Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for OASIS CITY

Is a Violation Case: Yes

1.Name of Project	Proposed Commercial development OASIS CITY ,P.B.MARG, LOWER PAREL,Mumbai
2.Type of institution	Private
3.Name of Project Proponent	KANTI GOWANI
4.Name of Consultant	BEIPL
5.Type of project	Commercial Development
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	NO EC obtained earlier
8.Location of the project	465,P.B.MARG, LOWER PAREL
9.Taluka	Mumbai
10.Village	Mumbai
Correspondence Name:	302,Tardeo Air Conditioned Market,Tardeo,Mumbai
Room Number:	nil
Floor:	3
Building Name:	na
Road/Street Name:	Tardeo Air Conditioned Market
Locality:	Mumbai
City:	Mumbai
11.Area of the project	MCGM
12.IOD/IOA/Concession/Plan Approval Number	EB/9182/GS/A
	IOD/IOA/Concession/Plan Approval Number: EB/9312/GS/AL
	Approved Built-up Area: 60137.60
13.Note on the initiated work (If applicable)	Covering Letter attached
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	46571.00 sq.m
16.Deductions	RG 1038.90 m2 MHADA 850 m2
17.Net Plot area	44682.10 sq.m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 70485
	b) Non FSI area (sq. m.): 65105
	c) Total BUA area (sq. m.): 135590
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 60137
	Approved Non FSI area (sq. m.):
	Date of Approval: 01-01-1900
19.Total ground coverage (m2)	20510
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	46%
21.Estimated cost of the project	4000000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)

1	Building 32	3 Basement + Ground + 13 part	58.80
2	Building A	3 Basement + Ground + 3	16.80
3	Structure 18	Proposed 4th Floor	22.55
4	Structure 14 & 17	Basement + Ground + 4 Part	20.70

23.Number of tenants and shops	uNITS 120 no.s
24.Number of expected residents / users	9649 commercial +floating
25.Tenant density per hectare	NA
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	NA
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	NIL
29.Existing structure (s) if any	Structures 5,6,7, 8, 9, 10, 14, 17, 18, 20, 39, 40, 41, 42, X and 28 are existing
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**	MCGM
	Fresh water (CMD):	145
	Recycled water - Flushing (CMD):	289
	Recycled water - Gardening (CMD):	13
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	447
	Fire fighting - Underground water tank(CMD):	As per Fire regulatory requiments
	Fire fighting - Overhead water tank(CMD):	As per Fire regulatory requiments
	Excess treated water	to be reused for flushing and green area development
Wet season:	**Source of water**	MCGM
	Fresh water (CMD):	145
	Recycled water - Flushing (CMD):	289
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	434
	Fire fighting - Underground water tank(CMD):	As per Fire regulatory requiments
	Fire fighting - Overhead water tank(CMD):	As per Fire regulatory requiments
	Excess treated water	to be reused for flushing
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	-	145	145	-	10%	10%	-	413	413

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	as per geo tech investigation report
	Size and no of RWH tank(s) and Quantity:	Will be provided during SEAC ppt
	Location of the RWH tank(s):	Will be provided during SEAC ppt
	Quantity of recharge pits:	Will be provided during SEAC ppt
	Size of recharge pits :	Will be provided during SEAC ppt
	Budgetary allocation (Capital cost) :	Will be provided during SEAC ppt
	Budgetary allocation (O & M cost) :	Will be provided during SEAC ppt
	Details of UGT tanks if any :	Will be provided during SEAC ppt
35.Storm water drainage	**Natural water drainage pattern:**	as per natural draiange pattern
	Quantity of storm water:	Will be provided during SEAC ppt
	Size of SWD:	Will be provided during SEAC ppt
Sewage and Waste water	**Sewage generation in KLD:**	413
	STP technology:	MBBR
	Capacity of STP (CMD):	1 ,420
	Location & area of the STP:	Ground
	Budgetary allocation (Capital cost):	Will be provided during SEAC ppt
	Budgetary allocation (O & M cost):	Will be provided during SEAC ppt
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	2.04TPD
	Disposal of the construction waste debris:	for levelling and filling
Waste generation in the operation Phase:	**Dry waste:**	1.06TPD
	Wet waste:	0.98TPD
	Hazardous waste:	FromDG set
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	0.1 TPD
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Local body
	Wet waste:	OWC
	Hazardous waste:	Through authorised agency
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	0.103 ,mANURE
	Others if any:	NA
Area requirement:	**Location(s):**	Ground
	Area for the storage of waste & other material:	100sq.m
	Area for machinery:	4 sq.m
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	15
	O & M cost:	3

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	As per MBBR inlet	As per MBBR inlet	As per MBBR inlet	As per MBBR outlet charecteristics	MPCB standards

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	HSD
42.Mode of Transportation of fuel to site	Not applicable

43.Green Belt Development	**Total RG area :**	2503.33 sq.m
	No of trees to be cut :	NIL
	Number of trees to be planted :	23
	List of proposed native trees :	Will be provided during SEAC ppt
	Timeline for completion of plantation :	Will be provided during SEAC ppt

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	Will be provided during SEAC ppt	Will be provided during SEAC ppt	Will be provided during SEAC ppt	Will be provided during SEAC ppt
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	NA	NA	NA

47.Energy

Power requirement:	**Source of power supply :**	MSEDCL/RELIANCE
	During Construction Phase: (Demand Load)	Will be provided during SEAC ppt
	DG set as Power back-up during construction phase	Will be provided during SEAC ppt
	During Operation phase (Connected load):	Will be provided during SEAC ppt
	During Operation phase (Demand load):	Will be provided during SEAC ppt
	Transformer:	Will be provided during SEAC ppt
	DG set as Power back-up during operation phase:	Will be provided during SEAC ppt
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Will be provided during SEAC ppt

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %

1	Will be provided during SEAC ppt	Will be provided during SEAC ppt

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:**	Will be provided during SEAC ppt
	O & M cost:	Will be provided during SEAC ppt

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Will be provided during SEAC ppt	Will be provided during SEAC ppt	Will be provided during SEAC ppt

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 provided during SEAC ppt	Will be provided during SEAC ppt	Will be provided during SEAC ppt	Will be provided during SEAC ppt

51.Storage of chemicals (inflamable/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:	Will be provided during SEAC ppt

Parking details:	**Number and area of basement:**	NIL
	Number and area of podia:	NIL
	Total Parking area:	60910.00 sq.m
	Area per car:	33sq.m
	Area per car:	33sq.m
	Number of 2-Wheelers as approved by competent authority:	-
	Number of 4-Wheelers as approved by competent authority:	1845.00 nos Parking Proposed as per DCR1991
	Public Transport:	NA
	Width of all Internal roads (m):	12M
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Will be provided during SEAC ppt
	Category as per schedule of EIA Notification sheet	8B
	Court cases pending if any	None
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Environmental Impacts of the project	NA
Water Budget	Dry season: 3925 CMD,Wet season: 3925 CMD
Waste Water Treatment	Sewage generation in KLD: 3532 STP technology: RMBR (Rotating Media Bio Reactor) Capacity of STP (CMD): 10 STPs of Total Capacity 3785 KLD
Drainage pattern of the project	NA
Ground water parameters	Level of the Ground water table: 1.5 m

Solid Waste Management	Dry waste: Dry garbage will be further segregated into recyclable and non-recyclable. Recyclable will be sent to recycling units and non-recyclable will be disposed off at VVCMC waste disposal sites Wet waste: Wet garbage will be treated on site and will be used as manure. Hazardous waste: NA
Air Quality & Noise Level issues	NA
Energy Management	Solar energy generated/saved 14 %
Traffic circulation system and risk assessment	27.Right of way (Width of the road from the nearest fire station to the proposed building(s)--12.00 m wide Yashwant Nagar Road 30.m Wide DP Road
Landscape Plan	NA
Disaster management system and risk assessment	NA
Socioeconomic impact assessment	NA
Environmental Management Plan	NA
Any other issues related to environmental sustainability	NA

Brief information of the project by SEAC

Representative of PP was present during the meeting along with environmental consultant M/S. BEIPL

It is noted that, the project previously considered in 85th SEAC-2 meeting held on 18/1/2019 & deferred with important observations that to submit design for clear to & fro fire tender movement, detail analysis & plan for adequate ventilation in basement and to submit superimpose tree plantation plan. During the meeting committee deliberated the reply submitted by the PP on the above observations.

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 only after the compliance of above observations

Specific Conditions by SEAC:

1) Committee noted that, PP proposed to apply the norms of Industry regarding RG to be provided for the residential project. Chief Engineer of DP to be called to explain the section 23 (2) of Industry & 58 regulation of DCR.

FINAL RECOMMENDATION

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

Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for Proposed S.R. Scheme On M.C.G.M. Plot bearing F.P. No. 396, TPS III, Borivali at Malhar Rao Kulkarni Road, Borivali (West) Mumbai Suburban District By Dev Engineers

Is a Violation Case: No

1.Name of Project	Proposed S.R. Scheme
2.Type of institution	Private
3.Name of Project Proponent	Mr. Bhavesh Purohit, Dev Engineers
4.Name of Consultant	Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Residential, S. R. Scheme
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	Plot bearing F.P. No. 396, TPS III, Borivali at Malhar Rao Kulkarni Road (19th Road), Borivali (West)
9.Taluka	Borivali
10.Village	Borivali
Correspondence Name:	Dev Engineers
Room Number:	307
Floor:	3rd Floor
Building Name:	Jalaram Business Center
Road/Street Name:	Ganjawala Lane, Nr. Chamunda Circle, Borivali (West), Mumbai – 400 092
Locality:	Borivali (West),
City:	Mumbai
11.Area of the project	MCGM
12.IOD/IOA/Concession/Plan Approval Number	SRA/ENG/RC/MCGM/0022/20171101/AP/R-1 dated 13.04.2018
	IOD/IOA/Concession/Plan Approval Number: SRA/ENG/RC/MCGM/0022/20171101/AP/R-1 dated 13.04.2018
	Approved Built-up Area: 21107.84
13.Note on the initiated work (If applicable)	Foundation work started
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	R-C/MCGM/0022/20171101/LOI Dated 10.04.2018
15.Total Plot Area (sq. m.)	2869.70 m2
16.Deductions	NIL
17.Net Plot area	2869.70 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 11476.19 m2
	b) Non FSI area (sq. m.): 9631.65 m2
	c) Total BUA area (sq. m.): 21107.84
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 11,476.19 m2
	Approved Non FSI area (sq. m.): 9,631.65 m2
	Date of Approval: 13-04-2018
19.Total ground coverage (m2)	1090.00 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	37.98 %
21.Estimated cost of the project	465000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Rehab Building No. 1	Gr/St + 1st + 2nd to 21st flr.	65.10 Mt.

23.Number of tenants and shops	Rehab flats. : 348 Nos. Welfare Center: 04 Nos. Balwadi: 04 Nos. , SOC. OFFICE : 03 Nos, Shops: 29 Nos., etc.
24.Number of expected residents / users	1871 No
25.Tenant density per hectare	1213 tenements / 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)	18.30 m Wide Malhar Rao Kulkarni Road
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	Nil, Open Plot
30.Details of the demolition with disposal (If 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

Dry season:	**Source of water**	MCGM
	Fresh water (CMD):	160 m3/day
	Recycled water - Flushing (CMD):	81 m3/day
	Recycled water - Gardening (CMD):	1.3 m3/day
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	241 m3/day
	Fire fighting - Underground water tank(CMD):	As per NBC
	Fire fighting - Overhead water tank(CMD):	As per NBC
	Excess treated water	141 m3/day

Wet season:	**Source of water**	MCGM
	Fresh water (CMD):	160 m3/day
	Recycled water - Flushing (CMD):	81 m3/day
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	241 m3/day
	Fire fighting - Underground water tank(CMD):	As per NBC
	Fire fighting - Overhead water tank(CMD):	As per NBC
	Excess treated water	142.3 m3/day
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:**	4 to 5 m
	Size and no of RWH tank(s) and Quantity:	1 No, RWH Tank Capacity: 50 m3
	Location of the RWH tank(s):	Below Ground
	Quantity of recharge pits:	Nil
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rs. 12 Lakh
	Budgetary allocation (O & M cost) :	Rs. 1 Lakh/year
	Details of UGT tanks if any :	As per NBC

35.Storm water drainage	**Natural water drainage pattern:**	The natural slope of the area is towards west side
	Quantity of storm water:	0.091 m3/ sec
	Size of SWD:	350 mm wide SWD

Sewage and Waste water	**Sewage generation in KLD:**	225 m3/day
	STP technology:	MBBR
	Capacity of STP (CMD):	1 STP of 240 KLD capacity
	Location & area of the STP:	Ground, 160 m2
	Budgetary allocation (Capital cost):	Rs. 48 Lakhs
	Budgetary allocation (O & M cost):	Rs. 12 Lakhs/year

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Construction Debris: 613 m3
	Disposal of the construction waste debris:	The Construction debris will be disposed as per Construction and Demolition Waste Management rule 2016 Materials such as steel, aluminum scrap, glass scrap will be given to authorized recyclers for recycling.
Waste generation in the operation Phase:	**Dry waste:**	358 kg/day
	Wet waste:	538 kg/day
	Hazardous waste:	Household E waste
	Biomedical waste (If applicable):	--
	STP Sludge (Dry sludge):	60 kg/day
	Others if any:	--
Mode of Disposal of waste:	**Dry waste:**	Dry garbage will be segregated & disposed off to recyclers
	Wet waste:	Wet waste will be composted using Organic Waste convertor and used as organic manure for landscaping.
	Hazardous waste:	-
	Biomedical waste (If applicable):	-
	STP Sludge (Dry sludge):	STP Sludge will be used as manure
	Others if any:	The E waste will be handed over to MPCB authorized vendor
Area requirement:	**Location(s):**	Ground
	Area for the storage of waste & other material:	30 m2
	Area for machinery:	20 m2
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 14 Lakhs
	O & M cost:	Rs. 8 lakhs/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		

43.Green Belt Development

Total RG area :	250.57 m2
No of trees to be cut :	4 Nos.
Number of trees to be planted :	40 Nos.
List of proposed native trees :	Given below
Timeline for completion of plantation :	After 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	BAUHINIA PURPUREA	Apta	6	Small tree with small white flowers, butterfly host plant
2	PONGAMIA PINNATA	Karanj	5	Ornamental Plant, Medicinal Plant
3	BAUHINIA	Kanchan	7	Flowering Plant, Medicinal Plant
4	AZADIRACHTA INDICA	Kadunimba	6	Medicinal Plant
5	PLUMERIA ALBA	Chafa	7	Flowering Plant, Medicinal Plant
6	MANGIFERA INDICA	Aamba	4	Fruit Plant, Medicinal Plant

7	ALSTONIA SCHOLARIS	Saptaparni	5	Medicinal Plant
8	TOTAL	-	40	-
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

Power requirement:	**Source of power supply :**	Reliance
	During Construction Phase: (Demand Load)	150 KW
	DG set as Power back-up during construction phase	1 DG Set of 100 KVA
	During Operation phase (Connected load):	1.48 MW
	During Operation phase (Demand load):	1.0 MW
	Transformer:	-
	DG set as Power back-up during operation phase:	1 x 375 KVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	No

48.Energy saving by non-conventional method:

• Solar Street lighting in landscape area
• Solar PV Panels

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	• Natural shading through elevation features to minimise heat gain • LED Lights for Common and Habitable area • Energy efficient lifts and pumps • Solar Street lighting in landscape area • Solar PV Panels	17.1%

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. 10 Lakh
	O & M cost:	Rs.1 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	-	3
2	Site sanitation Facility and its maintenance	-	3
3	Potable Water Supply to Labour	-	3
4	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)	-	6
5	Health check-up & first aid	-	2
6	Solid waste management	-	4
7	Safety nets	-	5
8	Disinfection	-	2.5
9	Environmental Monitoring	-	2
10	TOTAL	-	30.5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	-	48	12
2	Solar System	-	10	1
3	Rain Water Harvesting	-	12	1
4	Mechanical composting	-	14	6
5	Tree Plantation (Landscape Cost)	-	4	1.5
6	Environment Monitoring	-	-	2.0
7	TOTAL	-	88	23.5

51.Storage of chemicals (inflamable/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:	-
Parking details:	**Number and area of basement:**	Nil
	Number and area of podia:	Nil
	Total Parking area:	978.20 m2
	Area per car:	13.97 m2
	Area per car:	13.97 m2
	Number of 2-Wheelers as approved by competent authority:	20 Nos.
	Number of 4-Wheelers as approved by competent authority:	70 Nos.
	Public Transport:	Auto Rickshaws, Taxis available within 500 mt Bus stop available within 1.0 km
	Width of all Internal roads (m):	Minimum 6.00 mt wide drive-ways
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Project is located outside the SGNP boundary (2.4 km)
	Category as per schedule of EIA Notification sheet	8(a)
	Court cases pending if any	Nil
	Other Relevant Informations	Nil
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

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

Environmental consultant informed that, the project under consideration is rehabilitation project on the municipal property. Committee noted that representative from MCGM is not in position to take decision on the project or to explain the project.

