sr. no.	Botanical Name	Common Name	1	<i>Albizia lebbbeck</i>	Shirish	2	<i>Azadiracta indica</i>	Neem	3	<i>Ailanthus excelsa</i>	Maharukh	4	<i>Ficus retusa</i>	Nandruk	5	<i>Alstonia scholaris</i>	Devil tree Satwin	6	<i>Saraca asoka</i>	Sita Ashok	7	<i>Cassia fistula</i>	Bahava	8	<i>Mimusops elengi</i>	Bakul	9	<i>Nyctanthes arbor-tristis</i>	Parijatak	10	<i>Lagerstroemia flos-regineae</i>	Tamhan	11	<i>Murraya paniculata</i>	Kunti	12	<i>Gmelina arborea</i>	Shivan	13	<i>Bauhinia racemosa</i>	Apta	14	<i>Michelia champaca</i>	Son chafa
Sr. no.	Botanical Name	Common Name																																												
1	<i>Albizia lebbbeck</i>	Shirish																																												
2	<i>Azadiracta indica</i>	Neem																																												
3	<i>Ailanthus excelsa</i>	Maharukh																																												
4	<i>Ficus retusa</i>	Nandruk																																												
5	<i>Alstonia scholaris</i>	Devil tree Satwin																																												
6	<i>Saraca asoka</i>	Sita Ashok																																												
7	<i>Cassia fistula</i>	Bahava																																												
8	<i>Mimusops elengi</i>	Bakul																																												
9	<i>Nyctanthes arbor-tristis</i>	Parijatak																																												
10	<i>Lagerstroemia flos-regineae</i>	Tamhan																																												
11	<i>Murraya paniculata</i>	Kunti																																												
12	<i>Gmelina arborea</i>	Shivan																																												
13	<i>Bauhinia racemosa</i>	Apta																																												
14	<i>Michelia champaca</i>	Son chafa																																												

	15	<i>Putranjiva roxburghii</i>	Putranjiva
	16	<i>Caryota urens</i>	Fish tail palm
	17	<i>Cassia auriculata</i>	Tarwad
	<p>•Trees to be cut/transplant: 105 Nos. Trees to be retained: 33 Nos.</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 119.10 Lacs O & M cost: Rs. 19.10 Lacs/annum</p>		
Energy	<p>Power supply: Residential: Maximum demand: 11040 KW • Connected load: 26971 KW Source: BSES</p> <p>Energy saving by non-conventional method: Energy savings measures: Use of energy efficient lifts (VVVF Non gear lifts) Use of Energy efficient/load sharing DG sets Use energy efficient/ low loss transformer Provision of solar water heaters for all units Provision of solar power by PV panels Provision of LED lamps instead of fluorescent lamps Use of occupancy sensor for society office area lighting consumption and basement lighting Use of Lux sensor for society office area lighting consumption Use of TFT/LED monitors instead of CRT tube monitors for office area Use of sleep mode option with TFT/LED monitors for office area Use of energy efficient UPS Provision of LED lamps instead of HPSV/Metal halide lamps and solar panels for street lighting Provision of dusk to dawn relay for street lighting for automatic switching off depending upon sunlight Provision of T-5 lamps instead of T-8 lamps and electronic ballast instead of copper ballast for basement lighting</p> <p>•Detail calculations & % of saving: 3.9 %</p> <p>•Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): No</p> <p>•Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 192.00 Lacs (Solar panels for water heating system) Rs. 20.00 (Solar panels for common areas and street lighting) O & M cost: Rs. 1.92 Lacs/annum (Solar panel for water heating system) street lighting Rs. 0.20 (Solar panels for common areas and street lighting)</p> <p>DG Set: •Number and capacity of the DG sets to be used</p>		

