

Date: 13.03.2023

To,
The Additional Director (S),
Regional Office (WCZ),
Ministry of Environment, Forest and Climate Change,
Nagpur.

Subject : Submission of six-monthly compliance monitoring report (April-September 2022/
December 2022) for Proposed Amendment and Expansion of Residential and
Commercial development at Block 'C', Wadala Truck Terminus, Mumbai

Reference : EC Identification No. SEIAA-EC-0000002297 dated 15th January 2020

Respected Sir,

Proposed Amendment and Expansion of Residential and Commercial development at Block 'C', Wadala
Truck Terminus, Mumbai by **M/s. Bellissimo Crown Build Mark Pvt. Ltd**

As per EIA notification dated 14th October 2006 & conditions stated in Environmental Clearance Letter, we
are submitting **April-September 2022 /December 2022 Six Monthly Compliance Monitoring Report**.
We request to acknowledge the same and oblige.

Thanking you,

Yours Sincerely,

For, Macrotech Developers Limited
(Formerly known as M/s. Bellissimo Crown Build Mark Pvt. Ltd)



Authorized Signatory

Enclosures:

1. Point wise compliance report

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE
(June 2022- December 2022)**

Of

**Environmental Clearance for Amendment and Expansion of
Residential and commercial development**

At

Block "C", Wadala Truck Terminus, Mumbai

**M/s. Bellissimo Crown Build Mark Pvt. Ltd ,
Lodha exelus, N.M. Joshi Marg, Mahalaxumi Mumbai.**

Submitted to

**Maharashtra Pollution Control Board (Mumbai),
Environment Department, Mantralaya and
Ministry of Environment and Forests and Climate Change
(Regional Office)**

Project Details:

Sr. No.	Project details															
1.	Name of the project	Proposed Amendment and Expansion of Residential and Commercial development at Block “c”, Wadala Truck Terminus, Mumbai														
2.	Name of the project proponent	Bellissimo Crown Build Mark Pvt.Ltd														
3.	Clearance Identification No. and Date	SEIAA-EC-0000002297 dated 15 January 2020														
4.	Area Statement:															
5.	Total Plot area (Sq.mt)	92,600														
6.	FSI Area (Sq.mt)	3,61,322														
7.	Non-FSI Area (Sq.mt)	5,24,369.54														
8.	Total Construction area (Sq.mt)	885691.54														
9.	Water Requirement of the project (CMD)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td rowspan="6" style="text-align: center; vertical-align: middle;">Dry Season</td> <td>Source of water (CMD)</td> <td>MCGM</td> </tr> <tr> <td>Fresh Water (CMD)</td> <td>1533</td> </tr> <tr> <td>Recycled water (CMD)</td> <td>338</td> </tr> <tr> <td>Swimming Pool make up (Cum)</td> <td>4</td> </tr> <tr> <td>Total water Requirement</td> <td>2446</td> </tr> <tr> <td>Fire Fighting Underground water tank</td> <td>1200</td> </tr> </tbody> </table>		Dry Season	Source of water (CMD)	MCGM	Fresh Water (CMD)	1533	Recycled water (CMD)	338	Swimming Pool make up (Cum)	4	Total water Requirement	2446	Fire Fighting Underground water tank	1200
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	Swimming Pool make up (Cum)	4														
	Total water Requirement	2446														
	Fire Fighting Underground water tank	1200														

PROJECT DETAILS

			(CMD)	
			Fire fighting overhead water tank (CMD)	1800
			Excess treated water	HVAC MAKE UP:880 KLD; Municipal Drain :140 KLD
		Wet Season	Source of Water	MCGM+ RWH
			Fresh water	1533
			Recycled water flushing (CMD)	908
			Recycled water Gardening	-
			Swimming pool make up (Cum)	4
			Total Water Requirement (CMD)	2446
			Fire Fighting underground water tank	1200

PROJECT DETAILS

		(CMD)	
		Fire Fighting overhead water tank (CMD)	1800
		Excess treated water	HAVC Make up:880 KLD; Municipal Drains:478 KLD
10.	STP details	Sewage generation :2288 KLD STP Technology: MBR Technology Capacity of STP: 3000 KLD Location & area of STP: Basement	
11.	Solid waste details (During Pre-Construction Phase)	Waste generation: Construction Debris :26641 m3 Dry Waste:3869 kg/d Wet Waste :5803	
12	Solid waste details (During Operation Phase)	Dry waste:3869 kg/d Wet waste:5803 kg/d Hazardous waste: NA Biomedical waste: NA STP Sludge (Dry Sludge)-23 KLD Other if any: E waste 3.7 Ton/Year	

