



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Partner
 M/S PAM INFRASTRUCTURES
 Solitaire Castle, New Bus depot, Vasai Palghar -401201

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/240449/2021 dated 25 Mar 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH131707
2. File No.	SIA/MH/MIS/240449/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	M/s Pam Infrastructures
7. Name of Company/Organization	M/S PAM INFRASTRUCTURES
8. Location of Project	Maharashtra
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 04/05/2022

(e-signed)
Manisha Patankar Mhaikar
 Member Secretary
 SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/240449/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Pam Infrastructures,
S. No 1 (H.No 1 to 8), S. NO 2 (H. No. 1 to 5),
CTS . No. 54(pt) Village –Malonde Tal: Vasai,
Dist- Palghar.

Subject : Environmental Clearance for Amendment in earlier EC for Residential with shopline project at Plot bearing S. No 1 (H.No 1 to 8), S. NO 2 (H. No. 1 to 5), CTS . No. 54(pt) Village –Malonde Tal: Vasai, Dist- Palghar by M/s. Pam Infrastructures.

Reference : Application no. SIA/MH/MIS/240449/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 168th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details
1.	Plot Area (sq. m)	26,800.00
2.	FSI Area (sq. m)	41,636.04
3.	Non-FSI Area (sq. m)	41,870.00
4.	Proposed built-up area (FSI + Non FSI) (sq. m)	83,506.04
5.	Building Configuration	Building No.1, Wing A, B, C: B + G+ 6P+ 15 Building No.2, Wing A & B: [Gr/St + P.+7 floors] Building no.3, Wing A, B, C: [Gr./St+P+7 floors] Building No.4=: [St.+7 floors] CFC building [B+G+4 floors], Club house
6.	Total population	Residential: 2180
7.	No. of Tenements & shops	Tenements: 436, Shops/ offices- 80
8.	Total Water Requirement CMD	380 CMD
9.	Sewage Generation	306 CMD

	CMD	
10.	STP Capacity & Technology	10, 300, 50 CMD (MBBR Technology)
11.	STP Location	Below Ground
12.	Total Solid waste Quantities	Wet Waste: 540 kg/day Dry Waste: 6820 kg/day Total Waste: 1360 kg/day Disposal: OWC for wet waste
13.	R.G Area in sq.m	3148.41sq. m on podium
14.	Power requirement	3829 KW
15.	Energy Efficiency	Total Energy Savings: 20.24 % By Solar Energy: 5.10 %
16.	D.G. set capacity	380 and 250, 125 KVA
17.	Parking 4W & 2W	2-W: 1239, 4-W: 363
18.	Rain water harvesting Scheme	100 cum RWH Tank;
19.	Project Cost in (Cr)	192.50 Cr
20.	EMP Cost	Capital Cost – 162.00 Lakhs O & M Cost – 18.30 Lakhs
21.	Underground tanks	As per norms

The comparative statement showing project details approved as per earlier EC and proposed project details is as shown below:

Description	Previous details as per EC	Proposed Expansion
Plot area (sq. m)	26800.00	26800.00
FSI Area (sq. m)	35942.78	41636.04
Proposed built-up area (sq. m)	52530.83	83506.04
Building Configuration	Bldg No 1A: G + 2 Bldg No 1 (A, B, C): B + G + 9, Bldg No 2 (A, B): G/St + P+ 12 Bldg No 3 (A, B, C): G/St + P+ 12 Bldg No 4: G +1, Bldg No 5: B + G +5 CFC: B + St +3	Bldg No 1 (A, B): B + G + 6P +14, Bldg No 1 (C): B + G + 6P +15, Bldg No 2 (A, B): G/St + P+ 7 Bldg No 3 (A, B, C): G/St + P+ 7 Bldg No 4: St + 7, Club house CFC: B + ST +4
Total Water Requirement CMD	285	380
Sewage Generation CMD	254	306

Total STP's Capacity & Technology	260 KLD MBBR Technology	10, 100, 250 KLD MBBR Technology
STP Location	Below ground	Below ground, & Basement
Total Solid waste Quantities	1.10 TPD	1.36 TPD
Rain water harvesting Scheme	04 RWH Tank	04 RWH Tank
Energy Efficiency	Total Energy Savings: 20 % By Solar Energy: 3.5 %	Total Energy Savings: 20.0 % By Solar Energy: 5.58 %

