STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2015/CR-36/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date:21st September, 2016

To,
M/s Evie Real Estate P L.
Ruwal & Omkar Esquare,
4th floor, Opp. Sion- Chunabhatti Signal,
Sion (E), Mumbai- 400 022.

Subject: Environment clearance for proposed residential development on plot bearing S. No. 1004, 1005 (pt), 1005/1, 1006, 1007/3(pt) and 1009 (pt), Kanjur Village, Kanjurmarg-E, Mumbai 400042 by M/s Evie Real Estate P L.

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 44th 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 101st meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of Project	"Residential Development" at Kanjurmarg, Mumbai
Name of Proponent	•Name: Mr. Subodh Runwal (Director) M/s. Evie Real Estate Private Limited
Consultant	Environmental Consultants : M/s. Ultra-Tech Environmental Consultancy & Laboratory (Laboratory - Gazetted by MoEF- Govt. of India)
Accreditation of Consultant (NABET Accreditation)	Accorded Accreditation under the QCI-NABET scheme for Accreditation of EIA Consultant Organizations(Rev.09, August 2011) Certificate No: NABET/EIA/1417/RA010
Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Housing project Category 8a (B1)
Location of the Project	CTS. No. 1004, 1005(pt), 1005/1, 1006, 1007/3(pt) and 1009 (pt)., Kanjur Village, Kanjurmarg –E, Mumbai – 400042
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the	Regulation 32 of DCR 1991

DCR	
Note on the Initiated Work (If applicable)	Total constructed work (FSI+ Non FSI): Nil Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Not Applicable
LOI / NOC from MHADA / Other approvals (If applicable)	Date and construction area details mentioned in the approved letter: --
Total Plot Area Deductions Net Plot area	32,387.59 Sq. m. 6,456.63 Sq. m. 25,930.96 Sq. m.
Permissible FSI (including TDR etc.)	69,546.63 Sq. m. (Including Fungible Area)
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 69,546.63 Sq. m. (Including Fungible Area) •Non FSI area (sq. m.): 1, 00,267.75 Sq. m. •Total BUA area (sq. m.): 1,69,814.38 Sq. m.
Ground-coverage Percentage (%) ***(Note: Percentage of plot not open to sky)***	9,258.81 Sq. m. (33.17%)
Estimated cost of the project	Rs. 868.65 Cr.
No. of building & its configuration(s)	One building with total 6 Wings Wing A, B, D & F: 2 Basements + Ground/Lower Stilt + 3 Level Podium + 34 Upper Floors Wing C: 2 Basements + Ground/Lower Stilt + 3 Level Podium + 40 Upper Floors Wing E: 2 Basement + Ground/Lower Stilt + 3 Level Podium + 22 Upper Floors
Number of tenants and shops	Flats: 943 Nos.
Number of expected residents / users	Residents: 4715 Nos.
Tenant density per hector	364/hector
Height of the building(s)	Wing A,B,D & F: 131.90 m. (Up to terrace level) Wings E: 91.70 m. (Up to terrace level) Wings C: 153.95 m. (Up to terrace level)
Right of way (Width of the road from the nearest fire station to the proposed building(s)	12.20 m Wide D.P. Road & 18.30 m. Wide DP road
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.0mt.
Existing structure(s)	There is Administrative building of Crompton Greaves Ltd. on plot under consideration, which shall be demolished