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I**DATA SHEET**

Date: 15.03.2023

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	8b
2.	Name of the project	:	Proposed Amendment and Expansion of Residential and Commercial development at Block “c”, Wadala Truck Terminus, Mumbai
3.	Clearance Identification No. and Date	:	SEIAA-EC-0000002297 dated 15 January 2020
4.	Location	:	Village- Wadala
	a. District (S)	:	Mumbai
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude- 19° 2'15.69"N Longitude-72°52'46.00"E
5.	Address for correspondence	:	M/s. Bellissimo Crown Build Mark Pvt. Ltd, Lodha exelus, N.M. Joshi Marg, Mahalakshmi Mumbai.
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Block C, Wadala truck terminus, Mumbai 400037
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Block C, Wadala truck terminus, Mumbai 400037
6.	Salient features	:	

	a.	of the project	:	Annexure A
	b.	of the environmental management plans	:	Annexure B
7.	Break up of the project area		:	
	a.	submergence area forest & non-forest	:	Non-Forest
	b.	Others	:	Annexure – A
8.	Break up of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan		:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, if a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Cost of the project: Rs 4248000000
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Yes. Attached as Annexure B
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	:	-

	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	Yes. Refer Annexure - C
	e.	Actual expenditure incurred on the environmental management plans so far	:	Capital cost: 1804 Lakhs & O&M cost: 324.8 lakhs
10.	Forest land requirement		:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information		:	Not Applicable
12.	Status of construction		:	Project under construction
	a.	Date of commencement (Actual and/or planned)	:	18th February 2013
	b.	Date of completion (Actual and/ of planned)	:	20 March 2027
13.	Reasons for the delay if the Project is yet to start		:	-
14	Dates of site visits		:	

	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not yet visited
	b.	Date of site visit for this monitoring report	:	
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	Not Applicable
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no.

SEIAA-EC-0000002297 dated 15 January 2020:

Sr. No.	Conditions	Status
Specific Condition		
A. SEAC Conditions-		
I	Committee noted that, PP have circulated the revised CS, PP to revised the same online also with respect to building Configuration of the Tower 1.	PP has Noted the condition.
II	PP to provide the additional connectivity to school portion by providing gate	Noted
III	PP to provide 40% area of STP Tanks open to Sky for adequate ventilation	Noted
IV	PP to ensure ECBC norms are complied with	Noted
V	PP to abide by all condition laid down by CFO vide letter dated 1/8/2019 & as by time to time	Noted
VI	The PP to get NOC From competent authority with reference to thane creek flamingo sanctuary if the project site fall within 10 Km radius from the said Sanctuary boundary. The Planning authority to ensure fulfilment of this condition before granting CC	Not Applicable
VII	PP to submit CER Prescribed by MoEF&CC Circulated dated 1.5.2018 relevant to the area and people around the project. The specific activity to be undertaken under CER to be carried out in consultation with Municipal Corporation or Collector of Environmental Department	Not Applicable
VIII	PP to ensure that CER Plan gets approved from Municipal Commissioner/District Collector	Not Applicable
IX	PP Shall comply with Standard EC Condition mentioned in the Office Memorandum issued by MoEF & CC Vide F.No.22-34/2018-IA.III dt.04.01.2019	Noted
x	SEIAA decided to grant EC for-FSI:361322.00 M2, NON FSI:52436.54M2 And Total BUA:885691.51M2(Plan Approval no-T&CP/WTT/Block-C/CC/vol-	Noted

Six Monthly Post Monitoring Report (June 2022-December 2022)