3. Proposal is an expansion of existing construction project. PP has obtained earlier received EC vide letter no. SEAC 2015/CR-76/TC-1, dated:26/07/2016 for plot area of 26,800.00 Sq.Mtr. and proposed Built-up area 52,530.83 Sq.Mtrs. Proposal has been considered by SEIAA in its 242nd (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain Nalla remarks.
3. Planning authority to ensure that assured water supply, sewer and storm water network are made available in the vicinity of the project before issuing occupation certificate to the project.
4. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
5. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
6. PP to submit revise STP layout with dimensions of tanks size details; PP to provide access to the pump room; PP to ensure that parameters of treated water are as per NGT norms.
7. PP to submit revise OWC layout with area provided for storage of compost.
8. PP to submit architect certificate that they are providing 1.5 Mtr. strip of RG all along the plot boundary as per prevailing norms of DCR.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.

3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 41146.45 m², Non-FSI- : 41837.68 m², Total BUA- 82984.13 m². (Plan approval-VVCMC/TP/AMEND/VP-0413/186/2020-21, dated-20.01.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA

meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the

- Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
 8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its

amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaiskar

(Member Secretary SEIAA) 2/5/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Palghar.
6. Commissioner, Vasai Virar Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 5/4/2022 6:03:25 AM

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2015/CR- 76 /TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 24th July, 2016

To,
M/s PAM Infrastructures.
Opp. Chimaji Appa Ground,
Near Bus Depot, Vasai Gaon,
Vasai- 401 201.

Subject: Environment clearance for proposed row houses, residential building with shop line & CFC building for Bank on land bearing S. No. 1, H.No.1 to 8, S.No.2, H.No.1 to 5, CTS NO. 54 (Pt), village Malonde, Tal. Vasai, Dist. Thane by M/s PAM Infrastructures.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 41st meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 98th meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of the Project	Residential Cum Commercial Project	
Project Proponent	Mr. Hemant Mhatre Pam Infrastructure,	
Consultant	Name	Mr. H.K Desai Enviro Analysts & Engineers Pvt Ltd
Accreditation of the consultant(NABET Accreditation)	QCI NABET LIST for the Construction Project/ Area Development Project/Township: S.No. 47 of list of consultant with provisional accreditation. (Rev. 35 Oct. 08, 2015)	
Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/ Township or others	Housing & Residential Project	
Location of the project	S No 1, H.No.1 To 8 S. No 2, H.No.1 To 5 , CTS .No.54 Pt, Village - Malonde, Tal -Vasai, Dist-Thane	
Whether in Corporation/municipal/other area	Vasai-Virar City Municipal Corporation (VVCMC)	
Applicability of the DCR	VVCMC DCR	

Note on the initiated work (if applicable)	Building	Total Floors	Constructed floors	Total constructed area (sq. mt)
	Building No. 2	Gr + 12 th floor	6 th Slab level	4857.49
	Building No. 3	Gr + 12 th floor	8 th Slab level	10308.33
	C.F.C Building	Gr + St + 3 rd floor	Completed	1785.83
	Total constructed area = 16951.65 sqm			
LOI/NOC from MHADA/ other approvals (If Applicable)	Not applicable			
Total plot area (Sq.mt)	Sr. no	Particulars		Area in Sq.mt
Deductions	1	Area of Plot		26800.00
Net Plot Area	2	Deduction		
	a	Road Setback,PG,ESR,ST-1 & 2, Nalla		7542.09
		Total Deduction		7542.09
	3	Net Plot Area		18,543.94
Permissible FSI	35942.78 sqm			
Proposed Built Up Area (FSI & Non FSI)	FSI Area (Sq.mt)	Non-FSI Area (Sq.mt)		Total BUA Area (Sq.mt)
	35942.76	16,588.07		52,530.83
Ground Coverage Area (percentage of plot not open to sky)	5331.18 sq m 19.89 %			
Estimated Cost of the project	Rs. 165 Crore			
Number of Buildings & its configuration(s)	The above ground structures will comprise of:			
	Building 1(Row house)	1Wings	Gr + 2(pt)	
	Building 1A (Residential & shops)	3Wings	B + Gr + 9 th floor	
	Building 2 (Residential & shops)	2Wings	Gr + P + 12 th floor	
	Building 3 (Residential & shops)	3Wing	Gr + P + 12 th floor	
	Building 4 (Bungalow)	1 Wing	Gr + 2 nd floor	
	Building 5 (Commercial)	2 Wing	B + Gr + 5 th floor	
	C.F.C Building (Bank)	--	B + St + 3 rd floor	
Number of tenants and shops	Residential flats	345		
	Shops	126		
	Commercial	5000 sqm area		
	CFC	1		
Number of expected residents / users	Particulars	Expected Residents		
	Residential Flats	1725		
	Shops	378		
	Commercial	500		
	CFC (Bank)	95		