DECISION OF SEAC

In view of above, the proposal is deferred and shall be considered latter wherein representative of MCGM not bellow the rank of Deputy Chief Engineer shall remain present.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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

Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for Environment Clearance for Proposed Expansion Project of "Regency Antilia" is located on plot bearing S. No. 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 16, 18, 20, 21 old No.40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 57 & 58 at Village – Mharal, Tal - Ulhasnagar, Dist- Thane, Maharashtra.

Is a Violation Case: No

1.Name of Project	Regency Antilia
2.Type of institution	Private
3.Name of Project Proponent	Mr. ANIL BATHIJA
4.Name of Consultant	Building Environment (India) Pvt.Ltd.
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	The proposed project has received environmental Clearance dtd. 10th April 2014 for total construction built up area 5,12,640.52 Sq.mt. which cover 13 residential Buildings.
8.Location of the project	on plot bearing S. No. 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 16, 18, 20, 21 old No.40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 54, 55, 56, 57 & 58 at Village – Mharal, Tal - Ulhasnagar, Dist-Thane, Maharashtra
9.Taluka	Ulhasnagar
10.Village	Mharal
Correspondence Name:	Mr. ANIL BATHIJA; Regency Nirman Ltd
Room Number:	--
Floor:	--
Building Name:	Regency house
Road/Street Name:	Near Aman Cinema opp. Vishnu darshan building, Ulhasnagar.
Locality:	Mharal village
City:	Ulhasnagar
11.Area of the project	Ulhasnagar Municipal Corporation (UMC)
12.IOD/IOA/Concession/Plan Approval Number	The Building plan sanctioned by the Ulhasnagar Municipal Corporation vide letter No. UMC / TP / BP/ 125/13/247 Date : 23.03.2018 CC Copy received from UMC on dated 23.03.2018.
	IOD/IOA/Concession/Plan Approval Number: The Building plan sanctioned by the Ulhasnagar Municipal Corporation vide letter No. UMC / TP / BP/ 125/13/247 Date : 23.03.2018 CC Copy received from UMC on dated 23.03.2018.
	Approved Built-up Area: 143979
13.Note on the initiated work (If applicable)	The proposed project has received environmental Clearance dtd. 10th April 2014 for total construction built up area 5,12,640.52 Sq.mt. which cover 13 residential Buildings. Out of this, 3 residential buildings with one assembly building constructed. Details are as follows. Type A (Wing I & II) – Stilt + Podium + 24 Residential Floors Type C1 (Wing I & II) – Stilt + Podium + 24 Residential Floors Type C2 (Wing III & IV) – Stilt + Podium + 24 Residential Floors Club house (Assembly building) – Stilt + 5 Floors i.e. Till date, construction has been completed is 1, 13, 402. 87 Sq. mt, and it is as per EC.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	TThe Building plan sanctioned by the Ulhasnagar Municipal Corporation vide letter No. UMC / TP / BP/ 125/13/247 Date : 23.03.2018 CC Copy received from UMC on dated 23.03.2018.
15.Total Plot Area (sq. m.)	As per EC: 2,47,700.00 Sq.m; Additional Proposed Development as per new DCR : 2,47,700.00 Sq.m; Total: 2,47,700.00 Sq.m
16.Deductions	As per EC: 110240.00 Sq.m; Additional Proposed Development as per new DCR : 98894.00 Sq.m; Total: 98894.00 Sq.m
17.Net Plot area	As per EC: 1,37,460.00 Sq.m; Additional Proposed Development as per new DCR : 11346 (area of Reservations converted in R zone area.) Sq.m; Total: 1,48,806.00 Sq.m

18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** As per EC: 2,74,592.15 Sq. m; Additional Development as per new DCR FSI area: 1,71,407.85 Sq. m & Total : 4,46,000.00 Sq.mt.
	b) Non FSI area (sq. m.): As per EC: 238048.37 Sq. m; Additional Development as per new DCR: 1,25,51.63 Sq.mt & Total : 2,50,600.00 Sq.mt
	c) Total BUA area (sq. m.): 696600
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 4,46,000.00
	Approved Non FSI area (sq. m.): 2,50,600.00
	Date of Approval: 23-03-2018
19.Total ground coverage (m2)	As per EC: 45,300.00 Sq.m; Additional Development as per new DCR: 30765.00 Sq.m; Total area: 76565.00 Sq. m
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	As per EC: 18.3 %; Additional Development as per new DCR: 12.4 %; Total: 30.9 %
21.Estimated cost of the project	2500000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Type E (E1 & E2):	Stilt + Podium + 25 floors	Max. 90 M
2	Type A (I & II)	Stilt + Podium + 24 floors	Max. 90 M
3	Type A III	Stilt + Podium + 25 floors.	Max. 90 M
4	Type B I	Stilt + Podium + 24 floors.	Max. 90 M
5	Type A IV:	Stilt + Podium + 25 floors.	Max. 90 M
6	Type B III	Stilt + Podium + 25 floors.	Max. 90 M
7	Type C : Building C1	Stilt + Podium + 24 Floors	Max. 90 M
8	Type C : Building C2	Stilt + Podium + 24 Floors	Max. 90 M
9	Type D: D1 Building -	One building with Stilt + Podium + 25 floors.	Max. 90 M
10	D2 Building: -	One building with Stilt + Podium + 25 floors	Max. 90 M
11	D3 Building: -	One building with Stilt + Podium + 25 floors	Max. 90 M
12	Type F: One building with	Stilt + 6 Commercial floors + 20 floors.	Max. 90 M
13	Type C : C3 to C8	- Stilt + Podium + 26 floors	Max. 90 M
14	Type D :	D3 - Stilt + Podium + 25 floors	Max. 90 M
15	Commercial 1	Stilt + 6 Floors	--
16	Commercial 2	--	--
17	Commercial 3	--	--
18	School	G + 4	---
19	Health Centre	G + 3	--
20	Club House (Assembly Building)	--	--

23.Number of tenants and shops	As per EC : Flats: 1680 nos. No. of Shops: 23 nos. No. of Offices: 4 nos. Health center (hospital): 1 No. School: 1 No Club House (assembly building): 1 No. No. of Commercial: 1 Nos. Additional Proposed : Flats: 1384 nos. Commercial 1 : 1 no Commercial 2 : 1 no Commercial 3 : 1 no Total: Flats: 3064 nos. Commercial 1 : 1 no Commercial 2 : 1 no Commercial 3 : 1 no Health centre (hospital): 1 No. School: 1 No. Club House (assembly building): 1 No.
24.Number of expected residents / users	As per EC : Flats occupancy- 10080 Nos Commercial/Shops- 474 Nos School-100 Nos Club House (assembly building)-80 Nos Health centre (Hospital)-170 Nos Total occupancy- 10,904 Nos. Additional Proposed : Flats occupancy- 8304 Nos. Commercial 1 occupancy: 1206 No Commercial 2 occupancy: 558 No Commercial 3 occupancy: 48 No Total – 10116 Nos. Total Occupancy: Flats occupancy- 18384 Nos. Commercial 1 occupancy: 1680 No Commercial 2 occupancy: 558 No Commercial 3 occupancy: 48 No Club House
25.Tenant density per hectare	As per EC: 123.8 / hec Proposed: 226 / hec
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 M wide Kalyan Ahmednagar Road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Min 9 .00 M
29.Existing structure (s) if any	There were no existing structure prior to EC.
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

Dry season:	**Source of water**	Ulhasnagar Municipal Corporation (UMC)
	Fresh water (CMD):	1748.7
	Recycled water - Flushing (CMD):	894.6
	Recycled water - Gardening (CMD):	189.8
	Swimming pool make up (Cum):	--
	Total Water Requirement (CMD) :	2833.1
	Fire fighting - Underground water tank(CMD):	--
	Fire fighting - Overhead water tank(CMD):	--
	Excess treated water	--
Wet season:	**Source of water**	Ulhasnagar Municipal Corporation (UMC) and Rain Water Harvesting
	Fresh water (CMD):	1748.7
	Recycled water - Flushing (CMD):	894.6
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	--
	Total Water Requirement (CMD) :	2643.3
	Fire fighting - Underground water tank(CMD):	--
	Fire fighting - Overhead water tank(CMD):	--
	Excess treated water	--
Details of Swimming pool (If any)	Not applicable	

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:**	2–4 M below ground level
	Size and no of RWH tank(s) and Quantity:	Proposed: 7 no. of RWH Tank Zone 1(7 Nos. of buildings) : 1 RWH tank of capacity 545 KLD Zone 2 (4 nos. of buildings) : 1 RWH Tank of capacity 250 KLD Zone 3 (3 nos. of buildings) : 1 RWH Tank of capacity 311 KLD Zone 4 (6 nos. of buildings) : 1 RWH Tank of capacity 225 KLD Commercial : 1 RWH Tank of capacity 908 KLD Health centre (Hospital): 1 RWH Tank of capacity 61 KLD School: 1 RWH Tank of capacity 52 KLD
	Location of the RWH tank(s):	Underground Level
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	279.00 Lacs
	Budgetary allocation (O & M cost) :	30.00 Lacs
	Details of UGT tanks if any :	Location of UGT tanks: Underground Level
35.Storm water drainage	**Natural water drainage pattern:**	The arrangement for disposal of SW through and from the plot as per the remarks of SW department, UMC
	Quantity of storm water:	--
	Size of SWD:	600 mm wide with 1:300 slope There are 2 SWD. Both existing nallahs prior to construction.
Sewage and Waste water	**Sewage generation in KLD:**	As per EC : Sewage Generation: 1208 KLD; Proposed : Sewage Generation: 2264 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Total 5 Nos. of STP. Residential: 2 no. of STP having capacity 2155 KLD, Health center(hospital) : 1 no. of STP of capacity 15 KLD, School: 1 no. of STP of capacity 10 KLD & Commercial: 1 no. of STP of capacity 100 KLD each.
	Location & area of the STP:	On Ground
	Budgetary allocation (Capital cost):	500.00 Lacs
	Budgetary allocation (O & M cost):	120.00 Lacs /year

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Waste generation: Total 13139.96 Cum waste will be generated.
	Disposal of the construction waste debris:	The construction waste generated will reused onsite for filling and back filling purpose.
Waste generation in the operation Phase:	**Dry waste:**	Residential : • Dry waste (Kg/day): 3677 Kg/day. Commercial/ Shops: • Dry waste (Kg/day): 400 Kg/day. School: • Dry waste (Kg/day): 10 Kg/day. Club House (assembly building): • Dry waste (Kg/day): 16 Kg/day. Health centre (hospital Staff): • Dry waste (Kg/day): 26 Kg/day.
	Wet waste:	Residential : Wet waste (Kg/day): 5515 Kg/day. Commercial/ Shops: Wet waste (Kg/day): 171 Kg/day. School: Wet waste (Kg/day): 5 Kg/day. Club House (assembly building): Wet waste (Kg/day): 24 Kg/day. Health centre (hospital Staff): Wet waste (Kg/day): 11 Kg/day.
	Hazardous waste:	Hazardous waste (Kg/month): 0.5 Kg/month
	Biomedical waste (If applicable):	Infectious Waste : 8.5 Kg/day Non Infectious Waste : 1.0 Kg/day
	STP Sludge (Dry sludge):	70 Kg/day.

Mode of Disposal of waste:	**Dry waste:**	Handed over to UMC.
	Wet waste:	OWC & used at site / as manure
	Hazardous waste:	Shall be handed over to authorized common hazardous waste disposal site
	Biomedical waste (If applicable):	Shall be handed over to authorized vendor
	STP Sludge (Dry sludge):	Used as manure within the premises for plants. Excess shall be sold /handover to outside parties or gardens.
	Others if any:	---
Area requirement:	**Location(s):**	On Ground
	Area for the storage of waste & other material:	Curing system area, Raw material area , Area of the dust bin : Residential- 225 sq.mt, Commercial - 28.4 sq.mt
	Area for machinery:	Area of the OWC converter: Residential- 17 sq.mt, Commercial - 12 sq.mt
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	60.00 Lacs
	O & M cost:	39.00 Lacs

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

43.Green Belt Development	**Total RG area :**	On ground = 15000 On podium- 22950
	No of trees to be cut :	Nil
	Number of trees to be planted :	1750 nos.
	List of proposed native trees :	Bakul, Bahava, Parijatak, Apta, Sita Asoka, Palm, Drumstick, Soanchaffa, Neem Tree
	Timeline for completion of plantation :	3 Year

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	Bakul	Mimusops elengi	40	Shady giving tree, small white fragrant flowers
2	Parijatak	Nyctanthes arbor-tristis	30	Small deciduous fast growing tree, beautiful flowers
3	Bahava	Cassia fistula	25	Medium sized deciduous tree Beautiful yellow flowers, Butterfly host plant
4	Apta	Bauhinia racemosa	40	Small tree with small white flowers, Butterfly host plant
5	Sita Asoka	Saraca asoka	87	Shade giving tree with Red-Yellow Flowers
6	Udumbara	Ficus racemosa	10	Medicinal importance, fruiting tree
7	Palm	Areca sp.	35	Ornamental
8	Soanchaffa	Michellia champaca	40	Ornamental
9	Drumstick	Moringa oleifera	40	Medicinal properties, edible fruits
10	Jamun	Syzygium cumini	24	Edible fruits
11	Jamun	Syzygium cumini	24	Edible fruits
12	Neem Tree	Azadirachta Indica	40	Medicinal properties
13	Aal tree	Morinda citrifolia	25	Medicinal properties
14	Ashoka Tree	Saraca asoca	40	Ornamental
15	Wild Date Palm	Phoenix sylvestris	27	Ornamental
16	Ber	Zizyphus mauritiana	20	Edible fruits
17	Vavla	Holoptelia integrifolia	30	Edible fruits
18	Umbar	Ficus glomerata	40	Medicinal properties
19	Trincomali wood	Berrya cordifolia	30	Shade giving tree
20	Tree Lettuce	Pisonia alba	20	Shade giving tree
21	Silk Cotton	Bombax ceiba	30	Ornamental
22	Coconut Tree	Cocos nucifera	35	Edible fruits with Medicinal properties
23	Christmas Tree	Araucaria sp.	27	Ornamental
24	Parijatak	Nyctanthes arbor-tristis	45	Shade giving tree with fragrant White Flowers
25	Wild Date Palm	Phoenix sylvestris	27	Ornamental

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	Coral Creeper	--	--
2	Adulsa	--	--
3	White plumbago (Chitrak)	--	--
4	Kusar/Ran jai	--	--
5	Krushna kamal	--	--
6	Bougainvillea	--	--