M/s. Bellissimo Crown Build Mark Pvt. Ltd

COMPLIANCE MONITORING REPORT

	XIV/72/2019, Dated-16.01.2019) SEIAA Decided to grant EC Subject to following condition-	
General Conditions		
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	PP has Noted the condition.
II	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	Occupancy Certificate for building No. 3,4,5,6,7,8 Buildings one commercial building and CC received for remaining buildings.
III	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 Wildlife as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	PP has reported that the project site is located at Wadala within the urban limits and falls under the Municipal Corporation of Greater Mumbai (MCGM), there are no protected areas lying within a distance of 10 km from the project site
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.	PP has Noted the condition.
V	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.	PP has Noted the condition.
VI	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.	Consent for Establishment is received on 18/11/19 from MPCB. Attached as Annexure

COMPLIANCE MONITORING REPORT

VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	PP has reported that following NBC sanitary and hygienic norms. Provision of good quality drinking water and sufficient no. of toilets are provided on site.
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.	PP has reported that Good quality drinking water supply is ensured by the proponent. Waste water: Mobile Toilets for sanitary disposal of excreta are provided by the project proponent for construction workers during construction activity. Solid waste: Waste generated during the construction phase is handed over to MCGM
IX	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.	PP has reported that Waste generated during the construction phase is handed over to MCGM
X	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.	Will be complied.
XI	Arrangement shall be made that waste water and storm water do not get mixed	PP has reported that separate provision is made for waste water and storm water.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site	PP has reported that topsoil is Stored within the site and will be used for landscaping
XIII	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	PP has reported that Additional soil will be used for site levelling purpose.
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.	The proponent will develop green belt of adequate density of local species along the periphery of the plot so as to provide protection against noise and air pollution and

COMPLIANCE MONITORING REPORT

		will enhance the aesthetic value of region.
XV	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	The soil samples were collected to check the quality of soil. No ground water samples were collected since no ground water source is available.
XVI	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.	PP has Noted the condition.
XVII	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.	PP has Noted the condition.
XVIII	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.	DG sets are used only during power failure.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	During operation phase DG set will be installed as per CPCB norms. DG set is yet to be installed
XX	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.	PP has reported that All the vehicles bringing construction material have valid PUC certificate. All the vehicles do comply with relevant air and noise standard. The proponent has specifically instructed the subcontractors to run the vehicles during non-peak hours.
XXI	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	PP has reported that Barricades have been provided on site to reduce noise level.

COMPLIANCE MONITORING REPORT

	phase, so as to conform to the stipulated standards by CPCB/MPCB.	
XXII	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).	PP has reported that The project is using fly ash as a part of composition.
XXIII	Ready mixed concrete must be used in building construction.	PP has reported that the project is using design mix on site for construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications	PP has reported that Storm / Rain-water drainage system from the roof terrace of the buildings will be collected. It will also be collected from various levels of building, including balcony drains This water will be stored in the rain water harvesting tank by means of draining, storing part rain water, its re-use and surface runoff water.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	RMC is being used for reducing water consumption.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	PP has reported that the proponent is not using/ extracting any ground water.
XXVII	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	PP has provided the STP for partly completed buildings for which OC has been obtained. A treated water quality confirms the MPCB/CPCB/MoEF norms. Sewage will be treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose.

COMPLIANCE MONITORING REPORT

	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% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	1600 KLD of STP is provided on site.
XXVIII	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.	PP has reported that No ground water is used at site since there is no ground water source available.
XXIX	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.	PP has reported that Dual plumbing system will be provided.
XXX	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	PP has reported that Low flow Fixtures either by use of aerators or pressure reducing devices or sensor-based control for shower, toilets flushing and drinking will be used.
XXXI	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.	PP has reported that the residential building has glass percentage around 25%. In commercial building glass will be used only for the window panes and shall be chosen such that SHGC (Solar Heat Gain Co efficient) suitable for composite to warm and humid climate
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.	PP has reported that ECBC is only applicable for centrally air-conditioned buildings and hence it is not applicable.
XXXIII	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	PP has reported that they will be using solar power for street light with LED lamps, no other internal area is considered to use solar power.

	disposed of /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.	They will be using energy efficient lamps such as LED in common areas.
XXXIV	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.	PP has reported that During operation phase DG set will be installed as per CPCB norms. DG sets will be operated only in case of power failure as a backup facility.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations	PP has reported that project will not have any activity that can generate noise which will exceed limits.
XXXVI	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.	PP has reported that The project has entry/exit points with sufficient width of road to avoid traffic congestion. The site is well connected to the Eastern freeway.
XXXVII	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	PP has reported that ECBC is only applicable for centrally air-conditioned buildings and hence it is not applicable.