Details of the demolition with disposal (If applicable)	Demolition debris generated shall be partly reused and remaining shall be disposed to authorized site with permission from M.C.G.M.
Total Water Requirement	Dry season: •Fresh water (CMD): 424 (For Domestic: From M.C.G.M.) •Recycled water (CMD): 269 (STP Treated sewage) Flushing: 212 Gardening: 57 •Total Water Requirement (CMD): 693 •Swimming pool make up (Cum): Not Applicable •Fire fighting (CMD):600 (One Time Requirement) Wet Season: •Fresh water (CMD):424 (For Domestic: From M.C.G.M. = 396 + From RWH tanks = 28) •Recycled water (CMD): 212 (STP Treated sewage for flushing) •Total Water Requirement (CMD): 636 •Swimming pool make up (Cum): Not Applicable •Fire fighting (CMD): 600 (One Time Requirement)
Rain Water Harvesting (RWH)	•Level of the Ground water table: 5.1m to 6.0m below ground level •Size and no. of RWH tank(s) and Quantity: 5 RWH tanks of total capacity 125 KL •Location of the RWH tank(s): Lower Basement •Size, no. of recharge pits and Quantity: Nil •Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs.12.50 Lacs O & M cost: Rs. 0.62 Lacs/annum
UGT tanks	• Location(s) of the UGT tank(s): Lower Basement
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: 0.50 m^3/sec •Size of SWD: Two discharge point of 750 mm wide
Sewage and Waste water	• Sewage generation (CMD): 552 • STP technology: MBBR (Moving Bed Bio-reactor) • Capacity of STP (CMD): 595 • Location of the STP: Upper Basement •DG sets (during emergency): For essential backup 3 DG sets of capacity 600 kVA each •Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 94.20 Lacs O & M cost: Rs. 22.84 Lacs/annum
Solid Waste Management	Waste generation in the Pre Construction and Construction phase: • Waste generation: Excavated material partly shall be reused on site & partly disposed to the

	authorized landfill site with prior permission of M.C.G.M. •Quantity of the top soil to be preserved: Shall be used for landscaping •Disposal of the construction waste debris: Construction waste generated during construction activity shall be partly reused on site and partly disposed to authorized landfill site with permission of M.C.G.M. Waste generation in the operation Phase: Dry waste (Kg/day): 637 Wet waste (Kg/day): 1485 E – waste (Kg/month): -- Hazardous waste (Kg/month): -- Biomedical waste (Kg/month) *(If applicable): Not Applicable* STP Sludge (Dry sludge) (Kg/day): 83 Mode of Disposal of waste: • Dry waste: Non recyclable: To M.C.G.M. Recyclable: To recyclers • Wet waste: Composting in Eco-Biocompack • E - waste: To authorized recyclers • Hazardous waste: -- • Biomedical waste *(If applicable):* Not Applicable • STP Sludge (Dry sludge): As manure Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Location: Lower Stilt floor Area: 150 Sq. m. Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 42.00 Lacs (Cost for treatment of biodegradable garbage by Eco-Biocompack) O&M cost: Rs. 1.00 Lacs/annum (Cost for treatment of biodegradable garbage by Eco-Biocompack)
Green Belt Development	Total RG area: RG area other than green belt (Please specify for playground, etc.) - Not Applicable RG area under green belt (sq. m.): • RG on the ground (sq. m.): 6978.10 • RG on the podium (sq. m.): Not Applicable • Additional green cover area on podium (sq.m.): 2561.07 Plantation: • Number and list of trees species to be planted in the ground RG: 298 Nos. Number and list of shrubs and bushes species to be

<table>
<tr><td></td><td>planted in the podium RG:

• Number and list of trees species to be planted around the border of nalla / stream / pond (If any): Not applicable

• Number, size, age and species of trees to be cut, trees to be transplanted:
Dead trees: 2 Nos.
Trees to be retained: 168 Nos.
Trees to be transplanted: 65 Nos.

• NOC for the Tree cutting / transplantation/ compensatory plantation, if any :

Budgetary allocation (Capital cost and O&M cost)
Capital cost: Rs.52.46 Lacs
O & M cost: Rs. 1.20 Lacs/annum</td></tr>
<tr><td>Energy</td><td>Power supply:
•Connected Load : 20983 KW
•Maximum Demand : 5738 KW
•Source: TATA Power/MSEDCL

Energy saving by non-conventional method:
Use of Solar lamps for external lighting
Use of LED lights for Landscape lighting
Use of T8 lights for Basement and Stilt floors
Use of LED lights in Lobby and Staircases
Use of VFD in lifts
Use of regenerative type lifts

•Detail calculations & % of saving: 22 %

•Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): Yes
•Budgetary allocation (Capital cost and O&M cost):
Capital cost: Rs.9.60 Lacs (Solar system)
O & M cost: Rs. 0.25 Lacs/annum (Solar system)

DG Set:
•Number and capacity of the DG sets to be used:
For emergency back up during power failure
3 DG sets of capacity 600 kVA each

