

Government of Maharashtra

SEAC-2011/CR-832/TC-2
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 31st May, 2014

To,
M/s. Gliders Buildcon LLP
iramal Realty Ltd, Piramal Towers,
8th Floor, G. K. Marg, Lower Parel,
Mumbai – 400013

Subject: Environment clearance for proposed Residential development on plot bearing CS No. 596, at Mazgaon, Byculla Mumbai by M/s. Gliders Buildcon LLP

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 4th, 7th, 8th & 11th meetings decided to 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 59th & 69th Meetings.

2. It is noted that the proposal is for grant of Environment Clearance for proposed Residential development on plot bearing CS No.596, at Mazgaon, Byculla Mumbai. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of Project	Proposed Residential Project		
Proeject Proponent	Mr. Kanak Kothari, Gliders Buildcon LLP,		
Type of project:	Residential development		
Location of the project	Proposed Building on Plot bearing CS No. 593 of Mazgaon Division, Byculla, Mumbai		
Whether in corporation	Municipal Corporation of Greater Mumbai		
Applicability of the DCR	DCR 1991		
Total Plot Area	58,197.97 m ²		
Deductions	Area Under Road set back: 3,622 m ²		
Net plot area	54,575.63 m ²		
Permissible FSI (Including TDR etc.)	1.6 + fungible FSI		
Proposed Built-up Area (FSI & Non-FSI)	FSI Area	56,860	m ²
	Non-FSI Area	96,342	m ²

	Construction Area	1,53,202	m²
Ground coverage percentage	40% on gross plot area		
Estimated cost of the project	Rs. 912 Cr.		
No. of Buildings & its configuration	1 Sale Building (wing A& wing B)with 3B +1St + upper 19 Flrs 1 Rehab Building with G + 5 Floors 1Spindle Unit with G + 3 Floors		
Number of tenants and shops	Sale Bldg: 182 Flats Rehab Bldg: 20 Flats		
Number of expected residents / users	1210 Nos.		
Height of the building(s)	59.5m		
Right of way (width of the road from the nearest fire station to the proposed building)	The project site is accessed by 24 m wide Patanwala Marg on North side and 18.3 m wide Ram Bhau Bhogale Marg on East Side and 27.45 m wide Sant Savta Marg on South Side		
Turning radius	Minimum 9 m provided		
Existing Structure	Old textile mill structures		

Total Water requirement	Dry Season	
	Fresh water (CMD)	94
	Source	MCGM
	Recycled Water (CMD)	63
	Total water requirement (CMD)	145
	Wet Season	
	Fresh water (CMD)	44
	Source	MCGM
	Recycled Water (CMD)	52
	Total water requirement (CMD)	145
Rain Water Harvesting (RWH)	Level of ground water table	Around 7.5 m
	Size and No. of RWH tanks and quantity RWH tank of total 200 m3 will be provided	
	Location of RWH tank	3 rd Basement
	Budgetary allocation	Capital cost: 22 lakh; O & M Cost: 3 lakh / yr
Storm Water Drainage	Natural water drainage pattern	Towards North side of plot
	Quantity of storm water	3292.3 m3/hr

	Size of SWD : 0.45m wide open drains	
Sewage and waste water	Sewage generation (CMD)	116
	STP Technology	SBR Technology
	Capacity of STP (CMD)	160
	DG sets (during emergency) DG sets will be provided as alternate supply for essential services such as STP, Fire Fighting, and Lift etc. DG set provided: 1780 kVA	
Solid waste management	Waste generation in the pre construction and construction phase	
Disposal of the construction way debris The construction debris will be disposed as per the "Construction and Demolition and Desilting Waste (Management and Disposal) Rules 2006.		
	Waste generation in the Operation phase	
	Dry Waste (kg/d)	327
	Wet Waste (kg/d)	218
	STP Sludge (dry sludge) (kg/d)	1
	Mode of Disposal of Waste	
	Dry Waste Dry garbage will be segregated & disposed off to recyclers	
	Wet Waste Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.	
	STP sludge (dry sludge) Sludge use as manure for gardening	
Green Belt Development	Total RG Area	6800 m ²
Trees To Be Planted On Ground: 367 Shrubs To Be Planted : 1800		
Energy	Power supply	
	Maximum demand	3 MW
	Connect load	9 MW
	Source	BEST
Energy saving by non-conventional method : <ul style="list-style-type: none"> • Efficient wall systems like solid blocks with fly ash content, • Energy efficient lighting using T5 lamps, CFLs in flats and LEDs in Lift Lobby. Toilets & Core area Passages • Solar lighting on street , common area lighting and RG area 		

<ul style="list-style-type: none"> Controlling of lights through motion sensors and day light sensors Use of high energy efficient pumps for fire fighting, UG tanks and STP Use of VFD Lifts 			
	Detail calculations & % of saving	21.05%	
	DG set		
	Number and capacity of the DG sets to be used	Total 1780 kVA	
	Type of fuel used	Diesel	
Environment Management Plan Budgetary Allocation			
Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	40	10	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS and O&G
Solar Street lighting & Roof top solar power generation of 150 kW capacity	180	15	Weekly
Rainwater harvesting	22	3	During rainy season (cleaning of UG tanks and filtration units before rainy season)
Solid Waste Composting plant	10	7	Continuous O & M Environment Monitoring: Monthly to assess the compost quality
Noise barriers	20	1	Quarterly
Landscape	120	25	Twice a Week
Total Cost	392	61	
Traffic Management	Nos. of the junction to the main road & design of confluence: 2 Junctions		
Parking details	Number & area of basement	3 basements, 60,000m ²	
	Number & area of podia	NA	
	Total Parking Area	30,000m ²	
	4-Wheeler(Total)	632	

3. The proposal has been considered by SEIAA in its 59th & 69th meetings & 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 :

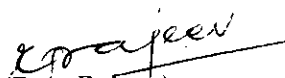
- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, 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) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (iii) 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.
- (iv) "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.
- (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vi) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vii) 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.
- (viii) 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.
- (ix) 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
- (x) 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.
- (xi) Arrangement shall be made that waste water and storm water do not get mixed.
- (xii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

- (xiii) 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.
- (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xv) 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.
- (xvi) 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.
- (xvii) 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.
- (xviii) 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.
- (xix) 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.
- (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxi) 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.
- (xxii) 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.
- (xxiii) 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).
- (xxiv) Ready mixed concrete must be used in building construction.
- (xxv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

- (xxix) 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.
- (xxx) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxix) 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.
- (xxxixii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxixiii) 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.
- (xxxixiv) 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.
- (xxxixv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxixvi) 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.
- (xxxixvii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxixviii) 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.
- (xxxixix) 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.

- (xl) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xli) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xlii) 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.
- (xliii) 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.
- (xliv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlvi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlviii) 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.
- (xlix) 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>.
- (l) 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.
- (li) 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.
- (lii) 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.
- (liii) 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.

- (liv) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
 10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(R.A. Rajeev)
Principal Secretary,
Environment department &
MS. SEIAA
MS, SEIAA

Copy to:

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

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
7. Collector, Mumbai.
8. Regional Office, MPCB, Mumbai.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (TC-3).

(EC Uploaded on 3 June, 2014)