47.Energy

Power requirement:	**Source of power supply :**	MSEB
	During Construction Phase: (Demand Load)	--
	DG set as Power back-up during construction phase	--
	During Operation phase (Connected load):	Residential: Connected Load : 15428 kw; Commercial: Connected Load : 396 kw; Total: Connected Load :15824 KW
	During Operation phase (Demand load):	Residential: Maximum Demand : 9859 kw ; Commercial: Maximum Demand : 311 kw; Total: Maximum Demand : 10170 KW
	Transformer:	--
	DG set as Power back-up during operation phase:	For zone 1 (7 Nos. of buildings): 1 DG set with 380 Kva capacity. For zone 2 (4 nos. of buildings): 1 DG set with 320 Kva capacity. For zone 3 (3 nos. of buildings): 1 DG set with 320 Kva capacity. For Zone 4 (6 nos. of buildings): 1 DG set with 380 Kva capacity. For Commercial: 1 DG set with 320 Kva capacity. For health centre: 1 DG set with 140 Kva capacity. For School: 1 DG set with 30 Kva capacity.
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	--

48.Energy saving by non-conventional method:

? Total hot water requirement met through Centralized solar system.
? 60% lighting including for Road, Landscape & garden shall be kept on solar system.
? Also other Lights provided on Energy saving luminaries like LED instead of metal halide lamps
? Provided with Time switch to be kept operational only during night mode
? For Lobby, use of LED would ensure power density of less than 1.3w/sq ft
? 60% of Lobby & Staircase Lights shall be put on Solar PV Panels
? All motors used in pumps of services shall be of class 1 category that would give better efficiency (60%+)& less losses
? Energy Meters for External Lighting, all water Pumps
? Electrical cables of derated capacity to avoid heating during working thereby saving the current losses

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Residential :	Total Energy saving 6 % & by solar 4.4 %

2	Commercial:	Total Energy saving 8 % & by solar 4.6 %

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 338.00 Lacs
	O & M cost:	Rs 61.00 Lacs/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	--	Water spray for dust suppression	5.0
2	--	Site sanitation and Potable Water Supply to Labour	10.0
3	--	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories)	4.0
4	--	Health check-up & first aid	5.0
5	--	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves, Safety nets etc.)	18.0
6	--	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	4.0
7	--	Storm water Management (SWD along plot boundary and Sedimentation Pits)	4.0
8	--	Safety Training to Workers (Twice in Year), Safety Officer	8.0
9	--	Disinfection	3.0
10	--	Debris & construction waste	25.50
11	--	DMP Team	15.0
12	--	Total Cost	251.11

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	--	500	120

2	Rain water harvesting + Water Treatment Plant	--	279	30
3	Solid Waste Management	--	60	39
4	Energy Saving	--	338	61
5	Gardening & Landscaping	--	120	12
6	DMP	--	90.80	25.00
7	---	Total	136.78	283.00

51.Storage of chemicals (inflamable/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:	One
Parking details:	**Number and area of basement:**	Nil
	Number and area of podia:	Residential ,commercial and central podium area : 46,000 sq. m
	Total Parking area:	49500.00 sq. m
	Area per car:	13.75 Sq.m.
	Area per car:	13.75 Sq.m.
	Number of 2-Wheelers as approved by competent authority:	6490 Nos.
	Number of 4-Wheelers as approved by competent authority:	3703 Nos.
	Public Transport:	NA
	Width of all Internal roads (m):	6 – 9 M
	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	Category 8(b)
	Court cases pending if any	Nil
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

PP Mr. Anil Bhatija & Architect Mr. Anil Nirgude were present during the meeting along with environmental consultant M/s. Building Environment (India) Pvt.Ltd.

Committee noted that, the project under consideration is expansion project. The EC dated 8/8/2012 has been accorded for the project having plot area of 1,65,788.00 sq.mt and the total built up area 2,62,410.77 Sq.mt. (FSI 1,63,497.28Sq.mt +Non FSI 98,912.80 Sq.mt). The project was previously considered in 84th SEAC II meeting held on 7/1/2019 & ToR was accorded for the same.

PP stated that, they have started the construction work & till date 2,04,319.54 Sq.mt construction done on site. PP further stated that, for 33 buildings OC received from local body and 1 building is under construction. PP further informed that, CRZ NOC received vide letter no CRZ-2012/CR-51/TC-3 dtd 23.07.2012

PP stated that now, as per amendment the total plot area of the project is 2,47,700.00Sq. mt. having total built up area 6,96,600.00Sq. mt. (FSI- 4,46,000.00Sq. mt.+ NON FSI- 2,50,600.00Sq. mt.).

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, EIA, 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 only after the compliance of above observations.

Specific Conditions by SEAC:

1) PP to ensure that, reservation of recreational ground should be excluded from project RG.
2) PP to submit the Nalla remarks. Also PP to ensure that 3 mt buffer should be there along the length of nalla for cleaning.
3) PP to upload the copy of approved plan.
4) Committee noted that, PP has changed the nomenclature of the buildings. PP to submit the undertaking regarding no change in the plan which was submitted during EC.
5) PP to submit Architect certificate regarding building wise construction done on site.
6) PP to submit the documents regarding 97 Sq.mt constructions allowed in NDZ area. Besides allowed construction, If any, no construction or concretization on tennis/multipurpose court should be done.
7) Committee noted that, the school & playground reservation is in blue & red line of Ulhas river. No construction like school is allowed in red & blue zone.
8) PP to ensure that No construction should be allowed within blue line & river as per Government policy.
9) PP to submit the structural stability certificate with load calculations as per NBC.
10) PP to submit CER as per 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

FINAL RECOMMENDATION

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

Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for 8(a) Building & construction projects, B2 Category

Is a Violation Case: No

1.Name of Project	Redevelopment Project under DCR 33(7) at Mahim, Mumbai
2.Type of institution	Private
3.Name of Project Proponent	M/s. Avarsekar Realty Private Limited (Earlier Known as AVARSEKAR DEVELOPERS)
4.Name of Consultant	Green Circle, Inc.
5.Type of project	Redevelopment projects for old, cessed and dilapidated structures under D C regulations 33(7)
6.New project/expansion in existing project/modernization/diversification in existing project	Redevelopment Project (Expansion)
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	No.
8.Location of the project	Property bearing C.S. No. 695, 1/696 & 697 at Sitladevi Temple road, Mahim, Mumbai, Maharashtra.
9.Taluka	-
10.Village	Mahim
11.Area of the project	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	Amended IOD for Building A & Building B
	IOD/IOA/Concession/Plan Approval Number: IOD for Building A vide letter No. EB/7977/GN/A dated 1st April, 2014 & IOD for Building B vide letter No. EB/7978/GN/A dated 1st April, 2014
	Approved Built-up Area: 24863.87
13.Note on the initiated work (If applicable)	Building A: 12,933.25 Sq.mt (Upto 25th Floor) & Building B: 4680.29 Sq. m (OC obtained in year 2010), Total (Bldg A + B) = 17613.54 sq. m
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Revised MHADA NOC received vide letter no. R/NOC/F-690/1119/MBRRB-11 dated 22.02.2012
15.Total Plot Area (sq. m.)	3337.34 m2
16.Deductions	15.7 m2
17.Net Plot area	3321.64 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 8,262.40
	b) Non FSI area (sq. m.): 16,601.47
	c) Total BUA area (sq. m.): 24863.87
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):**
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	1,263.20
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	38.03
21.Estimated cost of the project	470000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building A	Basement + G (Stilt) + 14 Parking levels + 15th floor podium + 16th to 42rd upper floors + 43rd part floor	146.45
2	Building B - Wing A & B	G + 6 upper floors	21.04

3	Building B - Wing C & D	G + 7 upper floors	23.96
4	Building B - Wing E	G + 3 upper floors for Municipal Retail Market	15.20

23.Number of tenants and shops	147 No. of Residential Tenements
24.Number of expected residents / users	For Building A: 245 Persons, For Building B: 490 Persons, Floating Population: 98 Persons, Total Population: 833 Persons
25.Tenant density per hectare	200/hector
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	18.30 m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
29.Existing structure (s) if any	Building B: Wing A & B: G + 6 upper floors, Wing C & D: G + 7 upper floors, Wing E: G + 3 upper floors for Municipal Retail Market.
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**	Municipal Supply/ Recycled water
	Fresh water (CMD):	97
	Recycled water - Flushing (CMD):	15
	Recycled water - Gardening (CMD):	1
	Swimming pool make up (Cum):	9
	Total Water Requirement (CMD) :	122
	Fire fighting - Underground water tank(CMD):	300 m3 for Building 'A' & 50 m3 for Building 'B'
	Fire fighting - Overhead water tank(CMD):	30 m3 for Building 'A' & 100 m3 for Building 'B'
	Excess treated water	21

Wet season:	**Source of water**	Municipal Supply/ Recycled water
	Fresh water (CMD):	97
	Recycled water - Flushing (CMD):	15
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	9
	Total Water Requirement (CMD) :	121
	Fire fighting - Underground water tank(CMD):	300 m3 for Building 'A' & 50 m3 for Building 'B'
	Fire fighting - Overhead water tank(CMD):	30 m3 for Building 'A' & 100 m3 for Building 'B'
	Excess treated water	22
Details of Swimming pool (If any)	Dimension of Swimming Pool: 12.45 m x 4.08 m Total water Requirement: 90 m3 Water requirement for make up: 9 m3/day Details of Plant & Machinery used for treatment of Swimming pool water: Pipeless Filtration System	

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:**	3.5 meter bgl
	Size and no of RWH tank(s) and Quantity:	1 No. x 9000 Litres
	Location of the RWH tank(s):	Basement Area
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rs. 3 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 0.2 Lakh/Annum
	Details of UGT tanks if any :	For Building 'A': Fire Fighting Tank-1 : 150 m3 Fire Fighting Tank-2 : 150 m3 Domestic water Tank: 26.980 m3 Flushing water Tank: 23.055 m3 For Building 'B': Fire Fighting Tank : 50 m3 Domestic water Tank: 60 m3
35.Storm water drainage	**Natural water drainage pattern:**	Gravity
	Quantity of storm water:	0.0278 m3/sec
	Size of SWD:	300 mm
Sewage and Waste water	**Sewage generation in KLD:**	41
	STP technology:	MBBR
	Capacity of STP (CMD):	1 No. x 45 KLD
	Location & area of the STP:	Basement
	Budgetary allocation (Capital cost):	Rs. 30 Lakhs
	Budgetary allocation (O & M cost):	Rs. 8.0 Lakh/Annum
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	7105 m3
	Disposal of the construction waste debris:	Construction debris generated from the Construction activities will be reused as sub base of internal road and drive ways. Excavated soil will be used for refilling or foundation trenches and the balance shall be used for leveling of low lying areas within the plot premises.
Waste generation in the operation Phase:	**Dry waste:**	For Bldg. A: 68 kg/day
	Wet waste:	For Bldg. A: 103 kg/day
	Hazardous waste:	spent oil or oil grease for DG sets, paints etc.
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	7 kg/day
	Others if any:	For Building B: Total waste generation: 245 kg/day

Mode of Disposal of waste:	**Dry waste:**	Handed over to authorized vendor for further handling and disposal.
	Wet waste:	Will be converted to compost using Organic Waste Converter.
	Hazardous waste:	Handed over to authorized Vendor
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Will be used as manure for gardening
	Others if any:	For Building B: Municipal corporation/authorized vendors for disposal
Area requirement:	**Location(s):**	Above Ground
	Area for the storage of waste & other material:	60 Sq.m
	Area for machinery:	25 Sq. m
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 9 Lakhs
	O & M cost:	Rs. 0.3 Lakh/Annum

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	-	6.0 – 8.5	7 – 7.5	6.5 - 9.0
2	Suspended Solids	mg/L	200 – 300	< 10	20
3	BOD	mg/L	200 - 350	< 10	10
4	COD	mg/L	500 – 700	< 60	50
5	Oil & Grease	mg/L	Up to 20	< 10	10

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 oil	5.1	Litres/year	0	200	200	Handed over to authorized Vendor/reprocessor

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	1 No. x 500 KVA DG set	Diesel - 100 Litres/hr	1	6	0.150	90-100 oC

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Diesel	0	100 Litres/hr	100 Litres/hr
41.Source of Fuel		Local Market		
42.Mode of Transportation of fuel to site		Road transport		

43.Green Belt Development	**Total RG area :**	215.57 m2
	No of trees to be cut :	11 Nos.
	Number of trees to be planted :	No. of Existing Trees: 38 Nos., Trees to be retained: 18 Nos. , Trees to be transplanted: 09 Nos.
	List of proposed native trees :	Neem, Kunti
	Timeline for completion of plantation :	2 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	Bahava	Cassia fistula	1	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant
2	Bakul	Mimusopselengi	1	Shady tree, small white fragrant flowers
3	Parijatak	Nyctanthes arbor-tristis	1	Small deciduous fast growing tree, beautiful flowers.
4	Tamhan	Lagerstroemia flos-regineae	1	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers
5	Neem	Azadiractaindica	1	Large tree, good for roadside plantation
6	Sita Ashok	Saracaasoka	1	Shady tree with red-yellow flowers.
7	Kadamb	Anthocephalluscadamba	1	Shady, large tree, ball shaped flowers.
8	Satwin	Alstoniascholaris	1	Shady Tree, white fragrant flowers
9	Kunti	Murrayapaniculata	1	Small tree, Fragrant white flowers, Butterfly host plant
10	Katesavar	Bombaxceiba	1	Large tree, red flowers.
11	Karanj	Pongamiapinnata	1	Shady 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	NA	NA	NA

47.Energy

Power requirement:	**Source of power supply :**	BEST/ DG Set Stand by
	During Construction Phase: (Demand Load)	150 KW
	DG set as Power back-up during construction phase	NA
	During Operation phase (Connected load):	For Building A: 995 KW & For Building B: 1839 KW
	During Operation phase (Demand load):	For Building A: 795 KW & For Building B: 849 KW (1062 KVA)
	Transformer:	1 No. x 1250 KVA
	DG set as Power back-up during operation phase:	1 No. x 500 KVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

- Use of CFL / T5 lamps in common area
- Auto Timer control for external &common lighting.
- Rehab building will be provided with CFL lamps
- Common area / external lighting on timers
- Multiple circuits for lighting
- Group control for elevators

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	1. Use of LED Fittings (12 W) instead of CFL fittings . Differnce between 18W CFL and 12W LED lamp is 6 W which comes to 33% of energy saving 2. Use of Group controls and Variable speed drives. 3. Use of BEE Certified Motors 4.	23.98
2	Solar Power generation	10.16

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Domestic wastewater	Not applicable	STP
Solid waste	Not applicable	Proper collection, segregation, handling, storage and disposal facility
Air emission from DG set	Not applicable	Adequate stack height

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 40 Lakhs
	O & M cost:	Rs. 2.0 Lakhs/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	Dust generation	Water for Dust Suppression	4.0
2	Workers/labourers	Site Sanitation & Safety	2.5
3	Air, water, noise	Environmental Monitoring	3.0
4	-	Disinfection	3.0
5	All relevant parameters	Health Check up	3.2

b) Operation Phase (with Break-up):				
Serial Number	**Component**	**Description**	**Capital cost Rs. In Lacs**	**Operational and Maintenance cost (Rs. in Lacs/yr)**
1	Wastewater	STP	30.0	8.0
2	Solid waste	Solid Waste Management	9.0	0.3
3	Green Area	Green Belt development	8.0	0.3
4	Energy	Energy conservation	40.0	2.0
5	Air, water, noise, soil	Environment Monitoring	-	3.0
6	Ground water recharge	Rain Water Harvesting	3.0	0.2

51.Storage of chemicals (inflamable/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:	Project Architect has designed the master plan for proposed development. Master plan has provided sufficient access points to the proposed development with an objective to facilitate circulation and dispersal of traffic. • Overall site size of the project is too small to accommodate vehicle ramps between parking floors hence Project Architect has designed a master plan layout with parking facility with two (2) car elevators considering the site space constraint. • Proposed development has prov

Parking details:	**Number and area of basement:**	1 No. x 746 sq. m area
	Number and area of podia:	1 Podium Level at 15th floor, total area of 371.36 sq. m
	Total Parking area:	Parking is provided on 1st to 14th floors of the building A and Area = 4537.22 sq. m
	Area per car:	L (2.50 x 5.50 = 13.75 Sq. m) & S (2.30 x 4.50 = 10.35 Sq. m)
	Area per car:	L (2.50 x 5.50 = 13.75 Sq. m) & S (2.30 x 4.50 = 10.35 Sq. m)
	Number of 2-Wheelers as approved by competent authority:	NA
	Number of 4-Wheelers as approved by competent authority:	For Building A: 121 Nos. & For Building B: 14 Nos.
	Public Transport:	Auto rickshaw stand within 200 m from entrance gate.
	Width of all Internal roads (m):	6
	CRZ/ RRZ clearance obtain, if any:	CRZ Clearance NOC received from Environment Department via letter No. CRZ 2014/CR 82/ TC 4 dated 13/04/2015
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	'B'
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	26-04-2016

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Representative of PP was present during the meeting along with environmental consultant M/S. Green Circle, Inc.