	Total	2698
Tenant density per hector	60 Tenements / hector	
Height of Building(s)	Buildings	Building height
	Building 1	10 m
	Building 1A	30.00m
	Building 2	41.35m
	Building 3	41.35m
	Building 4	10 m
	Building 5	24 m
	CFC bldg	15.6 m
Right of way (Width of the road from the nearest fire station to the proposed building(s))	20 m wide DP road	
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 9.00 m	
Existing Structure (s)	Building 2 & 3 are constructed up to 6 th & 8 th slab respectively. CFC Building has been constructed.	
Details of the demolition with disposal (If applicable)	Not Applicable	
Total Water Requirement	Dry Season; Source : VVCMC/Recycled water	
	Particulars	Qty in KLD
	Fresh Water	177
	Recycled Water	108
	Total Water Requirement	285
	Fire Fighting (Cum)	260
	Swimming pool makeup	Not Applicable
	Wet Season; Source : VVCMC/RWH/ STP Treated water	
	Fresh Water	177
	Recycled Water	94
	Total Water Requirement	271
	Fire Fighting (Cum)	260
	Swimming pool makeup	Not Applicable
	Level of Ground Water Table	2-3 m bgl
Rain Water Harvesting (RWH)	Size, No and Quantity of RWH tank (s)	4 Nos, 287cum
	Location of the RWH tank(s)	Ground Level
	Recharge pits	Not provided as the ground water table is high.
	Budgetary allocation (Capital cost and O&M cost)	
	Capital cost	Rs.39 Lakh

	O & M cost	Rs. 2 Lakh
UGT tanks	Location(s) of the UG tank(s) : Below ground level	
	Quantity of storm water	0.471 m ³ /sec
	Size of SWD	0.45m x 0.30 m
Sewage & Waste Water	Sewage generation	254 KLD
	STP Technology	MBBR Technology
	Capacity of STP	260 KLD
	Location of the STP	Ground level
	DG sets (during emergency)	1 x 180 KVA & 1 x 500 KVA
	Budgetary allocation (capacity cost and O&M cost):	
	Capital cost	Rs. 10 Lakhs
	O & M Cost	Rs. 5 Lakhs/year
Solid Waste Management	Waste generation in the Pre-Construction and Construction phase	
	Waste generation: Recyclable waste will be generated like empty cement bags & cans, scrap metal etc. Debris & construction waste shall be generated.	
	Quantity of the top soil to be preserved: To be used for Landscaping.	
	Disposal of the construction waste debris: Recyclable waste like empty cement bags & empty paint cans shall be handed over to local vendors.	
	Broken tiles shall be used for china mosaic of terrace. Scrap metals shall be sold to recyclers.	
	Waste generation in the operation phase:	
	Particulars	Quantity (Kg/day)
	Bio Degradable Waste	590
	Non Bio Degradable waste	515
	Total Waste	1106
	E-waste	Generated from CFC bldg
	Hazardous waste	NA
	Biomedical waste	NA
	STP sludge	16
	Mode of Disposal of Waste:	
	Dry waste: Will be handed over to Local Recyclers.	
	Wet Waste: Will be processed in the OWC. manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users	
	E-Waste: Shall be managed through approved recycler.	
	Hazardous Waste: Not Applicable	
	Biomedical Waste: Not Applicable	
	STP Sludge (Dry Sludge): To be used as manure & replacement of saw dust for OWC	
	Area Requirement:	
	Location(s) and total area provided for the storage and treatment of the solid waste: Located at Ground Level, 44 sqm	
	Budgetary allocation (capital cost and O&M cost)	
	Capital Cost: Rs. 10 Lakh	
	O & M Cost : Rs. 2 Lakh/yr	
Green Belt Development	RG area other than green belt (Please specify for playground, etc.): NA	
	RG area under green belt:	