COMPLIANCE MONITORING REPORT

XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	PP has reported that The buildings are designed as per good design practices and as per MCGM laws. The plans are approved by MCGM.
XXXIX	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.	PP has Noted the condition.
XL	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	The project has obtained Environment Clearance SEIAA-EC-0000002297 January 15, 2020. s
XLI	Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to this department and MPCB.	The six-monthly monitoring reports has been submitted.
XLII	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.	STP Of 1600 KLD capacity is commissioned WIP for RWH, OWC, Solar water heating & green belt is provided.
XLIII	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	PP has Noted the condition
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB	PP has Noted the condition.

COMPLIANCE MONITORING REPORT

XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	PP has Noted the condition
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP has Noted the condition.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PP has Noted the condition.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These costs 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.	PP has reported that Separate funds will be allocated for implementation of env. Protection measures as per EMP submitted in EC. EC attached.
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 .	Complied.
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 1 st June & 1 st December of each calendar year.	PP has Noted the condition.
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.	PP has Noted the condition.

COMPLIANCE MONITORING REPORT

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. SO ₂ , 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.	PP has Noted the condition.
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.	Noted. The project has obtained Environment Clearance SEIAA-EC-0000002297 on 15 January 2020, for total plot area of 92,600 sq. m. Consent to Establish obtained on 18/11/2019
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.	PP has Noted the condition
	EC is granted for FSI area – 25197.66 Sq.m & Non-FSI area - 26560.48 Sq.m & Total BUA – 51758.14 Sq.m.	PP has Noted the condition
	PP shall make provision of CER as per MOEF&CC norms	PP has Noted the condition

COMPLIANCE MONITORING REPORT

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.	Noted. All the conditions stipulated in EC will be implemented.
5	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.	PP has Noted the condition
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.	Noted. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, we will intimate to all the concerned departments.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF & CC Notification dated 29 th April, 2015	PP has Noted the condition.
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	PP has Noted the condition
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	PP has Noted the condition

COMPLIANCE MONITORING REPORT

	Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	
10	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	PP has Noted the condition

List of Annexure

S. No	Annexure Name
1	EC Copy

Annexure 1: EC Copy



Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: January 15, 2020

To,
Bellissimo Crown Build Mark Pvt. Ltd.
at At Block C, Wadala Truck Terminus, Mumbai.

Subject: Environment Clearance for Environmental Clearance for Amendment and Expansion of Residential and Commercial development at Block 'C', Wadala Truck Terminus, Mumbai.

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 122nd 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 184th meetings.


2. It is noted that the proposal is considered by SEAC-II under screening category 3(b) as per EIA Notification 2006.

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

1.Name of Project	Proposed Amendment and Expansion of Residential and Commercial Project
2.Type of institution	Private
3.Name of Project Proponent	Bellissimo Crown Build Mark Pvt. Ltd.
4.Name of Consultant	Mahabai Enviro Engg. Pvt. Ltd., Dr. D. A. Patil
5.Type of project	Residential Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment and Expansion in EC
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Earlier EC received: 1. SEAC-2010/CR-814/TC.2 dated 05.09.2011; 2. SEIAA-2012/CR-814/TC.2 dated 17.01.2013 ; 3. SEAC-2010/CR-814/TC.2 dated 11.06.2014; 4. SEIAA-EC-000000609 dated 15.01.2019
8.Location of the project	At Block C, Wadala Truck Terminus, Mumbai.
9.Taluka	Mumbai
10.Village	Wadala
Correspondence Name:	Atul Jangam; Bellissimo Crown Build Mark Pvt. Ltd.
Room Number:	-
Floor:	-
Building Name:	Lodha Excelus
Road/Street Name:	N. M. Joshi Marg
Locality:	Mahalaxmi
City:	Mumbai - 400011
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai / MMRDA
12.IOD/IOA/Concession/Plan Approval Number	CC received IOD/IOA/Concession/Plan Approval Number: CC granted vide No. T & CP/WTT/Block-C/CC/Vol-XIV/72/2019 dated 16th January,2019 Approved Built-up Area: 911486.74

**SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-000003613)
SEIAA-MINUTES-000002875
SEIAA-EC-000002297**

Page 1 of 14


Shri. Anil Diggikar (Member Secretary SEIAA)

13.Note on the initiated work (If applicable)	As on today we have constructed 393634 m2 area
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	92,600 m2
16.Deductions	-
17.Net Plot area	92,600 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 3,61,322
	Non FSI area (sq. m.): 5,24,369.54
	Total BUA area (sq. m.): 885691.54
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 359624.74
	Approved Non FSI area (sq. m.): 551862
	Date of Approval:16-01-2019
19.Total ground coverage (m2)	25648.23
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	27.69%
21.Estimated cost of the project	4248000000



Government of Maharashtra

<p>SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-000003613) SEIAA-MINUTES-000002875 SEIAA-EC-000002297</p>	<p>Page 2 of 14</p>	 <p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>
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22. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23. Total Water Requirement				
Dry season:	Source of water	MCGM		
	Fresh water (CMD):	1533		
	Recycled water - Flushing (CMD):	908		
	Recycled water - Gardening (CMD):	338		
	Swimming pool make up (Cum):	4		
	Total Water Requirement (CMD) :	2446		
	Fire fighting - Underground water tank(CMD):	1200		
	Fire fighting - Overhead water tank(CMD):	1800		
	Excess treated water	HVAC MAKE UP: 880 KLD; MUNICIPAL DRAINS: 140 KLD		
Wet season:	Source of water	MCGM + RWH		
	Fresh water (CMD):	1533		
	Recycled water - Flushing (CMD):	908		
	Recycled water - Gardening (CMD):	338		
	Swimming pool make up (Cum):	4		
	Total Water Requirement (CMD) :	2446		
	Fire fighting - Underground water tank(CMD):	1200		
	Fire fighting - Overhead water tank(CMD):	1800		
	Excess treated water	HVAC MAKE UP: 880 KLD; MUNICIPAL DRAINS: 478 KLD		
Details of Swimming pool (If any)	Swimming pool is provided.			

<p>SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-0000003613) SEIAA-MINUTES-0000002875 SEIAA-EC-0000002297</p>	<p>Page 3 of 14</p>	 <p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>
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24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		2.5 to 3 m						
	Size and no of RWH tank(s) and Quantity:		8 RWH Tanks with total capacity of 900 KLD						
	Location of the RWH tank(s):		Below Basement						
	Quantity of recharge pits:		20 Nos. of Ring Wells						
	Size of recharge pits :		1.2 m dia ring well						
	Budgetary allocation (Capital cost) :		Rs. 300 Lakh						
	Budgetary allocation (O & M cost) :		Rs. 30 Lakh/yr						
	Details of UGT tanks if any :		UG Tanks are provided.						
26.Storm water drainage	Natural water drainage pattern:		The slope of the site and area is towards South - East and South Side						
	Quantity of storm water:		1.93 m ³ /sec						
	Size of SWD:		600 mm wide SWD						
27.Sewage and Waste water	Sewage generation in KLD:		2288 KLD						
	STP technology:		MBR TECHNOLOGY						
	Capacity of STP (CMD):		3000 KLD						
	Location & area of the STP:		basement						
	Budgetary allocation (Capital cost):		Rs. 750 Lakh						
	Budgetary allocation (O & M cost):		Rs. 150 Lakh/year						

<p>SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-0000003613) SEIAA-MINUTES-0000002875 SEIAA-EC-0000002297</p>	<p>Page 4 of 14</p>	 <p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>
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28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction Debris: 26641 m3
	Disposal of the construction waste debris:	The construction debris will be disposed as per the Construction and Demolition Waste Management Rules, 2016
Waste generation in the operation Phase:	Dry waste:	3869 kg/d
	Wet waste:	5803 kg/d
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	23 KLD
	Others if any:	E-Waste: 3.7 Tons/Year
Mode of Disposal of waste:	Dry waste:	Dry garbage will be segregated and disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge use as manure for gardening
	Others if any:	E-waste shall be handed over to E-Waste management vendor authority by MPCB.
Area requirement:	Location(s):	On Ground
	Area for the storage of waste & other material:	700 m2
	Area for machinery:	320 m2
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 320 m2
	O & M cost:	Rs. 112 Lakh/year