PP submitted their application for prior Environment Clearance for total plot area of 3337.34sq.m, Total BUA of 24863.87sq.m, and FSI area of 8262.40 sqm. PP informed that, the project previously considered in 72rd SEAC-2 meeting held on 08-10-2018 & was deferred with observation to submit the comparative plan statement & details of Fire Tank capacity. Accordingly PP submitted compliance.

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

PP has complied with the points raised in the 72nd meeting of SEAC-2 ***hence, Committee decided to recommend the proposal for Environmental Clearance to SEIAA.***

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for Proposed Residential and Commercial project at Plot No. -5, Sector- 23, Kharghar, Navi Mumbai

Is a Violation Case: No

1.Name of Project	Proposed Project
2.Type of institution	Private
3.Name of Project Proponent	Bhagwati Developers- Manji Karman Patel
4.Name of Consultant	Building Environment (India) Pvt. Ltd. and Kesari Infrabuild Pvt. Ltd.
5.Type of project	Housing 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	Plot No. 5, Sector-23, Kharghar
9.Taluka	Panvel
10.Village	NA
Correspondence Name:	Manji Karman Patel- Bhagwati Developers
Room Number:	1306
Floor:	13th Floor
Building Name:	Real Tech Park, Plot 39/2, Sector-30 A,
Road/Street Name:	Opp. Vashi railway Station,
Locality:	Vashi,
City:	Navi Mumbai-400705
11.Area of the project	CIDCO
12.IOD/IOA/Concession/Plan Approval Number	Commencement Certificate
	IOD/IOA/Concession/Plan Approval Number: CIDCO/BP-15327/TPO(NM)/2017/1578 Dated-26/04/2017
	Approved Built-up Area: 35292.970
13.Note on the initiated work (If applicable)	Present stage of construction is as: 1. Wing A, B & C Upto 7th Floor 2. Commercial Upto First Slab; Podium footing part 40% completed
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	LOI (CIDCO/BP-15327/TPO(NM)/2017/606; Dated-27/02/2017)
15.Total Plot Area (sq. m.)	8351.870 Sq. Mt.
16.Deductions	Nil
17.Net Plot area	8351.870 Sq. Mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 12487.720
	b) Non FSI area (sq. m.): 22805.250
	c) Total BUA area (sq. m.): 35292.970
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 12487.720
	Approved Non FSI area (sq. m.): 22805.250
	Date of Approval: 27-02-2017
19.Total ground coverage (m2)	1823.941
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	21.84 %
21.Estimated cost of the project	1754700000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	2 proposed Buildings + 3 wings	A and B- wing (Stilt + 28 Floors) : Ground Floor (Stilt Parking),+ 1st and 2nd Floor (Parking on Podium Floors) + 3rd Floor (recreational area) + 25 upper Residential Floors; C-wing (Ground Stilt + 28 Floors): Ground Floor (Partially commercial)+ 1st and 2nd Floor (Partially commercial + Parking on Podium Floors) + 3rd Floor (recreational area) + 25 upper Residential Floors	89.90 M height up to terrace level and 95.70 M height up to top level

23.Number of tenants and shops	200 Flats and 14 Shops
24.Number of expected residents / users	1084
25.Tenant density per hectare	256.23
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	40 Meter
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	15 Meter
29.Existing structure (s) if any	NA
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**	CIDCO
	Fresh water (CMD):	92.00
	Recycled water - Flushing (CMD):	48.00
	Recycled water - Gardening (CMD):	8.00
	Swimming pool make up (Cum):	16.00 (Back wash- 13.60 and make up- 2.40)
	Total Water Requirement (CMD) :	164.00
	Fire fighting - Underground water tank(CMD):	150.00
	Fire fighting - Overhead water tank(CMD):	20.00
	Excess treated water	75.00
Wet season:	**Source of water**	CIDCO and RWH
	Fresh water (CMD):	54.90 (CIDCO) + 37.10 (RWH)
	Recycled water - Flushing (CMD):	48.00
	Recycled water - Gardening (CMD):	0.00
	Swimming pool make up (Cum):	13.60 (Back wash- 13.60)
	Total Water Requirement (CMD) :	153.60
	Fire fighting - Underground water tank(CMD):	150.00
	Fire fighting - Overhead water tank(CMD):	20.00
	Excess treated water	83.00
Details of Swimming pool (If any)	274.478 Sq. Mt.	

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:**	3 - 4 Mt.
	Size and no of RWH tank(s) and Quantity:	1 tank of capacity 108.00 Cu. M. capacity
	Location of the RWH tank(s):	Underground
	Quantity of recharge pits:	Recharge pits are not proposed since level of water table is high.
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	15 Lacs
	Budgetary allocation (O & M cost) :	2.25 Lacs/annum
	Details of UGT tanks if any :	Fire UGT of capacity 150 cum; Common residential tank: 109 cum Common flushing tank: 58 cum
35.Storm water drainage	**Natural water drainage pattern:**	The storm drainage above ground will essentially cater for the seasonal rains. The major part of discharge will be from the roof. Rain water outlets will be provided at the edges from where it will be carried down by UPVC agriculture pipes to discharge water into storm water entrance chambers below ground. Run- off from the ground and terrace will be finally discharged into rain water harvesting tank below ground. The overflow from rain water harvesting tank will be discharged into storm water c
	Quantity of storm water:	618.18 m3/Hr
	Size of SWD:	Width 0.45 m; Depth 0.4 m
Sewage and Waste water	**Sewage generation in KLD:**	145.00
	STP technology:	Microfilteration technology based on KSQ Flat sheet membrane
	Capacity of STP (CMD):	1 STP of 150 KLD
	Location & area of the STP:	Underground
	Budgetary allocation (Capital cost):	39.00 Lacs
	Budgetary allocation (O & M cost):	3.50 Lacs/annum

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavated soil will be used in land leveling purpose & construction debris will be handed over to authorized agency.
	Disposal of the construction waste debris:	Construction debris will be handed over to Authorised agency.
Waste generation in the operation Phase:	**Dry waste:**	143.75 Kg/day
	Wet waste:	335.41 Kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	3.75 Kg/day
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Handed over to authorized agency.
	Wet waste:	Composting through OWC & used at site as manure.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as manure within the premises for plants. Excess shall be sold/handover to outside parties or gardens.
	Others if any:	NA
Area requirement:	**Location(s):**	on Ground
	Area for the storage of waste & other material:	30 Sq. Mt.
	Area for machinery:	30 Sq. Mt.
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	21.0 Lacs
	O & M cost:	2.50 Lacs/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		

43.Green Belt Development	**Total RG area :**	Total RG area- 1469.595 Sq. Mt. (RG on the ground - 869.595 Sq. Mt. & RG on the podium- 600.00 Sq. Mt.)
	No of trees to be cut :	Nil
	Number of trees to be planted :	104 Nos.
	List of proposed native trees :	As mentioned below.
	Timeline for completion of plantation :	5 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	Lemon	Citrus sp	13	Butterfly host plant having high Air Pollution Index Tolerance (APIT)
2	Parijatak	Nyctanthes arbor-tristis	13	Small deciduous fast growing tree, beautiful flowers
3	Bahava	Cassia Fistula	13	Medium sized deciduous tree Beautiful yellow flowers, Butterfly host plant
4	Apta	Bauhinia racemosa	13	Small tree with small white flowers, Butterfly host plant
5	Sita Asoka	Saraca asoka	13	Shady tree with Red-Yellow Flowers
6	False Asoka	Polyalthia longifolia	13	Tree having high Air Pollution Index Tolerance (APIT)
7	Palm	Areca sp.	13	Ornamental
8	Sonchaffa	Michellia champaca	13	Ornamental
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	Nirgudi, Adulasa, White Plumbago, Ber , Stachytarpheta, Takala, Tarwad, Krushna Kamal	--	RG on the podium- 600 Sq. Mt.

47.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	100 kW
	DG set as Power back-up during construction phase	100 kVA
	During Operation phase (Connected load):	3320 KW
	During Operation phase (Demand load):	1660 KWS/ 1845 KVA
	Transformer:	2 transformers of 1250 KVA Capacity
	DG set as Power back-up during operation phase:	1 DG set of 320 KVA capacity
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

REDUCTION IN CONSUMPTION BY USING ENERGY SAVING MEASURE
Savings due to lamp
Savings due to electronic ballast
Savings due to timer / sensor
Savings within apartment with use of Star rated geysers and AC
Saving due to Solar Lights
Saving due to Solar Water Heating

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Overall Energy Saving	37.90 %
2	Only Solar	2.11+1.18 = 3.29%

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:**	solar energy - 35.50 Lacs
	O & M cost:	4.70 Lacs/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	PPE	--	5.0
2	Site Sanitation Facility	--	4.0
3	Drinking Water Facility	--	2.0

4	Solid Waste Management	--	2.5
5	Safety railing, Platform, Ladder, Crane, Hoist, etc.	--	6.0
6	House Keeping	--	2.0
7	Health Check	--	1.0
8	Environmental Monitoring	--	1.5
9	Anti rust coating on foundation steel bars	--	5.0

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	--	39.00	3.50
2	Rain Water Harvesting	--	15.00	2.25
3	Solid Waste Management	--	21.00	2.50
4	Gardening and Landscaping	--	6.00	0.50
5	Solar PV panel	--	30.00	3.60
6	Solar water heater	--	5.50	1.10
7	DMP	--	315.71	27.78

51.Storage of chemicals (inflamable/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:	2

Parking details:	**Number and area of basement:**	NA
	Number and area of podia:	3 Podiums and areas: First Floor = 2494.74 Sq. Mt, Second Floor = 2454.86 Sq. Mt, Third Floor= 3909.27 Sq. Mt.
	Total Parking area:	Total Parking area= 3387.50 Sq. Mt. (Ground Floor= 1062.50 Sq. Mt.; 1st Podium Floor = 750.00 Sq. Mt.; 2nd Podium Floor = 1575.00 Sq. Mt.)
	Area per car:	16.36 Sq. Mt.
	Area per car:	16.36 Sq. Mt.
	Number of 2-Wheelers as approved by competent authority:	146
	Number of 4-Wheelers as approved by competent authority:	Required- 181 Proposed- 207
	Public Transport:	Kharghar station
	Width of all Internal roads (m):	6 Mt. and 8 Mt.
	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	01-01-1900

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Representative of PP Mr. Shrinivasan was present during the meeting along with environmental consultant M/s. Building Environment (India) Pvt. Ltd.

PP informed that, the project previously considered in 73rd SEAC-2 meeting held on 9/10/2018 & was deferred with observation to submit the comparative plan statement & details of Fire Tank capacity. Accordingly PP submitted compliance.

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

PP has complied with the points raised in the 73rd meeting of SEAC-2 ***hence, Committee decided to recommend the proposal for Environmental Clearance to SEIAA.***

Specific Conditions by SEAC:

FINAL RECOMMENDATION

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

Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for Application for Amendment in Environment Clearance of "Proposed redevelopment project" at plot bearing C.S. No. 128,129 & 130, Lower Parel Division, G/S ward, Dr. E. Moses Road, Worli, Mumbai- 400 018. State- Maharashtra by M/s. Indiabulls Infraestate Ltd. (Joint Development with M/s. Oricon Properties Pvt. Ltd.)

Is a Violation Case: No

1.Name of Project	"Proposed redevelopment project" at plot bearing C.S. No. 128,129 & 130, Lower Parel Division, G/S ward, Dr. E. Moses Road, Worli, Mumbai- 400 018. State- Maharashtra by M/s. Indiabulls Infraestate Ltd. (Joint Development with M/s. Oricon Properties Pvt. Ltd.)
2.Type of institution	Private
3.Name of Project Proponent	M/s. Indiabulls Infraestate Ltd. (Joint Development with M/s. Oricon Properties Pvt. Ltd.)- Mr. Purav Kiranbhai Acharya
4.Name of Consultant	Mahabal Enviro Engineers Pvt. Ltd., F-7, Road No. 21, Wagle Estate, Thane (West)-400604, Maharashtra
5.Type of project	Mixed Redevelopment project comprising of rehabilitation building with shops, residential & commercial sale buildings and reservation secondary school building.
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion/Diversification
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	We have received Environment Clearance from SEIAA, Government of Maharashtra for existing proposal (File no. SEAC-2013/C.R.502/ TC-1 dated 01.12.2014)
8.Location of the project	C.S. No. 128, 129 & 130, Lower Parel Division, G/S ward, Dr. E. Moses Road, Worli, Mumbai-400 018. State- Maharashtra.
9.Taluka	Mumbai
10.Village	Mumbai
Correspondence Name:	Mr. Purav Kiranbhai Acharya
Room Number:	-
Floor:	16th Floor
Building Name:	Indiabulls Finance Centre
Road/Street Name:	612-613, Senapati Bapat Marg
Locality:	Elphinstone Mills Compound
City:	Mumbai-400013
11.Area of the project	Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	We have received IOD from MCGM having File no. EB/7060/GS/A dated 27.06.2014 for existing proposal and We have applied for revised proposal having application File no. CHE/CTY/0654/GS/337 (NEW) for the amended plans as per revised scheme
	IOD/IOA/Concession/Plan Approval Number: We have received IOD from MCGM having File no. EB/7060/GS/A dated 27.06.2014 for existing proposal and We have applied for revised proposal having application File no.CHE/CTY/0654/GS/337 (NEW) for the amended plans as per revised scheme.
	Approved Built-up Area: 56857
13.Note on the initiated work (If applicable)	No work has been started yet, except shore piling abutting to MMRCL-3 line.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	MHADA NOC received on dated 06.06.2013 and revalidated on 05.04.2018; MMRCL NOC received on dated 08.12.2017
15.Total Plot Area (sq. m.)	7810
16.Deductions	-
17.Net Plot area	7810
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 56857
	b) Non FSI area (sq. m.): 76957
	c) Total BUA area (sq. m.): 133814

18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 56857
	Approved Non FSI area (sq. m.): 76957
	Date of Approval: 27-06-2014
19.Total ground coverage (m2)	3857
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	49.38
21.Estimated cost of the project	7238900000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Reservation Secondary School (Building 3)	2 Basement + Ground + 6th floors	27.15
2	Sale (Building 2) (Residential building)	3 Basement + Ground + 1st to 7th Parking floors + 8th to 75th upper floors	281.60
3	Sale (Building 2A) (Commercial building)	3 Basement + Ground + 1st to 7th Parking floors + 8th to 17th upper floors	70.40
4	Wing A (Building 1) (Rehab redevelop)	1 Basement + Ground (shops) + Service floors + 1st to 19th Upper floors	69.10

23.Number of tenants and shops	1. Residential building (sale) flats– 114 2. Wing A (Rehab redevelop) (flats) – 258 3. Wing A (Rehab redevelop) (shops) – 24 Total tenements – 396 nos.
24.Number of expected residents / users	1. Residential building (sale) – 798; 2.Commercial building (sale) – 1,685 ; 3.Wing A (Rehab redevelop) (flats) – 1,074; 4.Wing A (Rehab redevelop) (shops) – 72 ; 5.School building (reservation secondary school) - 415; Total population – 4,044 nos.
25.Tenant density per hectare	507 tenants/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)	30 m wide DP road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Internal road - 6 m & 9 m; Turning radius - 9 m
29.Existing structure (s) if any	There were existing chawls & shops on site which were demolished and existing tenants shall be rehabilitated in proposed redevelopment buildings.
30.Details of the demolition with disposal (If applicable)	Debris generated due to demolition disposed off as per approved Debris Management NOC.