•Type of fuel used: Diesel</td></tr>
<tr><td>Environmental Management Plan Budgetary Allocation</td><td>Construction phase (with Break-up):
•Capital cost
•O & M cost (Please ensure manpower and other details)
Total cost incurred for EMP
<table><tr><td>Sr. No.</td><td>Component</td><td>Description</td><td>Total Cost (Rs. In Lacs)</td></tr><tr><td>1</td><td>Air</td><td>Dust suppression</td><td>14.40</td></tr></table></td></tr>
</table>

	Environment	Air and Noise quality	Sensors for Air and Noise quality monitoring	#10.00
			By outside MOEF Approved Laboratory	4.40
		EMP for Batching plant		1.07
2	Water Environment	Drinking water analysis		0.90
3	Land Environment	Site Sanitation		5.00
4	Health & Hygiene	Disinfection- Pest Control		6.00
		Health Check up of workers		60.00
5	Cost towards Disaster management	--		131.50
	Total Cost			233.27

Maintenance Cost for air and Noise quality Sensors : Rs. 50,000/ annum

Operation Phase (with Break-up) -
•Capital cost
•O&M cost (Please ensure manpower and other details)

Sr. No.	Component		Description		Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs /yr)
1	Air Environment		Gardening		52.46	1.20
			Ambient Air quality & Noise Monitoring		*No set up cost is involved	0.22
			DG Stack Exhaust Monitoring		*No set up cost is involved	0.04
			Cost for air cleaning system		At Actual	--
2	Water Environment	Waste water treatment	Cost for sewage Treatment Plant		94.20	22.84
			Cost for Waste water Monitoring	On site sensors	18.00	1.00
				By outside MOEF Approved Laboratory	*No set up cost is involved	0.08

			Water Conservation (Rain Water Harvesting System)	Cost for RWH tanks	12.50	0.62
				Cost for treatment unit for Rain Water	9.00	0.06
				Cost for Rainwater Monitoring	*No set up cost is involved	0.27
	3	Land Environment (Solid Waste Management)		Cost for Treatment of biodegradable garbage in Eco – Biocompack	42.00	1.00
				Cost for Eco – Biocompack Manure	*No set up cost is involved	0.08
	4	Energy Conservation		Solar lights for external lighting	9.60	0.25
	5	Safety Cost		--	2368.08	71.04
	Total Cost				2605.84 + At actual cost for air cleaning system	98.70 + At actual cost for air cleaning system
	*No set up cost is involved as monitoring shall be carried out by Private MoEF Approved Laboratory • Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain Environmental Management Facilities (EMF) for 5 years after giving possession and shall also generate corpus fund during 5 years for O & M • Responsibility for further O &M: Corpus fund shall be handed over to the society. While handing over EMF M.O.U. shall be made with society to accept responsibility of further O & M of EMF.					
Traffic Management	Nos. of the junction to the main road & design of confluence: Three entry & exit Parking details: •Number and area of basement: 2 Basements •Number and area of podia: 3 Podia •Total Parking area: 38467.00 Sq. m. •Area per car: As per NBC •2-Wheeler: 80 Nos. •4-Wheeler: 1277 Nos. •Public Transport: Nil Width of all internal roads (m): Minimum 6.0 m					
CRZ/RRZ clearance obtain, if any	Not applicable					
Distance from	Aerial distance of Eco-sensitive areas					

Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	Sanjay Gandhi National Park: Approx 2.00 Km

3. The proposal has been considered by SEIAA in its 101st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

(i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(ii) If applicable, to leave clear cut side margin of 6 m from the boundary of the plot and open space and non-paved RG area should be on ground as per the orders of Hon'ble Supreme Court (Civil Appeal No. 11150 of 2013 and SLP (Civil) No. 33402/2012) dated 17th December 2013.

(iii) PP to remove proposed five car parking in the basement to make passage for emergency vehicle like ambulance, fire tender movement.

(iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

(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 affluent, 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 affluent, 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.

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. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Johny 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, Mumbai.
7. Commissioner, Municipal Corporation of Greater of Mumbai (MCGM)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Mumbai
10. Select file (TC-3)

(EC uploaded on)