	<p>Total RG Area: 2781.59 sq.mt (15%)</p> <p>Plantation:</p> <ul style="list-style-type: none">Number of trees species to be planted in the ground RG: 271 Nos. <p>Number and list of trees species to be planted around the border of nallah/stream/pond (if any): NA.</p> <p>Number, size, age and species of trees to be cut, trees to be transplanted: Nil</p> <p>NOC for the tree cutting /transplantation / compensatory plantation, if any: Applied</p> <p>Budgetary allocation (Capital cost and O&M cost)</p> <p>Capital Cost: Rs. 4 Lakhs</p> <p>O & M Cost: Rs. 0.8 Lakhs/yr</p>																														
Energy	<p>Power Supply:</p> <p>Connected Load : 3193 KW</p> <p>Maximum Demand : 2185 KW</p> <p>Source: MSEDCL</p> <p>No of DG Sets: 1 x 180 KVA & 1 x 500 KVA</p> <p>Energy saving by non-conventional method:</p> <p>Road/Landscape - Solar Lighting</p> <p>Lobby & staircase - LED lights</p> <p>Lifts - with VFD & Regenerative Type</p> <p>Solar Hot Water system</p> <p>Details calculations & % of saving: 20%</p> <p>Compliance of the ECBC guidelines: - -Yes</p> <p>Budgetary allocation (capital cost and O&M cost) –</p> <p>Capital Cost : Rs 57 lakhs</p> <p>O & M Cost : Rs. 6 lakhs</p> <p>DG Set:</p> <p>Number and capacity of DG sets to be used:</p> <p>1 x 180 KVA & 1 x 500 KVA</p> <p>Type of fuel used: HSD.</p>																														
Environmental Management plan Budgetary Allocation	<p>Construction phase(with Break – up) –</p> <table><tr><th>Sr. No.</th><th>Parameter</th><th>Set Up Cost Rs In Lakhs</th></tr><tr><td>1</td><td>STP Cost</td><td>55</td></tr><tr><td>2</td><td>Rain water harvesting</td><td>39</td></tr><tr><td>3</td><td>Solid Waste Management</td><td>10</td></tr><tr><td>4</td><td>Energy Saving</td><td>57</td></tr><tr><td>5</td><td>Landscaping</td><td>80</td></tr><tr><td></td><td>Total Cost</td><td>241</td></tr></table> <p>Operation Phase (with Break-up)-</p> <table><tr><th>Sr. No.</th><th>Parameter</th><th>Operational & Maintenance Cost (Rs In lakhs/yr)</th></tr><tr><td>1</td><td>STP Cost</td><td>14</td></tr><tr><td>2</td><td>Rain water harvesting</td><td>2</td></tr></table>	Sr. No.	Parameter	Set Up Cost Rs In Lakhs	1	STP Cost	55	2	Rain water harvesting	39	3	Solid Waste Management	10	4	Energy Saving	57	5	Landscaping	80		Total Cost	241	Sr. No.	Parameter	Operational & Maintenance Cost (Rs In lakhs/yr)	1	STP Cost	14	2	Rain water harvesting	2
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	3	Solid Waste Management	5
	4	Energy Saving	6
	5	Landscaping	16
		Total Cost	43
Traffic Management	No of the junction to the main road & design of confluence: The project site is accessible through the existing 20 m wide DP road. Entries & Exit: 1 Parking Details: 2-Wheeler: 1109 nos. 4-Wheeler: 425 Nos. Public Transport: NA Width of all Internal roads (m): 6.00 m & 9.00 m wide internal roads.		
CRZ/RRZ Clearance obtain, if any	Not Applicable		
Distance from Protected Area /Critically Polluted Area/ Eco-sensitive areas /inter -State boundaries	Tungareshwar Wildlife Sanctuary : 7.0 Km, NE		
	Status of the Approval	Name of the competent Authority	Date of issued letter
CFO NOC for the above said building structure(s)	To be obtained	CFO	

3. The proposal has been considered by SEIAA in its 98th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environment clearance is issued subject to restricting total built up area of 42,463.93 Sq.m as approved by Local Planning Authority.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) Provide one staircase and one lift to basement from ground floor in building no.5.
- (iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.

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

General Conditions for Construction Phase-

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

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

- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

(xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

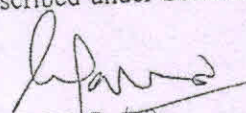
(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
 - (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 (S. M. Gayai)
 Member Secretary, SEIAA

Copy to:

1. Shri. Johnny Joseph, Chairman, IAS (Retd.), SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Thane
7. Commissioner, Vasai-Virar City Municipal Corporation (VVCMC).
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Thane.
10. Select file (TC-3)

(EC uploaded on