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**	Municipal Corporation of Greater Mumbai (MCGM)
	Fresh water (CMD):	210
	Recycled water - Flushing (CMD):	136
	Recycled water - Gardening (CMD):	8
	Swimming pool make up (Cum):	8
	Total Water Requirement (CMD) :	422
	Fire fighting - Underground water tank(CMD):	700
	Fire fighting - Overhead water tank(CMD):	100
	Excess treated water	79
Wet season:	**Source of water**	Municipal Corporation of Greater Mumbai (MCGM)
	Fresh water (CMD):	210
	Recycled water - Flushing (CMD):	136
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	8
	Total Water Requirement (CMD) :	414
	Fire fighting - Underground water tank(CMD):	700
	Fire fighting - Overhead water tank(CMD):	100
	Excess treated water	87
Details of Swimming pool (If any)	Not Applicable	

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:**	1.50 m to 3.40 m
	Size and no of RWH tank(s) and Quantity:	4 nos. of RWH tank having total capacity 235 m3
	Location of the RWH tank(s):	Basement 1 level
	Quantity of recharge pits:	1 no. of Ring well consisting 6 nos. of recharge pits
	Size of recharge pits :	1 no. of Ring well having size 6.0 x 3.60 x 6.60 m, which consists of 6 nos. of recharge pits having 1.20 m diameter in size.
	Budgetary allocation (Capital cost) :	Rs.7.75 Lakh
	Budgetary allocation (O & M cost) :	Rs.0.40 Lakh/year
	Details of UGT tanks if any :	Wing A (Building 1) (Rehab redevelop): UGT (Domestic) 100m3 , UGT (Flushing) 50m3, UGT (Fire Fighting) 200 m3; Sale (Building 2) (Residential building): UGT (Domestic)75 m3, UGT (Flushing) 38 m3, UGT (Fire Fighting) 200 m3, Sale (Building 2A) (Commercial building): UGT (Domestic) 35 m3, UGT (Flushing) 40 m3, UGT (Fire Fighting) 200 m3; Reservation Secondary School (Building 3) :UGT (Domestic) 8.50 m3, UGT (Flushing) 10.50 m3, UGT (Fire Fighting) 100 m3
35.Storm water drainage	**Natural water drainage pattern:**	Along the road side
	Quantity of storm water:	0.107 m3/sec
	Size of SWD:	Maximum 450 mm
Sewage and Waste water	**Sewage generation in KLD:**	314 m3/day
	STP technology:	Moving bed bio reactor (MBBR)
	Capacity of STP (CMD):	1.Wing A (Rehab redevelop)– STP-1- 135 m3/day; 2.Residential Building (Sale) – STP-2- 100 m3/day ; 3.Commercial Building (Sale) – STP-3- 70 m3/day ; 4.Reservation Secondary Building– STP-4- 20 m3/day
	Location & area of the STP:	Basement Level; Area of STP - 260 m2
	Budgetary allocation (Capital cost):	Rs.42.25 Lakh
	Budgetary allocation (O & M cost):	Rs.15.50 Lakh/year
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	485 kg/day
	Disposal of the construction waste debris:	Disposal of the construction waste debris: Debris generated will be sent to the authorized debris disposal site as per “Construction and Demolition and De-silting Waste (Management and Disposal) Rules 2006.
Waste generation in the operation Phase:	**Dry waste:**	321 kg/day
	Wet waste:	602 kg/day
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	3 kg/day
	Others if any:	E-waste: 10 kg/day; Inert Waste: 70 kg/day

Mode of Disposal of waste:	**Dry waste:**	Dry garbage will be segregated & disposed of to recyclers.
	Wet waste:	Wet garbage will be treated by using Organic waste converter machine.
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Dry sludge can be used as manure for plantation & gardening purposes inside the premise.
	Others if any:	E-Waste: handed over to authorized recyclers
Area requirement:	**Location(s):**	Basement 1
	Area for the storage of waste & other material:	30 m2
	Area for machinery:	45 m2
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs.13 Lakh
	O & M cost:	Rs.3.90 Lakh/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
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 :**	781 m2
	No of trees to be cut :	Nil
	Number of trees to be planted :	15 nos. to be planted + 4 nos. to be transplanted + 1 nos. to be retained
	List of proposed native trees :	Cocos nucifera; Azadirachta indica; Peltophorum pterocarpum; Termilania catappa; Saraca asoca; Neolamarckia cadamba; Bauhinia variegata; Cassia Fistula ; Lagerstroemia speciosa; Mangifera indica; Mimusops elengi
	Timeline for completion of plantation :	1-2 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	Cocos nucifera	Coconut	-	Fruit bearing tree
2	Azadirachta indica	Neem	-	Medicinal tree
3	Peltophorum pterocarpum	Copper Pod	-	It is deciduous tree growing 15-25m, it is widely grown in tropical regions as an ornamental tree
4	Termilania catappa	Badam	-	Terminalia catappa is a large tropical tree The tree grows to 35 m The fruit is edible, tasting slightly acidic.
5	Saraca asoca	Ashoka	-	The ashoka is a rain-forest tree Its flowering season is around February to April. The ashoka flowers come in heavy, lush bunches. They are bright orange-yellow in color, turning red before wilting.
6	Neolamarckia cadamba	Kadamba	-	kadam locally, is an evergreen, tropical tree native to South and Southeast Asia A fully mature kadam tree can reach up to 45 m (148 ft) in height. It is a large tree with a broad crown and straight cylindrical bole
7	Bauhinia variegata	Kanchana	-	Flowering plant It is a small to medium sized deciduous tree growing to 17 m tall and this flower extract is made from the gum of the bark and is used for medicinal purposes
8	Cassia Fistula	Bahava	-	Insect attracting tree
9	Mangifera indica	Mango	-	It is a large fruit-tree, capable of a growing to a height and crown width of about 100 feet and trunk circumference of more than twelve feet

10	Lagerstroemia speciosa	Taman	-	It is a large fruit-tree, capable of a growing to a height and crown width of about 100 feet and trunk circumference of more than twelve feet
11	Mimusops elengi	Bakul	-	Flowering 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	Jaswand	-	-
2	Tulsi	-	-
3	Parijat	-	-
4	Safed Kachnar	-	-
5	Bougainvillea	-	-
6	Kanher	-	-
7	Candle bush	-	-
8	Raat rani	-	-
9	Tagar	-	-
10	Morvel	-	-
11	Vanjai	-	-
12	Clerodendrum	-	-
13	Anant	-	-
14	Bird of paradise	-	-
15	Ixora	-	-

47.Energy

Power requirement:	**Source of power supply :**	Brihanmumbai Electric Supply and Transport (BEST)
	During Construction Phase: (Demand Load)	1000 kW
	DG set as Power back-up during construction phase	500 kVA
	During Operation phase (Connected load):	11668 kW
	During Operation phase (Demand load):	5235 kW
	Transformer:	Wing A (Rehab redevelop):1 No. x 1000 kVA ; Residential Building (Sale) : 2 No. x 1250 kVA; Commercial Building (Sale): 2 No. x 1010 kVA ; School Building (Reservation Secondary School): 1 No. x 250 kVA
	DG set as Power back-up during operation phase:	Wing A (Rehab redevelop):1 No. x 315 kVA ; Residential Building (Sale):1 No. x 1250 kVA ;Commercial Building (Sale): 2 No. x 1010 kVA; School Building (Reservation Secondary School):1 No. x 125 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	Not Applicable

48.Energy saving by non-conventional method:

The following Energy Conservation Methods are proposed in the project:
1. Use of energy efficient, BEE labeled electrical fixtures. Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.
2. Energy efficient fluorescent tube lights & Light Emitting Diode (LED) lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures.
3. LED lighting is complimentary in Residential as in day time, it is used effectively in night time in Common areas like staircase, area lighting.
4. Total % saving: 21%.

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	1. Use of energy efficient, BEE labeled electrical fixtures. Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically. 2. Energy efficient fluorescent tube lights & Light Emitting Diode (LED) lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures. 3. LED lighting is complimentary in Residential as in day time, it is used effectively in night time in Common are	21

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.48.70 Lakh
	O & M cost:	Rs.5 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	pH, Colour, odour, turbidity, Total hardness	3.60
2	Site Sanitation	Disinfection	5.00
3	Disinfection	Disinfection	3.45
4	Health Check up	Monthly	20.00
5	Safety Personal Protective Equipments	Safety jacket, Safety shoes, Helmet, Belt	6.45
6	Traffic Management	Construction & Maintenance of roads	3.00
7	Safety nets	-	3.50
8	Tyre cleaning and vehicle maintenance	Vehicle washing	1.50
9	Site fencing and Noise barriers	plantation of trees	5.50
10	Environmental Monitoring	Air, Water, Soil and Noise monitoring	5.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	4 Nos. of STP having total capacity 325 KLD	42.25	15.50
2	Solid Waste Management	Composting	13.00	3.90
3	Rain water Harvesting and Storm Water Management	Channelizing and maintenance of rain water harvesting	7.75	0.40
4	Landscape/Gardening	RG Area	3.09	0.55
5	Energy Conservation	Solar	48.70	5.00
6	Environment Monitoring	Air, Water, Soil and Noise Monitoring	15.00	2.40

51.Storage of chemicals (inflamable/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. of the junctions
Parking details:	**Number and area of basement:**	3 nos. of basements having total parking area of 13,738.65 m2
	Number and area of podia:	6 nos. of podiums having total parking area of 15,649.52 m2
	Total Parking area:	29,388.17 m2
	Area per car:	4-Wheeler car park: Basements- 46.83 m2, Podium floors- 31.63 m2 ,Public Transport (School Bus), open parking at ground- 28.12 m2 ; 2-Wheeler car park- 4.20 m2 (including circulation)
	Area per car:	4-Wheeler car park: Basements- 46.83 m2, Podium floors- 31.63 m2 ,Public Transport (School Bus), open parking at ground- 28.12 m2 ; 2-Wheeler car park- 4.20 m2 (including circulation)
	Number of 2-Wheelers as approved by competent authority:	191
	Number of 4-Wheelers as approved by competent authority:	764
	Public Transport:	2 nos.
	Width of all Internal roads (m):	6 m & 9 m
	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(a) B2 Category
	Court cases pending if any	Not Applicable
	Other Relevant Informations	-
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

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

PP informed that, the project previously considered in the 86th SEAC-2 meeting held on 28-29/1/2019 & was deferred with observation to submit revised proposal for total BUA of 133814 Sq.mt which will be apprised afresh. Accordingly PP submitted the revised proposal.

PP stated that, the total plot area of the project is 7810 Sq. mt. having total construction area 133814Sq. mt. (FSI - 56857 Sq. mt.+ NON FSI- 76957 Sq. mt.) and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Reservation Secondary School (Building 3)	2 Basement + Ground + 6th floors	27.15
Sale (Building 2) (Residential building)	3 Basement + Ground + 1st to 7th Parking floors + 8th to 75th upper floors	281.60
Sale (Building 2A) (Commercial building)	3 Basement + Ground + 1st to 7th Parking floors + 8th to 17th upper floors	70.40
Wing A (Building 1) (Rehab redevelop)	1 Basement + Ground (shops) + Service floors + 1st to 19th Upper floors	69.10

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 only after the compliance of above observations.

Specific Conditions by SEAC:

2) During deliberation on the project location, it is noted that letter from Mumbai Metro Rail Corporation Limited dated 8/1/2019 had stipulated in para 5 that- "The said proposal has been reviewed by our General Consultant and considering the proximity of proposed underground Metro tunnels, the revised proposal of 'wing A' has been shared by our General consultant with uGC-03 contractor to check impact on design of MML- 3 temporary and permanent works. And, any remarks received from UGC-03 JV on the proposed development shall be notified to the Applicant in due course' Also' the Applicant had submitted an Undertaking along with supporting documents dated 28/11/2017 agreeing to the conditions requested by GC. Further, the-Applicant has also submitted an Undertaking dated 7/1/2019 abiding by the conditions stipulated by uGC-03' The Dy' cE (BP)' MCGM is requested to ensure that, the Applicant fully complies and honors all the commitments of their Undertakings referred at (6) and (9) above" PP to submit the details complying with the above said condition.
3) In the above said letter Para 6 (viii) stipulates that- "Considering the complexity of interaction between proposed development and metro tunnels, MCGM shall ensure that the Applicant does proof check his designs from reputed institution such as IIT-Mumbai or VJTI as accepted by the Applicant by Undertaking dated 28/l l/20 I 7". PP to submit the details complying with the above said condition.
4) Besides this, PP to submit the architect certificate regarding construction done on site for rehab building .

FINAL RECOMMENDATION

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

Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for Township Project

Is a Violation Case: No

1.Name of Project	Proposed Township Project at Village Hatnoli, Taluka Khalapur, District Raigad (Maharashtra) by Jairamjiki Developments Ltd
2.Type of institution	Private
3.Name of Project Proponent	Jairamjiki Developments Ltd
4.Name of Consultant	Vardan Environet
5.Type of project	Proposed Township Project on an area of 101 acres
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	32/1, 33/1A/1, 33/1B, 33/3, 34/2A/1, 34/2B, 35, 36/0, 14/0,15/0,16/1,16/2,16/3, 17/1, 17/2(Part),18/1A, 18/1B, 20/20
9.Taluka	Khalapur
10.Village	Hatnoli
Correspondence Name:	Jairam Chawla, Managing Director
Room Number:	25,
Floor:	NA
Building Name:	Soni House
Road/Street Name:	Nehru Road
Locality:	Santacruz East
City:	Mumbai
11.Area of the project	Maharashtra State Road Development Corporation Ltd
12.IOD/IOA/Concession/Plan Approval Number	NA
	IOD/IOA/Concession/Plan Approval Number: NA
	Approved Built-up Area: 838144.9
13.Note on the initiated work (If applicable)	NA
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	4,08,732.50
16.Deductions	51091.06
17.Net Plot area	3,57,640.94
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 6,94,845.25
	b) Non FSI area (sq. m.): 1,49,627.9
	c) Total BUA area (sq. m.): 844473.15
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** NA
	Approved Non FSI area (sq. m.): NA
	Date of Approval: 01-01-1900
19.Total ground coverage (m2)	1,78,820.47
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50%
21.Estimated cost of the project	8000000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	HIG (14 no of buildings)	13	39
2	MIG (8 no of buildings)	14	42
3	LIG (6 no of buildings)	14	42
4	Studio Apartment (2 no)	3	9
5	Villas (19 no of Building)	3	9
6	Row Houses (33 no)	3	9
7	Corner Villas (16 no)	3	9
8	School (1 no)	6	18
9	Hospital (1 no)	9	27
10	Sports and Cultural Centre (1 no)	8	24
11	Business Center (1 no)	12	36
12	EWS	14	42
13	EWS	14	42