	Building No. 1: 2 DG sets of 500 kVA each Building No. 2: 1 DG set of 500 kVA •Type of fuel used: Diesel																																					
Environmental Management plan Budgetary Allocation	Construction phase (with Break-up): •Capital cost •O & M cost (Please ensure manpower and other details) Total cost incurred for EMP																																					
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Component</th> <th>Description</th> <th colspan="2">Total Cost (Rs. in lacs)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Air Environment</td> <td>Water for dust suppressic</td> <td colspan="2">12.96</td> </tr> <tr> <td rowspan="3">2</td> <td rowspan="3">Socio-economic Environment</td> <td>Site sanitation</td> <td colspan="2">5.00</td> </tr> <tr> <td>Disinfection at Site</td> <td colspan="2">3.60</td> </tr> <tr> <td>Health checkup of workers</td> <td colspan="2">90.00</td> </tr> <tr> <td>3</td> <td>Environment management</td> <td>Environmental Monitoring</td> <td colspan="2">1.98</td> </tr> <tr> <td colspan="3">Total cost</td> <td colspan="2">113.54</td> </tr> </tbody> </table>				Sr. No.	Component	Description	Total Cost (Rs. in lacs)		1	Air Environment	Water for dust suppressic	12.96		2	Socio-economic Environment	Site sanitation	5.00		Disinfection at Site	3.60		Health checkup of workers	90.00		3	Environment management	Environmental Monitoring	1.98		Total cost			113.54				
	Sr. No.	Component	Description	Total Cost (Rs. in lacs)																																		
	1	Air Environment	Water for dust suppressic	12.96																																		
	2	Socio-economic Environment	Site sanitation	5.00																																		
			Disinfection at Site	3.60																																		
			Health checkup of workers	90.00																																		
	3	Environment management	Environmental Monitoring	1.98																																		
	Total cost			113.54																																		
	Operation Phase (with Break-up)- •Capital cost •O&M cost (Please ensure manpower and other details)																																					
<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Component</th> <th>Parameter</th> <th>Set up cost (Rs. in lacs)</th> <th>Operation & Maintainace cost (Rs in lacs per annum)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td colspan="4">Water Environment</td> </tr> <tr> <td>a</td> <td>Waste water treatment</td> <td>2 STPs of Total Capacity 1420 KL</td> <td>354.20</td> <td>44.71</td> </tr> <tr> <td>b</td> <td>Water Conservation (Rain Water Harvesting)</td> <td>10 nos. of RWH tanks of Total Capacity 626 KL</td> <td>62.60</td> <td>3.10</td> </tr> <tr> <td>2</td> <td>Land Environment (Solid Waste Management)</td> <td>Cost for Treatment of Biodegradab Garbage in OWC (4 nos.)</td> <td>36.00</td> <td>34.90</td> </tr> <tr> <td>3</td> <td>Air Environment</td> <td>Tree Plantation & Landscaping</td> <td>119.10</td> <td>19.10</td> </tr> <tr> <td>4</td> <td>Energy Conservation</td> <td>Solar Panels for Water</td> <td>192.00</td> <td>1.92</td> </tr> </tbody> </table>				Sr. No.	Component	Parameter	Set up cost (Rs. in lacs)	Operation & Maintainace cost (Rs in lacs per annum)	1	Water Environment				a	Waste water treatment	2 STPs of Total Capacity 1420 KL	354.20	44.71	b	Water Conservation (Rain Water Harvesting)	10 nos. of RWH tanks of Total Capacity 626 KL	62.60	3.10	2	Land Environment (Solid Waste Management)	Cost for Treatment of Biodegradab Garbage in OWC (4 nos.)	36.00	34.90	3	Air Environment	Tree Plantation & Landscaping	119.10	19.10	4	Energy Conservation	Solar Panels for Water	192.00	1.92
Sr. No.	Component	Parameter	Set up cost (Rs. in lacs)	Operation & Maintainace cost (Rs in lacs per annum)																																		
1	Water Environment																																					
a	Waste water treatment	2 STPs of Total Capacity 1420 KL	354.20	44.71																																		
b	Water Conservation (Rain Water Harvesting)	10 nos. of RWH tanks of Total Capacity 626 KL	62.60	3.10																																		
2	Land Environment (Solid Waste Management)	Cost for Treatment of Biodegradab Garbage in OWC (4 nos.)	36.00	34.90																																		
3	Air Environment	Tree Plantation & Landscaping	119.10	19.10																																		
4	Energy Conservation	Solar Panels for Water	192.00	1.92																																		

		heating		
		Solar Lights for common & landscape lighting	20.00	0.20
5	Environment Monitoring	Ambient Air quality, Noise Level, Exhaust from DG Set, Water & Waste water	No setup cost Outside MOEF approved Laboratory for monitoring	28.88
6	Other maintenance cost	For SWM, Water tanks, DG, etc.	--	27.08
Total Cost			783.90	159.89
<p>•Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain EMF for 3 years after giving possession and shall also generate corpus fund during 3 years.</p> <p>•Responsibility for further O &M: Corpus fund shall be handed over to the party. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.</p>				
Traffic Management	<p>Nos. of the junction to the main road & design of confluence: Three entry and exit Parking details: •Number and area of basement: Two basements •Number and area of podia: Five podia •Total Parking area: 43,059.80 Sq. mt. •Area per car: 28 Sq. mt. •2-Wheeler: Nil •4-Wheeler: 1520 Nos. •Public Transport: Nil Width of all internal roads (m): 12.20 mt.</p>			

3. The proposal has been considered by SEIAA in its 72nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern

SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

- (ii) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- (iii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (iv) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (v) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.


- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

- (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
 10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
 11. This Environment Clearance is issued for proposed expansion project at CTS No.837 to 840 of Poisar village, Kandivli (East), Mumbai by M/s S.D.Corporation Pvt.Ltd


(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. CEO, Slum Rehabilitation Authority, Bandra (E), Mumbai
10. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
11. Select file (TC-3)

(EC uploaded on 12/11/2014)