Government of
Maharashtra

<p>SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-0000003613) SEIAA-MINUTES-0000002875 SEIAA-EC-0000002297</p>	<p>Page 5 of 14</p>	 <p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>
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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			




Government of
Maharashtra

SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-000003613)
SEIAA-MINUTES-000002875
SEIAA-EC-000002297

Page 6 of 14


Shri. Anil Diggikar (Member Secretary SEIAA)

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
33.Source of Fuel		Not applicable					
34.Mode of Transportation of fuel to site		Not applicable					
35.Energy							
Power requirement:	Source of power supply:	BEST					
	During Construction Phase: (Demand Load)	1600 kVA					
	DG set as Power back-up during construction phase	1600 kVA					
	During Operation phase (Connected load):	58 MW					
	During Operation phase (Demand load):	39 MW					
	Transformer:	40 MW					
	DG set as Power back-up during operation phase:	Total Capacity of DG set is 34,340 kVA					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	NO					
Energy saving by non-conventional method:							
Solar hot water system for Residential Building; Solar lighting in landscape, common are passages etc.							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures				Saving %		
1	Total energy Saving				>20%		
SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-000003613) SEIAA-MINUTES-000002875 SEIAA-EC-000002297				Page 7 of 14		 Shri. Anil Diggikar (Member Secretary SEIAA)	

37.Details of pollution control Systems				
Source	Existing pollution control system		Proposed to be installed	
Not applicable	Not applicable		Not applicable	
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 200 Lakh		
	O & M cost:	Rs. 10 Lakh/yr		
38.Environmental Management plan Budgetary Allocation				
a) Construction phase (with Break-up):				
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)	
1	Water spray for dust suppression	-	9	
2	Site sanitation and potable water supply to labour	-	18	
3	Health check up and first aid	-	11	
4	Solid Waste Management	-	5	
5	Disinfection	-	5	
6	Safety Personal Protective Equipment	-	22	
7	Traffic Management	-	8	
8	Safety nets	-	35	
9	Safety Training to Workers	-	15	
10	Environmental Monitoring	-	4	
b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	Continuos O & M	750	150
2	Solar System	Weekly	200	10
3	Rain Water Harvesting	During Rainy Season	300	30
4	Solid waste composting	Continuos O & M	280	112
5	Landscape	Daily	675	100
6	Environmental Monitoring	As per CPCB Norms	-	4
39.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)				

<p>SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-000003613) SEIAA-MINUTES-000002875 SEIAA-EC-000002297</p>	<p>Page 8 of 14</p>	 <p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>
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Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							



Government of Maharashtra

<p>SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-000003613) SEIAA-MINUTES-000002875 SEIAA-EC-000002297</p>	<p>Page 9 of 14</p>	 <p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>
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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(b)
	Court cases pending if any	No
	Other Relevant Informations	
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 184th 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:

Specific Conditions:

I	Committee noted that, PP have circulated the revised CS,PP to revised the same online also with respect to building configuration of the Tower 1.
II	PP to provide the additional connectivity to school portion by providing gate.
III	PP to provide 40% area of STP tanks open to sky for adequate ventilation.
IV	PP to ensure ECBC norms are complied with.
V	PP to abide by all conditions laid down by CFO vide letter dated 1/8/2019 & as by time to time.
VI	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
VII	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
VIII	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
IX	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.
X	SEIAA decided to grant EC for -FSI: 361322.00 m2,Non-FSI:524369.54 m2 and Total BUA:885691.51 m2 (Plan Approval no-T&CP/WTT/Block-C/CC/Vol-XIV/72/2019, Date:16.01.2019) SEIAA decided to grant EC subject to following conditions-

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.

<p>SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-000003613) SEIAA-MINUTES-000002875 SEIAA-EC-000002297</p>	<p>Page 10 of 14</p>	 <p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>
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V	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.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
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	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.
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	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.
XVI	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.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	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).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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.
XXVIII	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.

SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (
SEIAA-STATEMENT-000003613)
SEIAA-MINUTES-000002875
SEIAA-EC-000002297

Page 11 of
14


Shri. Anil Diggikar (Member
Secretary SEIAA)

XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	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.
XXXIV	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.
XXXV	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.
XXXVI	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.
XXXVII	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.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of 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 .