23.Number of tenants and shops	There is proposal of one conventional shopping area, club house, Helipad, Amphitheatre, Playground, Electrical Room, Fuel Room etc
24.Number of expected residents / users	43149
25.Tenant density per hectare	1055
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	NA
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6 m
29.Existing structure (s) if any	NA
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**	NMMC
	Fresh water (CMD):	2166
	Recycled water - Flushing (CMD):	1509
	Recycled water - Gardening (CMD):	1042
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	5016
	Fire fighting - Underground water tank(CMD):	150
	Fire fighting - Overhead water tank(CMD):	2000
	Excess treated water	68
Wet season:	**Source of water**	NMMC
	Fresh water (CMD):	2166
	Recycled water - Flushing (CMD):	1509
	Recycled water - Gardening (CMD):	1042
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	5016
	Fire fighting - Underground water tank(CMD):	150
	Fire fighting - Overhead water tank(CMD):	2000
	Excess treated water	68
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	0	2166	2166	0	433	433	0	1733	1733
Cooling tower & thermopack	0	1436	1436	0	288	288	0	1148	1148
Gardening	0	1042	1042	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	150 m
	Size and no of RWH tank(s) and Quantity:	Total 98 no of Rainwater Harvesting Pits have been proposed of capacity 1236.37 m3 each
	Location of the RWH tank(s):	RWH pits shall be located as per the natural slope, since the project site is at the foothills
	Quantity of recharge pits:	Total 98 no of Rainwater Harvesting Pits have been proposed
	Size of recharge pits :	Volume of each recharge pit proposed will be 1236.37 m3
	Budgetary allocation (Capital cost) :	50 Lacs
	Budgetary allocation (O & M cost) :	5 Lacs
	Details of UGT tanks if any :	NA
35.Storm water drainage	**Natural water drainage pattern:**	Storm water drainage shall be constructed as per the natural slope of the area.
	Quantity of storm water:	365355.78 m3
	Size of SWD:	NA
Sewage and Waste water	**Sewage generation in KLD:**	3242
	STP technology:	MBBR
	Capacity of STP (CMD):	Capacity if STP shall be 3900 KLD
	Location & area of the STP:	Area of STP will be 1000 sq m
	Budgetary allocation (Capital cost):	240 Lacs
	Budgetary allocation (O & M cost):	10 Lacs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	The waste generation will be in the form of soil and boulders during the construction phase. This shall be stacked within the project premises. The quantity of soil would be quite less as the area is rocky. However, the quantity of top soil shall be stacked properly and reused for greenbelt development during and the boulders can be used for construction of internal roads etc.
	Disposal of the construction waste debris:	The construction debris like top soil and boulders shall be reused within the premises for greenbelt and for internal road.
Waste generation in the operation Phase:	**Dry waste:**	4787 kg/day
	Wet waste:	7181 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	The biomedical waste shall be generated from the proposed hospital within Township, which shall be sold to the authorized vendors by the Hospital administration
	STP Sludge (Dry sludge):	STP sludge generated shall be utilized as manure
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Dry waste shall be segregated into recyclable and non recyclable. Estimated quantity of recyclable waste is about 2872 kg/day which shall be collected in blue coloured bins and sold to the authorized recyclers. The non recyclable waste estimated to be 1915 kg/day shall be collected in dark grey bins and it will also be given to authorized vendors for final disposal.
	Wet waste:	This shall be collected in green bins placed different locations with project premises and shall be used for vermi composting.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	The biomedical waste shall be generated from the proposed hospital within Township, which shall be sold to the authorized vendors by the Hospital administration
	STP Sludge (Dry sludge):	Will be used as manure
	Others if any:	NA
Area requirement:	**Location(s):**	Coloured bins shall be located at different locations for wet and dry waste collection
	Area for the storage of waste & other material:	1125 sq area within the premises has been designated for storage of waste
	Area for machinery:	NA
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	25 Lacs
	O & M cost:	4 Lacs

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	NA	NA	NA	NA	NA

Amount of effluent generation (CMD):	NA
Capacity of the ETP:	NA
Amount of treated effluent recycled :	NA
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		

43.Green Belt Development	**Total RG area :**	148857.4
	No of trees to be cut :	NA
	Number of trees to be planted :	Approximately 10000 - 15000 trees have been proposed to planted and exiting trees shall be retained
	List of proposed native trees :	Name of major trees to be planted are Mangifera indica, Ficus benghalensis, Delonix regia, Azadirachta indica and detailed list of trees, shrubs and herbs has been mentioned in EIA report
	Timeline for completion of plantation :	The plantation shall start from the date of commencement 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
1	NA	NA	NA	NA
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	NA	NA	NA

47.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	NA
	DG set as Power back-up during construction phase	NA
	During Operation phase (Connected load):	NA
	During Operation phase (Demand load):	6012 KVA
	Transformer:	3 x 2500 KVA
	DG set as Power back-up during operation phase:	4 × 2500 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

? Maximum utilization of natural light
? CFL & T-5 lighting fixtures in the common areas and Truelite fluorescent lamps in basements
? Use of solar lights in street and landscaping
? Minimum of 20% hot water requirement shall be met by solar water heating systems
? Energy efficient motors and pumps
? Appropriate design to reduce heat gain and loss
? Roof-top thermal insulation
? Glazing Glass to reduce the U value as far as possible.
? External glazing will be below 60% of the total vertical surface as per ECBC.\

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Installation of Solar Panels	NA

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Air Pollution Trough Transportation	Not applicable	Water Sprinkling and Tree Plantation along roads
Waste Water	Not applicable	Sewage Treatment Plant
Air & Noise Pollution through D G Sets	Not applicable	Adequate Stack Height and Acoustic Enclosures
Solid Waste from Residential & Commercial Area	Not applicable	Adequate Number of Coloured Dust Bins, Organic Waste Converter as well as vermi composting

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	368 Lacs
	O & M cost:	43 Lacs

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 for Dust suppression	Particulate Matter	3
2	Waste Water Management	Construction Waste	5
3	Air, Noise, Soil, Water Monitoring	Compliance	5
4	Green Belt Development	Fugitive Emission	25

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Waste Water Management	pH, BOD, COD, TSS	240	10
2	Solid Waste Management	dry and wet waste	20	3

3	Green Belt Development	dust and air	50	8
4	Monitoring for Air, Water, Noise & Soil	Environmental Compliance	2	1
5	Energy Saving	Energy Conservation	5	1

51.Storage of chemicals (inflamable/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:	0
Parking details:	**Number and area of basement:**	0
	Number and area of podia:	4 no of Podiums
	Total Parking area:	79248
	Area per car:	3 per 100 sq m
	Area per car:	3 per 100 sq m
	Number of 2-Wheelers as approved by competent authority:	8326
	Number of 4-Wheelers as approved by competent authority:	8320 no
	Public Transport:	The project site is on the old Mumbai - Pune Highway and is well connected by the public transport like buses and auto
	Width of all Internal roads (m):	6 m and 9 m
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	>10 km

	Category as per schedule of EIA Notification sheet	8(b) “Township & Area Developement Projects”
	Court cases pending if any	NA
	Other Relevant Informations	None
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	28-11-2017

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	-
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	-

Brief information of the project by SEAC

PP Mr. Jairamjiki Chawala & Architect Mr.Ketan Patil were present during the meeting along with environmental consultant M/s. Vardan Environet.

PP informed that, the project under consideration is Integrated Township Project. PP further informed that, the project was earlier in the name of M/s Jay Resorts & Motels Ltd, now the name has been changed to M/s Jairamjiki Developments Ltd.

They have received Location Clearance (LC) for Special Township Project for land admeasuring about 40.87Ha. The Planning Authority of the area is Maharashtra State Road Development Corporation (MSRDC). PP further stated that, they have received Terms of Reference (TOR) from MoEF & CC, Delhi vide letter dated 14th June 2018.

PP stated that, the project under consideration is having the total plot area 4,08,732.50sq. m. with total construction area 8,38,144.9 Sq.mt.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. Committee noted that the project is under 8a (B1) category of EIA Notification, 2006. Consolidated statements, form 1, 1A,EIA, presentation & plans submitted are taken on the record

DECISION OF SEAC

As the project is Integrated Township Project. Committee decided to apprise the project EIA chapter wise in the presence of all experts of committee hence, the project will be considered in next meeting.

Specific Conditions by SEAC:

1) PP to submit the acknowledgement copy of plan submitted to local planning authority.
2) PP to submit the copy of location clearance along with all NoCs.
3) PP to submit the copy of undertaking stating project site under consideration does not fall in western Ghat ESZ as per MoEF & CC Notification issued vide dated 3/10/2018.

FINAL RECOMMENDATION

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

Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for Environmental Clearance (EC) for Proposed Development with Sale and PTC Component at Village- Hariyali, Kanjur (W), Mumbai.

Is a Violation Case: No

1.Name of Project	Proposed Development with Sale and PTC Component
2.Type of institution	Private
3.Name of Project Proponent	M/s. Kanakia Spaces Realty Pvt. Ltd.
4.Name of Consultant	M/s. Ultra-Tech
5.Type of project	Proposed Development with Sale and PTC Component
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not Applicable
8.Location of the project	C.T.S. No(s) 110/A, 110/11 To 110/37 Village- Hariyali, LBS Road, Kanjur (W) situated in S Ward, Tal.: Kurla, Mumbai.
9.Taluka	Kurla
10.Village	Hariyali
Correspondence Name:	M/s. Kanakia Spaces Realty Pvt. Ltd.
Room Number:	--
Floor:	10th Floor
Building Name:	215 Atrium
Road/Street Name:	Andheri Kurla Road
Locality:	Next to Courtyard Marriott Hotel, Opp. Divine Child High School, Andheri (East)
City:	Mumbai – 400093
11.Area of the project	Municipal Corporation of Greater Mumbai (M.C.G.M.)
12.IOD/IOA/Concession/Plan Approval Number	0
	IOD/IOA/Concession/Plan Approval Number:
	Approved Built-up Area:
13.Note on the initiated work (If applicable)	Not applicable
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	--
15.Total Plot Area (sq. m.)	25,516.30 Sq. mt.
16.Deductions	3,751.26 Sq. mt.
17.Net Plot area	21,765.04 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 73,233.26 (Including fungible area)
	b) Non FSI area (sq. m.): 1,50,775 .00
	c) Total BUA area (sq. m.): 224008.26
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):**
	Approved Non FSI area (sq. m.):
	Date of Approval: 10-01-2019
19.Total ground coverage (m2)	10144.25
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	46.61 %
21.Estimated cost of the project	10736800000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Sale: 2 Nos. of buildings	--	--
2	Building 1 with 4 wings	Wing A: Basement + Ground (Commercial) + 1st (Commercial) floor + 2nd to 7th floor (Part Residential & Part Podium) + 8th Amenity + 9th to 44th Floors	137.95
3	--	Wing B: Basement + Ground (Commercial) + 1st (Commercial) floor + 2nd to 7th floor (Part Residential & Part Podium) + 8th Amenity + 9th to 44th Floors	137.95
4	--	Wing C: Basement + Ground (Commercial) + 1st (Commercial) floor + 2nd to 7th floor (Part Residential & Part Podium) + 8th Amenity + 9th to 43rd Floors	134.95
5	--	Wing D: Basement + Stilt + 1st to 7th floor (Part Residential & Part Podium) + 8th Amenity + 9th to 43rd Floors	134.95
6	Building 2	Ground + 1st (Commercial) Floor	8.95
7	PTC: 3 Nos. of buildings with 7 wings	--	--
8	Building 3	Wing A & B: Ground + 22 Floors	69.20
9	Building 4	Wing C & D: Ground + 22 Floors	69.20
10	Building 5	Wing E, F & G: Ground + 22 Floors	69.20

23.Number of tenants and shops	PTC: Flats: 752 Nos. Balwadi: 3 Nos. Aanganwadi: 3 Nos. Welfare centre: 3 Nos. Soc. Offices: 8 Nos. Library: 3 Nos. Community Hall: 1 No. Sale: Flats: 904 Nos. Shops & Retail: 35 Nos. Fitness Centre: 4 Nos.
24.Number of expected residents / users	PTC: 3148 Nos., Sale: 4633 Nos., Total: 7781 Nos.
25.Tenant density per hectare	760.85/hectors
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	It is well connected by 30.50 mt. wide D. P. Road & 45.75 mt. 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	9 mt.
29.Existing structure (s) if any	There is a closed down Tube & Metal industry on the project site which shall be demolished
30.Details of the demolition with disposal (If applicable)	Demolition Debris generated shall be disposed to authorized landfill site with permission of M.C.G.M.

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**	M.C.G.M./ Tanker water for Swimming pool make up
	Fresh water (CMD):	684 KLD
	Recycled water - Flushing (CMD):	344 KLD
	Recycled water - Gardening (CMD):	22 KLD
	Swimming pool make up (Cum):	3 KLD
	Total Water Requirement (CMD) :	1053 KLD
	Fire fighting - Underground water tank(CMD):	PTC: 400 KL Sale: 600 KL
	Fire fighting - Overhead water tank(CMD):	PTC: 210 KL Sale: 120 KL
	Excess treated water	436 KLD

Wet season:	**Source of water**	M.C.G.M./ Partly by RWH/ Tanker water for Swimming pool make up
	Fresh water (CMD):	684 KLD
	Recycled water - Flushing (CMD):	344 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	3 KLD
	Total Water Requirement (CMD) :	1031 KLD
	Fire fighting - Underground water tank(CMD):	PTC: 400 KL Sale: 600 KL
	Fire fighting - Overhead water tank(CMD):	PTC: 210 KL Sale: 120 KL
	Excess treated water	458 KLD
Details of Swimming pool (If any)	Swimming pool of Total Volume: 240 cum	

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:**	Between 0.3 mt. to 1.3 mt. below ground level
	Size and no of RWH tank(s) and Quantity:	Shall be submitted
	Location of the RWH tank(s):	Shall be submitted
	Quantity of recharge pits:	Shall be submitted
	Size of recharge pits :	Shall be submitted
	Budgetary allocation (Capital cost) :	Shall be submitted
	Budgetary allocation (O & M cost) :	Shall be submitted
	Details of UGT tanks if any :	Location of UG tanks: Basement /Underground

35.Storm water drainage	**Natural water drainage pattern:**	The storm water collected through the storm water drains of adequate capacity will be discharged in to the municipal SWD.
	Quantity of storm water:	Shall be submitted
	Size of SWD:	PTC: 450 mm dia. with slope of 1:400 Sale: 600 mm dia. with slope of 1:450
Sewage and Waste water	**Sewage generation in KLD:**	891 KLD
	STP technology:	MBBR (Moving Bed Bio Reactor)
	Capacity of STP (CMD):	STPs of total capacity 980 KL
	Location & area of the STP:	Shall be submitted
	Budgetary allocation (Capital cost):	Shall be submitted
	Budgetary allocation (O & M cost):	Shall be submitted
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	Excavation material shall be partly reused on site and remaining shall be disposed to authorized landfill site as per permission from M.C.G.M.
	Disposal of the construction waste debris:	Construction waste shall be partly reused/ recycled and remaining shall be disposed to the authorized site with the permission of M.C.G.M.
Waste generation in the operation Phase:	**Dry waste:**	2052 Kg/day
	Wet waste:	1365 Kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	134 kg/day
	Others if any:	Not Applicable
Mode of Disposal of waste:	**Dry waste:**	To M.C.G.M.
	Wet waste:	Organic Waste Convertor
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Not Applicable
	Others if any:	Not Applicable
Area requirement:	**Location(s):**	Shall be submitted
	Area for the storage of waste & other material:	Shall be submitted
	Area for machinery:	Shall be submitted
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Shall be submitted
	O & M cost:	Shall be submitted
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	DG Set	--	--	--	--	--

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	HSG	--	--	--
41.Source of Fuel		--		
42.Mode of Transportation of fuel to site		--		

43.Green Belt Development	**Total RG area :**	On ground: 2038.74 Sq. mt. ; On podium: 2558.75 Sq. mt.
	No of trees to be cut :	Shall be submitted
	Number of trees to be planted :	893 Nos.
	List of proposed native trees :	Shall be submitted
	Timeline for completion of plantation :	At the time of completion of 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
1	--	--	--	--
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

Power requirement:	**Source of power supply :**	TATA / Adani
	During Construction Phase: (Demand Load)	Shall be submitted
	DG set as Power back-up during construction phase	As per requirement
	During Operation phase (Connected load):	25980 KW
	During Operation phase (Demand load):	13034 KW
	Transformer:	Shall be submitted
	DG set as Power back-up during operation phase:	PTC Building: 1 DG set of 600 kVA capacity ; Sale Building: 1 DG set of 1250 kVA capacity
	Fuel used:	HSG
	Details of high tension line passing through the plot if any:	--

48.Energy saving by non-conventional method:

Shall be submitted

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Shall be submitted	Shall be submitted

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Sewage	--	STP
Solid waste	--	Organic Waste Convertor

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Shall be submitted
	O & M cost:	Shall be submitted

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Shall be submitted	--	--

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Shall be submitted	--	--	--

51.Storage of chemicals (inflamable/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:	3 Entry and 2 exit
Parking details:	**Number and area of basement:**	Not Applicable
	Number and area of podia:	8 Podia
	Total Parking area:	34077.12 Sq. mt.
	Area per car:	--
	Area per car:	--
	Number of 2-Wheelers as approved by competent authority:	176 Nos.
	Number of 4-Wheelers as approved by competent authority:	618 Nos.
	Public Transport:	Not Applicable
	Width of all Internal roads (m):	Min 6.00 mt.
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park: Approx 2.00 Km
	Category as per schedule of EIA Notification sheet	8 (b) B1

	Court cases pending if any	Not Applicable
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	11-01-2019

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Representative of PP Mr. Dinesh Naik was present during the meeting along with environmental consultant: M/S. M/s. Ultra-Tech.

PP informed that, the total plot area of the project is 25,516.30 Sq.mt. having total construction area 2,24,008.26 Sq.mt. (FSI - 73,233.26 Sq.mt. + NON FSI- 1,50,775 .00 Sq.mt.). and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
Sale: 2 Nos. of buildings Building 1 with 4 wings	Wing A: Basement + Ground (Commercial) + 1st (Commercial) floor + 2nd to 7th floor (Part Residential & Part Podium) + 8th Amenity + 9th to 44th Floors	137.95
--	Wing B: Basement + Ground (Commercial) + 1st (Commercial) floor + 2nd to 7th floor (Part Residential & Part Podium) + 8th Amenity + 9th to 44th Floors	137.95
--	Wing C: Basement + Ground (Commercial) + 1st (Commercial) floor + 2nd to 7th floor (Part Residential & Part Podium) + 8th Amenity + 9th to 43rd Floors	134.95
--	Wing D: Basement + Stilt + 1st to 7th floor (Part Residential & Part Podium) + 8th Amenity + 9th to 43rd Floors	134.95
Building 2	Ground + 1st (Commercial) Floor	8.95
Permanent Transits Camp (PTC): 3 Nos. of buildings with 7 wings	--	--
Building 3	Wing A & B: Ground + 22 Floors	69.20
Building 4	Wing C & D: Ground + 22 Floors	69.20
Building 5	Wing E, F & G: Ground + 22 Floors	69.20

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, form 1, 1A,EIA, presentation & plans submitted are taken on the record.

DECISION OF SEAC

After discussion, ToR presented by PP was approved with following additional ToR in the same:

Specific Conditions by SEAC:

1) PP to submit Soil analysis, Ground water analysis report for contamination.
2) PP to provide requisite RG as per Rules on Mother Earth.
3) PP to upload the copy of DCR regarding RG area to be provided.
4) PP informed that PTC will be constructed & will be hand over to SRA. It is noted that the access road to this is of only 9mt. PP to carry out the real time traffic analysis for the PTC component as well as for the entire project
5) PP to submit the details & calculations of evacuation time.
6) PP to submit the Nalla remarks. Also PP to ensure that 3 mt buffer should be there along the length of nalla for cleaning.
7) PP to ensure that nalla should not be diverted or closed.
8) PP to submit the detail traffic circulation plan for the entire project. Also to submit traffic circulation plan PTC separately.
9) PP to submit wind analysis, traffic analysis, shadow analysis, light and ventilation analysis reports and measures to reduce heat island effect
10) Committee noted that PP is proposing wall between sale and PTC components. If so then separate RG be provided for PTC component, else unhindered access to common RG be provided for PTC component too.
11) PP to submit HRC NoC.
12) PP to submit Railway NoC.
13) PP to submit & upload the design & cross section of STPs indicating 40% area open to sky for adequate ventilation.
14) PP to submit CER as per 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
15) PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above
16) Committee approved the ToR which is valid upto 11/2/2022.

FINAL RECOMMENDATION

The Committee decided to Grant ToR subject to the above observations,PP requested to prepare and submit EIA report as per EIA Notification, 2006 and amendments thereof.

Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for Establishment of IKEA Store

Is a Violation Case: No

General Information:

1.Name of Project	Establishment of IKEA Store at Thane-Belapur Road, Turbhe, Navi Mumbai, India
2.Type of institution	Private
3.Name of Project Proponent	IKEA India Private Limited
4.Name of Consultant	ERM India Private Limited
5.Type of project	Commercial Establishment (IKEA Store)
6.New project/expansion in existing project/modernization/diversification in existing project	Not applicable
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Plot no 15, 15a, 15b, 15c, TTC MIDC, Turbhe, Thane- Belapur Road, Navi Mumbai
9.Taluka	Panvel
10.Village	Turbhe and Pawana
11.Area of the project	TTC MIDC area, Turbhe, Thane Belapur Road, Raigad District
12.IOD/IOA/Concession/Plan Approval Number	MIDC DC Rule 2009
	IOD/IOA/Concession/Plan Approval Number: Not applicable
	Approved Built-up Area: 46500
13.Note on the initiated work (If applicable)	Not Applicable
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Approval from MIDC
15.Total Plot Area (sq. m.)	96,250.0 sqm
16.Deductions	Nil
17.Net Plot area	96,250.0 Sqm
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 46,500 Sqm
	b) Non FSI area (sq. m.): 41,600 Sqm
	c) Total BUA area (sq. m.): 88,100 Sqm
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):**
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	31,100 Sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	approximate 32%
21.Estimated cost of the project	14160000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	IKEA Store; 1 number	1 Basement + 1 Stilt + Store Level 1 & Store Level 2	16.9 m

23.Number of tenants and shops	Not Applicable
24.Number of expected residents / users	10,358 (including staff and visitors)

25.Tenant density per hectare	Not Applicable
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 M (9m minimum provided)
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	12 M (9m minimum provided)
29.Existing structure (s) if any	Tanks, treatment plants, utility rooms, parking sheds, storage areas and administrative buildings.
30.Details of the demolition with disposal (If applicable)	Demolition debris: 5000 m3; Demolition scrap: 100 MT; Wooden scrap: 4 MT; Demolition is done after obtaining necessary permisison from MIDC

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**	MIDC and STP treated water
	Fresh water (CMD):	296 m3/day
	Recycled water - Flushing (CMD):	79 m3/day
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	Not Applicable
	Total Water Requirement (CMD) :	510 m3/day
	Fire fighting - Underground water tank(CMD):	1000 m3
	Fire fighting - Overhead water tank(CMD):	10 m3
	Excess treated water	135 m3/day

Wet season:	**Source of water**	MIDC, STP treated water and rainwater harvesting
	Fresh water (CMD):	207 m3/day
	Recycled water - Flushing (CMD):	79 m3/day
	Recycled water - Gardening (CMD):	18 m3/day
	Swimming pool make up (Cum):	Not Applicable
	Total Water Requirement (CMD) :	439 m3/day
	Fire fighting - Underground water tank(CMD):	1000 m3
	Fire fighting - Overhead water tank(CMD):	10 m3
	Excess treated water	135 m3/day
Details of Swimming pool (If any)	Not Applicable	

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	0	254	254	0	16	16	0	238	238
Cooling tower & thermopack	0	167	167	0	167	167	0	0	0
Gardening	0	89	89	0	89	89	0	0	0

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	Approximately 0.7 M below Road Level
	Size and no of RWH tank(s) and Quantity:	Size: 700 Cum and Quantity: One
	Location of the RWH tank(s):	Near front gate
	Quantity of recharge pits:	0
	Size of recharge pits :	Not Applicable
	Budgetary allocation (Capital cost) :	INR 20 Lakhs
	Budgetary allocation (O & M cost) :	INR 3 Lakhs
	Details of UGT tanks if any :	Raw water tanks: 2 nos.; size :130 Cum each Treated water tanks:: 2 nos., 70 Cu m each

35.Storm water drainage	**Natural water drainage pattern:**	Existing natural drainage pattern will be maintained
	Quantity of storm water:	Designed for 6740 Cu.M/hour
	Size of SWD:	800 mm Diameter
Sewage and Waste water	**Sewage generation in KLD:**	238 KLD
	STP technology:	Aerobic Moving Bed Bio Reactor system
	Capacity of STP (CMD):	1 no.; 240 KLD capacity
	Location & area of the STP:	Location: Parking level 1; Area: 300 SqM
	Budgetary allocation (Capital cost):	INR 50 Lakhs
	Budgetary allocation (O & M cost):	INR 15 Lakhs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	750 tonnes of construction debris and 155 kg/day of municipal waste
	Disposal of the construction waste debris:	The recyclable waste such as metal scrap, plastics will be sold out to vendors. About 90% of the debris will used to level low lying areas within the project site and the rest will be disposed to designated disposal site as approved by local authority.
Waste generation in the operation Phase:	**Dry waste:**	750 kg/day
	Wet waste:	1750 kg/day
	Hazardous waste:	250 kg/month
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	500 kg/day
	Others if any:	E-waste: Approx. 1 tonne per month; Packaging waste: approx. 3-4 tonne/month
Mode of Disposal of waste:	**Dry waste:**	Scrap dealer
	Wet waste:	Bio gas plant
	Hazardous waste:	To authorized vendors for disposal at TSDF as per MPCB approval
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Filter press for preparing compost for onsite usage
	Others if any:	E-waste: Authorised recycler; Packaging waste: scrap dealer
Area requirement:	**Location(s):**	At ground floor and store level 1
	Area for the storage of waste & other material:	28.6 sqm area for waste storage and warehouse of 6253.3 sqm for materials
	Area for machinery:	20 Sq.M
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	INR 70 Lakhs
	O & M cost:	INR 10 Lakhs
37.Effluent Charecterestics		

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	-	6.5-8.5	6.5-8.5	6.5-9.0
2	Total Suspended Solids	mg/l	250-450	<10	<50
3	BOD	mg/l	250-300	<10	<10
4	COD	mg/l	500-600	<50	<100
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	Waste Oil	5.2	M3/annum	0	3 to 4	3 to 4	Through approved recyclers
2	Waste containing residue of oil	33.2	MT/annum	0	1	1	Through authorized vendors to TSDF

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 (1250 kVA)	HSD; 251.8 litre/hour	1	30 m	0.7 m	415oC
2	DG Set (1250 kVA)	HSD; 251.8 litre/hour	2	30 m	0.7 m	415oC
3	DG Set (1010 kVA)	HSD; 203.88 litre/hour	3	30 m	0.7 m	415oC
4	DG Set (1010 kVA)	HSD; 203.88 litre/hour	4	30 m	0.7 m	415oC

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	HSD	0	30 KL	30 KL
41.Source of Fuel		Local vendors		
42.Mode of Transportation of fuel to site		By Fuel Tanker		

43.Green Belt Development	**Total RG area :**	RG on the ground (sq. m): 9,650 sqm; RG area other than greenbelt (playground, etc.): 13,665 sqm
	No of trees to be cut :	0
	Number of trees to be planted :	960
	List of proposed native trees :	Neem, Gulmohar, Ajaan, Fern tree, Champa, Karanj etc.
	Timeline for completion of plantation :	3 months post construction of IKEA store

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	Azadirachta indica	Neem	61	Evergreen tree; Buffer planting- Visual and Acoustic; Soil Amelioration
2	Alstonia scholaris	Satvin, Scholar tree	165	Evergreen tree; Feature planting
3	Bahunia purpurea	Rakta kanchan, Butterfly Tree	35	Flowering tree
4	Bahunia racemose	Apta, Bidi Leaf Tree	26	Deciduous tree; Soil Amelioration
5	Cassia fistula	Bahava , Amaltas	48	Flowering tree; Soil amelioration
6	Cordia sebestena	Lal Lasora	61	Flowering tree; Avenue planting
7	Delonix regia	Gulmohar	09	Flowering tree; Feature planting
8	Ehretla laevis	Ajaan	37	Deciduous tree; Feature planting
9	Filicium decipiens	Fern Tree	08	Evergreen tree; Feature planting
10	Michelia champa	Champa	62	Flowering tree; Avenue planting
11	Millingtonia hortensis	Kaval nimb, Neem Chameli	08	Flowering tree; Feature planting
12	Mesua ferrea	Nag Champa	24	Evergreen tree; Feature planting
13	Pongamia glabra	Karanj	25	Evergreen tree; Buffer planting – Visual and Acoustic; Soil Amelioration
14	Putranjiva roxburghii	Putranjiva	22	Evergreen Tree; Buffer planting – Visual and Acoustic
15	Peltophorum ferrugineum	Peela gulmohar	19	Flowering tree; Buffer planting- Visual and Acoustic
16	Plumeria alba	Champa , Chafa	188	Soil Amelioration
17	Saraca indica	Sita Ashok	32	Evergreen tree; Buffer planting- Visual and Acoustic; Soil Amelioration
18	Tabebuia argentia	Yellow trumpet tree	66	Flowering tree
19	Lagerstroemia Flos-Reginae	Pride of India	64	Flowering 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	Not applicable	Not Applicable	Not Applicable

47.Energy

Power requirement:	**Source of power supply :**	Maharashtra State Electricity Distribution Company Ltd.
	During Construction Phase: (Demand Load)	200 KW
	DG set as Power back-up during construction phase	1 DG set of 125 kVA capacity
	During Operation phase (Connected load):	5.9 MW
	During Operation phase (Demand load):	4.0 MW
	Transformer:	2 no's of 22/0.433 KV, 2000 KVA Dry Type Transformers will be provided
	DG set as Power back-up during operation phase:	4 DG sets (2 x 1250 KVA and 2 x 1010 KVA)
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Not Applicable

48.Energy saving by non-conventional method:

- Insulated roof having U value 0.043 Btu/hr.sq feet *F
- Insulated external wall having U value 0.053 Btu/hr.sq feet *F.
- Better thermal properties of Glass SC 0.29
- Efficient water cooled VSD drive centrifugal chiller system with COP 6.4at ARI
- VSD on AHU , Secondary Pumping and Cooling Towers
- Heat recovery wheel to reduce the fresh air cooling load
- Optimize design of internal lighting layout to minimize internal lighting load with lighting controls

Approx 1 MW Solar PV system

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Energy Conservation measures	37.6%

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
DG Set	Not applicable	Stack height of 30 m; Acoustic Enclosure

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	75 Lakhs
	O & M cost:	5 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	Provision of adequate drainage and bunds/ diversion dykes, water sprinkling etc. to prevent soil/ raw material escape	-	20
2	Development of vegetation and landscaping	-	80
3	Toilets for workers and sewage disposal facility	-	20
4	Air and Noise Quality monitoring	-	1.5
5	Water Quality monitoring	-	1.5
6	Miscellaneous expenses for construction phase EMP implementation	-	5
7	Waste Management	-	5
8	Campsite cleanliness	-	2
9	Health and Safety	-	5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Wastewater	STP of 240 KLD	50	15
2	Wastewater	Wastewater quality monitoring	0	2
3	Rainwater harvesting	Rain water harvesting tanks	20	3
4	Waste	Waste Management	70	10
5	Air Quality	Ambient Air quality monitoring	0	3
6	Air Quality	Stack monitoring	0	1
7	Ambient Noise	Ambient Noise monitoring	0	1
8	Green belt	Green belt and landscape maintenance	0	10
9	EHS	EHS training and EMP evaluation	10	10
10	House keeping	Facility Management for House keeping	5	25

51.Storage of chemicals (inflamable/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
HSD	Proposed for storage	In North East Corner on Ground Level	30 KL	30 KL	109 KL	Local Vendor	Fuel Tankers

52.Any Other Information

No Information Available

53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	Two junction on Thane- Belapur road
Parking details:	**Number and area of basement:**	1 Basement; Area: 31,800 sqm
	Number and area of podia:	0
	Total Parking area:	62,640 sqm
	Area per car:	12.5 sqm
	Area per car:	12.5 sqm
	Number of 2-Wheelers as approved by competent authority:	176 2-wheeler parking provided
	Number of 4-Wheelers as approved by competent authority:	2356 4- wheelers parking provided
	Public Transport:	90 sqm
	Width of all Internal roads (m):	6 M
	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park: ~ 16 km aerial distance;
	Category as per schedule of EIA Notification sheet	8 a
	Court cases pending if any	Not Applicable
	Other Relevant Informations	Not Applicable

	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	23-12-2016

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

PP Mr. Sunil Verma was present during the meeting along with environmental consultant M/S. ERM India Private Limited.