<p>SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-000003613) SEIAA-MINUTES-000002875 SEIAA-EC-000002297</p>	<p>Page 12 of 14</p>	 <p>Shri. Anil Diggikar (Member Secretary SEIAA)</p>
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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, SO ₂ , 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.



Government of Maharashtra

SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-0000003613)
SEIAA-MINUTES-0000002875
SEIAA-EC-0000002297

Page 13 of
14


Shri. Anil Diglikar (Member
Secretary SEIAA)

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 Environment 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 as per EIA Notification, 2006, and amendments by 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 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.

Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
12. REGIONAL OFFICE MPCB NAVI MUMBAI
13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
16. COLLECTOR OFFICE MUMBAI
17. COLLECTOR OFFICE MUMBAI SUB-URBAN

SEIAA Meeting No: 184 Meeting Date: December 30, 2019 (SEIAA-STATEMENT-0000003613)
SEIAA-MINUTES-0000002875
SEIAA-EC-0000002297

Page 14 of 14

Shri. Anil Diggikar (Member Secretary SEIAA)

ANNEXURE - A

1. PROJECT DETAILS

Sr. No.	Description	Details		
1	Area Details	Total Plot area: 92,600 Sq.m FSI Area: 3,61, 322.Sq.m Non-FSI: 5,24,369.54 Sq.m Total BUA area :885691.54 Sq.m		
2	Total Water Requirements (CMD)	Dry Season	Source of water (CMD)	MCGM
			Fresh Water (CMD)	1533
			Recycled water (CMD)	338
			Swimming Pool make up (Cum)	4
			Total water Requirement	2446
			Fire Fighting Underground water tank (CMD)	1200
			Fire fighting overhead water tank (CMD)	1800
			Excess treated water	HVAC MAKE UP:880 KLD; Municipal Drain :140 KLD
				Source of

		Wet Season	Water	
			Fresh water	1533
			Recycled water flushing (CMD)	908
			Recycled water Gardening	-
			Swimming pool make up (Cum)	4
			Total Water Requirement (CMD)	2446
			Fire Fighting underground water tank (CMD)	1200
			Fire Fighting overhead water tank (CMD)	1800
			Excess treated water	HAVC Make up:880 KLD; Municipal Drains:478 KLD
3	Sewage Generation (CMD) & % of Sewage discharge in sewer line		Sewage generation :22288 KLD	
4	STP Capacity & Technology	Capacity of STP (CMD):3000KLD STP Technology: MBR Technology		
5	STP Location	Basement		

6	Total Solid Waste Quantities	Solid waste details (During Pre-Construction Phase)	Waste generation: Construction Debris :26641 m3 Dry Waste:3869 kg/d Wet Waste :5803
		Solid waste details (During Operation Phase)	Dry waste:3869 kg/d Wet waste:5803 kg/d Hazardous waste: NA Biomedical waste: NA STP Sludge (Dry Sludge)-23 KLD Other if any :E waste 3.7 Ton/Year
7	Power requirement	Source of power: BEST During Construction phase:(Demand Load):1600 KVA DG Set as power back up during construction phase :1600Kva During Operation Phase (Connected load):58MW During Operation Phase (Demand load):39 MW Transformer :40 MW	
8	Energy Efficiency	Solar hot water system for Residential Building Solar lighting in landscape common are passage etc.	
9	D.G. set capacity	Total Capacity of DG set is 34,340 Kva Fuel used: Diesel	

Sr. No.	Description	Details	
10	Project Cost in	42480000000	
11	Rain Water Harvesting	Level of the Ground water table	2.5 to 3 m
		Size and no of RWH tanks (S)and Quantity	8 RWH Tanks with total Capacity of 900 KLD
		Location of the RWH	Below Basement

		Tank(S)	
		Quantity of recharge pits	20 Nos. of Ring Well
		Budgetary allocation (Capital Cost)	Rs 300 lakh
		Budgetary allocation (O&M Cost)	Rs 30 Lakh/yr
		Details of UGT Tanks if any	UG Tank are provided
17	EMP Cost	Capital cost: 1804 Lakhs & O&M cost: 324.8 lakhs	
18	CER Details (with justification, if any)	NA	

ANNEXURE - B

EMP for Construction Phase

EMP FOR AIR ENVIRONMENT

▪ **Construction Phase (EMP for Air Environment):**

To mitigate the impacts of PM₁₀ & PM_{2.5} during the construction phase of the project, the following measures are recommended for implementation:

Dust Control Plan:

The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.