It is noted that, the project was considered by SEIAA in its 147th Meeting held on 19/12/2018 & due to increase in built up area than what SEAC2 recommended, decided to refer back to SEAC-2 for appraisal. The proposal was then considered in 84th SEAC-2 meeting held on 7/1/2019.

PP informed that, they have received EC from special planning authority-MIDC vide letter dated 21st August, 2017 for total built up area 1,08,400.77 Sq.mt. as per MoEF & CC Notification dated 09.12.2016. PP further informed that, they have received letter dated 24th September 2018 from Regional office, MoEF & CC, Nagpur that they have to approach SEIAA for fresh EC as the said notification was squashed by NGT.

PP informed that, the total plot area of the project is 96,250.0 Sq. mt. having total construction area 108,400.77Sq. mt. (FSI - 41,261.6m2 + Non-FSI- 67,139.13m2 and the building configuration is as follow-

Building Name & number	Number of floors	Height (Mtrs)
2 buildings- main IKEA building Day care,	main IKEA building (Basement + Stilt + Ground floor + Store level 1 & Store level 2)	16.1 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

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

Specific Conditions by SEAC:

2) It is noted that, PP has circulated the revised CS during presentation with the UID No SEIAA-Statement 0000002697 instead of original UID SEIAA-Statement 0000000332. PP to update the information on UID SEIAA-Statement 0000000332 and to submit the letter regarding withdrawal of newly created UID 0000002697.
3) PP to upload the report & action plan regarding ground water contamination submitted to MPCB
4) As agreed by PP, BoD should be less than 5
5) PP to explore full reuse of excess treated ground water for landscaping and for use in chilling plant.
6) PP to ensure that RG should be minimum 10% and should be on Mother Earth.
7) PP to ensure that capacity of OWC should be 1750 KG/day and not simply 750Kg/day.
8) PP to ensure that wrapping and packaging material even for goods/ parts imported from other countries conform to MSW Rules in force from time to time

FINAL RECOMMENDATION

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

Agenda of 88th Meeting of State Expert Appraisal Committee-2 (SEAC-2)

SEAC Meeting number: 88 **Meeting Date** February 11, 2019

Subject: Environment Clearance for Proposed Expansion of Residential project at KAVESAR,GHODBUNDER ROAD,THANE (W)

Is a Violation Case: No

1.Name of Project	Parkwoods
2.Type of institution	Private
3.Name of Project Proponent	M/s. Aniline Constructions Company Private Limited
4.Name of Consultant	Pollution Ecology & Control Services
5.Type of project	Housing project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes EC no. 21-469/2006 IA.III dated 21st February 2007 from MoEFCC under EIA Notification 2004
8.Location of the project	S.No. 163/5 to 8B/1, 163/5 to 8B/2, 163/9A/1, 163/9A/2, 165/1A, 165/2A, 166/6A, 166/7A, 166/8A, 166/9A, 166/9B, 166/10A/1, 166/10A/2, 166/11A, 166/12A, 166/13A, 166/14A/1, 166/14A/2, 166/15A/1, 166/15A/2, 166/16A, 166/22A/1, 166/22A/2, 166/22A/3, 166/24A/1,166/24A/2, 166/24A/3, 166/30A/1, 166/30A/2, 167/1, 167/2, 167/3 at Village Kavesar, Thane
9.Taluka	Thane
10.Village	Thane
Correspondence Name:	Ashish Girdharilal Vaid
Room Number:	-
Floor:	-
Building Name:	DB House
Road/Street Name:	Gen. A.K. Vaidya Marg
Locality:	Goregaon (East)
City:	Mumbai - 400063
11.Area of the project	Thane Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	IOD copy
	IOD/IOA/Concession/Plan Approval Number: V. P. No. S06/0207/17 (old V.P.No. 89/129) TMC/TDD/2405/17
	Approved Built-up Area: 83387.64
13.Note on the initiated work (If applicable)	Partial excavation started, Debris generated: 2000 m3
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	V. P. No. S06/0207/17 (old V.P.No. 89/129) TMC/TDD/2405/17
15.Total Plot Area (sq. m.)	45700
16.Deductions	9559.63
17.Net Plot area	36040.42
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 86820.01
	b) Non FSI area (sq. m.): 113715.44
	c) Total BUA area (sq. m.): 200535.45
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 62452.26
	Approved Non FSI area (sq. m.): -
	Date of Approval: 20-11-2017
19.Total ground coverage (m2)	18584
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	50.85
21.Estimated cost of the project	2648412426

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Parkwoods D5	4 basements + ground + 1 podium + 47 floors	150.7
2	Parkwoods D6	4 basements + ground + 1 podium + 47 floors	150.7
3	Parkwoods A1	LB + UB+30 storeys	96.80
4	Parkwoods B2	LB + UB+30 storeys	96.80
5	Parkwoods B3	LB + UB+30 storeys	96.80
6	Parkwoods C4	LB + UB+30 storeys	96.80
7	Commercial Building	basement + ground + 1 storey	13.60

23.Number of tenants and shops	Total no. of Flats : 1395 nos.
24.Number of expected residents / users	7118
25.Tenant density per hectare	305
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	60 m Ghodbunder road and 30 m DP road
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 18 m
29.Existing structure (s) if any	NO
30.Details of the demolition with disposal (If applicable)	The existing structures on site has been demolished and the Demolition waste has been disposed of as per the "Construction Demolition Waste (Management &. Disposal) 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**	TMC
	Fresh water (CMD):	630
	Recycled water - Flushing (CMD):	318
	Recycled water - Gardening (CMD):	62
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	1010
	Fire fighting - Underground water tank(CMD):	1st Basement- D5 tower: Fire tank 1- 100 m3, Fire tank 2 - 100 m3, D6 Tower: Fire tank 1- 100 m3, Fire tank 2 - 100 m3
	Fire fighting - Overhead water tank(CMD):	-
	Excess treated water	465
Wet season:	**Source of water**	TMC
	Fresh water (CMD):	630
	Recycled water - Flushing (CMD):	318
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	948
	Fire fighting - Underground water tank(CMD):	1st Basement- D5 tower: Fire tank 1- 100 m3, Fire tank 2 - 100 m3, D6 Tower: Fire tank 1- 100 m3, Fire tank 2 - 100 m3
	Fire fighting - Overhead water tank(CMD):	-
	Excess treated water	527
Details of Swimming pool (If any)	Location Podium 1, area of swimming pool: 16110 m2, depth : 12m , Kids Pool: 2200 m2	

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	0	630	630	0	95	95	0	535.3	535.3

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	5-6m
	Size and no of RWH tank(s) and Quantity:	No. of RWH tanks: 02 Sizes: 20 m3 , 20 m3
	Location of the RWH tank(s):	1st Basement
	Quantity of recharge pits:	Not Applicable
	Size of recharge pits :	Not Applicable
	Budgetary allocation (Capital cost) :	10 lakh
	Budgetary allocation (O & M cost) :	1 lakh
	Details of UGT tanks if any :	1st Basement : D5 tower: Fire tank 1- 100 m3, Fire tank 2 - 100 m3, RWH tank 1: 20 m3, Domestic tank 1: 55 m3, Domestic tank 2 : 55 m3 D6 Tower: Fire tank 1- 100 m3, Fire tank 2 - 100 m3, , RWH tank 2: 20 m3 , Domestic tank 1: 55 m3, Domestic tank 2 : 55 m3
35.Storm water drainage	**Natural water drainage pattern:**	The storm water collected through storm water drains of adequate capacity will be discharged into municipal SWD
	Quantity of storm water:	912 m3/hr
	Size of SWD:	300 mm x 1000 mm with Slope 1:300
Sewage and Waste water	**Sewage generation in KLD:**	853
	STP technology:	MBBR
	Capacity of STP (CMD):	Total Capacity 925 m3/day [4 residential buildings: 425 m3/day, D5& D6: 2x 250 m3/day]
	Location & area of the STP:	for 4 residential buildings: lower and upper stilt (310 m2) Proposed D5 & D6: Basement 1 & 2 [double height] and opening at the Ground (212 m2)
	Budgetary allocation (Capital cost):	48 lakhs
	Budgetary allocation (O & M cost):	12 lakhs
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	90 kg/day
	Disposal of the construction waste debris:	scrap material will be disposed to Authorized Vendor
Waste generation in the operation Phase:	**Dry waste:**	1259.57 kg/day
	Wet waste:	2306.08 kg/day
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	8.53 CMD
	Others if any:	Not applicable

Mode of Disposal of waste:	**Dry waste:**	Dry garbage will be segregated and disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Organic Waste converter and InVessel Composter and used as Organic manure for landscaping
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	Used as manure
	Others if any:	Not applicable
Area requirement:	**Location(s):**	for 4 residential towers: Ground Floor, for Proposed D5 & D6: Basement 2[double height]
	Area for the storage of waste & other material:	for 4 residential towers: Ground Floor (60 m2), for Proposed D5 & D6: Basement 1 & 2 [double height] (50 m2)
	Area for machinery:	for 4 residential towers: Ground Floor (60 m2), for Proposed D5 & D6: Basement 1 & 2[double height] (50 m2)
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	36 lakhs
	O & M cost:	2.5 lakhs

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

43.Green Belt Development	**Total RG area :**	Total RG area: 11160.24 m2 (Ground: 2871.60 m2, Podium: 8288.04 m2)
	No of trees to be cut :	0
	Number of trees to be planted :	109
	List of proposed native trees :	05
	Timeline for completion of plantation :	Not applicable

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	Michelia champaca	Champa	21	-
2	Atstonia Scholaris	Satwin	22	-
3	Peltophorum Ferrugineum	Copper pod tree	21	-
4	Bauhinea Purpurea	Kanchan	23	-
5	Mimusopes elengi	Bakul	22	-
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	Natal lily	-	-
2	Big lily	-	-
3	Sonn Takka	-	-
4	Fire bush	-	-
5	Adulasa	-	-
6	Nirgudi	-	-
7	Spider Plant	-	-
8	Lantana	-	-
9	Mogra	-	-
10	Chitrak	-	-
11	Kunti	-	-
12	Broadleaf lady palm	-	-
13	Wild Jasmine	-	-
14	Shoe flower	-	-

47.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	1000 KVA
	DG set as Power back-up during construction phase	1 x 630 KVA
	During Operation phase (Connected load):	13834 KVA
	During Operation phase (Demand load):	4624 KVA
	Transformer:	NA
	DG set as Power back-up during operation phase:	1 x 630 KVA
	Fuel used:	Low sulphur high speed diesel
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Solar energy will be used for lightening and hot water for residential building

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	% energy saving w.r.t. energy consumed	18.6%
2	% of renewable w.r.t. energy saving	4.36 %

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:**	60 lakhs
	O & M cost:	5 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	Barricading and dust suppression	Air pollution and Erosion control	6
2	Environmental Monitoring	Air, Water, Soil and Noise Monitoring	1.5
3	PPE for workers (gloves, spects, boots etc.)	site safety and health safety	5
4	bio-toilets and basins	site sanitation	3
5	Health Checkups	Health safety	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	STP (MBBR)	Waste water treatment	48	12
2	MSW	IVC & OWC	36	2.5
3	RWH	Rain water harvesting	10	1
4	Landscape	RG area	9	0.7
5	DMP	safety measures	185.19	37
6	Solar Energy System	Renewable energy uses	60	5
7	Basement Air Cleaning System	-	77.5	6.24

51.Storage of chemicals (inflamable/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:	12 mts wide road connected to 30 mts wide DP Road & 60 Mts wide Ghodbunder Road
Parking details:	**Number and area of basement:**	Number of Basements : 4, Area of Basement 1: 4686.78 m2, Basement 2: 4,686.40 m2, Basement 3: 4,714.66 m2, Basemnt 4: 4848.42m2
	Number and area of podia:	Number of Podium: 1 and area of podium top 1478.62 m2
	Total Parking area:	22611.74 m2
	Area per car:	Open : 25 m2, Basement : 35 m2, podium: 30 m2
	Area per car:	Open : 25 m2, Basement : 35 m2, podium: 30 m2
	Number of 2-Wheelers as approved by competent authority:	788
	Number of 4-Wheelers as approved by competent authority:	1534
	Public Transport:	NA
	Width of all Internal roads (m):	6 mt for 4 wheelers, 9 mt for CFO, 13 mt for HMV and LCV

	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.	No
	Date of online submission	-

SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS

Summorised in brief information of Project as below.

Brief information of the project by SEAC

Representative of PP Mr. Bhavesh, Architect Mr. Prabhu were present during the meeting along with Environmental Consultant M/S Pollution & Ecology Control Services.

PP submitted their application for prior Environment Clearance for total plot area of 9,300.00 sq.mt, total Built up area of 2,00,535.45 sq.mt (FSI- 86820.01 sq.mt + NonFSI-113715.44.mt). The project was previously considered in 81st SEAC II meeting held on 10/12/2018 &was deferred with observation that the project falls under 8a (B1) category of EIA Notification, 2006 including existing buildings for which EC accorded. Accordingly PP to revise the application & to submit the EIA along with the brief history of the project with approved layout plans &the architect certificate for construction done on site.

PP informed that, the said project obtained Environment Clearance vide dated 21st February, 2007 from MoEF&CC under EIA Notification 2004 for 5 Residential Towers and 1 Commercial Building. PP further informed that, 4 Residential Towers and 1 Commercial Building has already been constructed on the site and the OC for the same has been obtained. All these 4 towers have been handed over to the buyers and are occupied.

PP stated that, there is an amendment in the said EC due to expansion. There is a change in the footprint and no. of floors in the 5th Residential Tower (D5) and further One (1) additional Residential Tower (D6) has been proposed in the same project due to the increase in the FSI & TDR. PP further stated that, the plan for the same approved by Thane Municipal Corporation and also obtained CFO NOC for the said amended layout

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

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

Specific Conditions by SEAC:

1) As new building D6 proposed at the place which was earlier earmark for parking provision for D5 building, PP to submit the Architect certificate regarding adequate parking provided for D5 & D6 and new construction will not hamper the any parking requirement which was allotted to the existing building tenements.
2) PP to submit the copy of Commencement Certificate & Completion Certificate received from local authority for construction carried out including D5 building. EIA coordinator to submit the details like quantity of excavation, excavated depth along with photographs for D5 building and update EIA report accordingly.
3) PP to ensure that, tennis court/multipurpose court proposed should be grass court instead of cementing it.
4) PP to submit the copy of HRC NoC.
5) When committee pointed out that there is only 12 mtr wide road as against proposed building having height 130 mtr,PP informed that, as per IOD condition 22 mtr wide public road will be there comprising of 12mtr wide internal road from their plot and 10 mtr road from adjoining plot. PP to submit the copy of said IOD regarding internal road to be handed over to MCGM and there will be 22 mtr wide public road.
6) PP to ensure that slope of the ramp should be 1:12. PP to revise drawings accordingly.
7) PP to ensure that STP for proposed two buildings should be separate with adequate capacity.

FINAL RECOMMENDATION

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