Vehicle Emission Controls and Alternatives

- During construction, vehicles will be properly maintained to reduce emission. As it is a construction project, vehicles will be generally having “PUC” certificate.
- Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation

Procedural Changes to construction activities

Idle time reduction:

Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cool down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at present time and reduces emissions, without intervention from the operators.

Improved Maintenance:

Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract. Incentive provisions will be established to encourage contractors to comply with regular

maintenance requirements.

Reduction of On-Site Construction Time:

Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.

▪ **Operation Phase (EMP for Air Environment):**

To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Project, following measures are recommended for implementation:

Diesel Generator Set Emission Control Measures

Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.

EMP FOR NOISE ENVIRONMENT**Construction Phase (EMP for Noise Management):**

To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.

Time of Operation:

Noisy construction equipment has not been allowed to use at night time.

Job Rotation and Hearing Protection:

Workers employed in high noise areas are not employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.

Other Measures:

- Developer must ensure barricading for minimum of 5 m (as the site is adjacent to road)
- During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact
- Also to reduce noise impact, one must ensure smooth movement of traffic vehicles

- Measures of NBC, 2016 must be followed by developer to control noise
- Developer must follow guidelines of BS 5228 and Defra Guideline (NO 0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries
- Avoid unnecessary use of plant and machinery
- Use acoustic barriers whenever possible
- Use line flat bed lorries or storage bin with noise attenuating materials
- Handle materials carefully; for example, scaffolding and fittings should be carried and placed; not thrown or dropped
- Ensure that materials are delivered and installed during normal working hours
- Ensure site supervision during installation
- Maintain vehicles regularly to reduce engine, exhaust, and body rattle noise
- Use silencer based plants and machinery to avoid noise impact
- Ensure that hard road surfaces are well maintained to reduce rattling of vehicles
- Use mechanical sweeper with noise attenuators
- Observe less or no waiting time for the vehicles or plants and machinery so that they are not running unnecessarily
- Don't leave equipment running unnecessarily
- Service and maintain as well as clean the equipment of regular basis
- As far as possible, use self-compacting concrete to reduce the need for vibrating equipment
- Use shielding or barriers around pumps, compressors and machinery
- Also install online noise monitoring system to understand the noise level at the site (continuous level), so that immediate decision can be taken to control any activity which is causing noise pollution

▪ **Operation Phase:**

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended

Noise Emission Control Technologies

Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard i.e. The DG set room will be provided with acoustic enclosure to have minimum 75 dB(A) insertion loss or for

meeting the ambient noise standard whichever is on higher side.

EMP FOR WATER ENVIRONMENT

Construction Phase (EMP for Water Management):

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase.

- Avoid excavation during monsoon season
- Care has been taken to avoid soil erosion
- Common toilets have been constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies.
- To prevent surface and ground water contamination by oil and grease, leak-proof containers has been used for storage and transportation of oil and grease. The floors of oil and grease handling area have been kept effectively impervious. Any wash off from the oil and grease handling area or workshop has been drained through imperious drains.
- Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to betaken to minimize water pollution.
- All stacking and loading area has been provided with proper garland drains,

equipped with baffles, to prevent run off from the site, to enter into any water body.

▪ **Operation Phase (EMP for Water Management):**

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted.

Water Source Development

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

Minimizing Water Consumption

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure on-going water conservation, an awareness program will be introduced for the students and employees. The following section discusses the specific measures, which shall be implemented

Wastewater Treatment Scheme

The sewage will be treated in the STP provided within the complex. STP which will be recycled within the project and remaining will be discharged to Sewer.

Other Measures:

- LFD would be installed
- Rainwater harvesting would be installed
- Recycle and reuse of water would be taking place
- Recycled water would be used for flushing and gardening purpose

EMP FOR LAND ENVIRONMENT

▪ Construction Phase

Construction Debris:

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been used as fill, as they are highly susceptible to contamination, and will be sent to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass fibre insulation, roofing etc. shall be sold to recyclers.

Hazardous Waste:

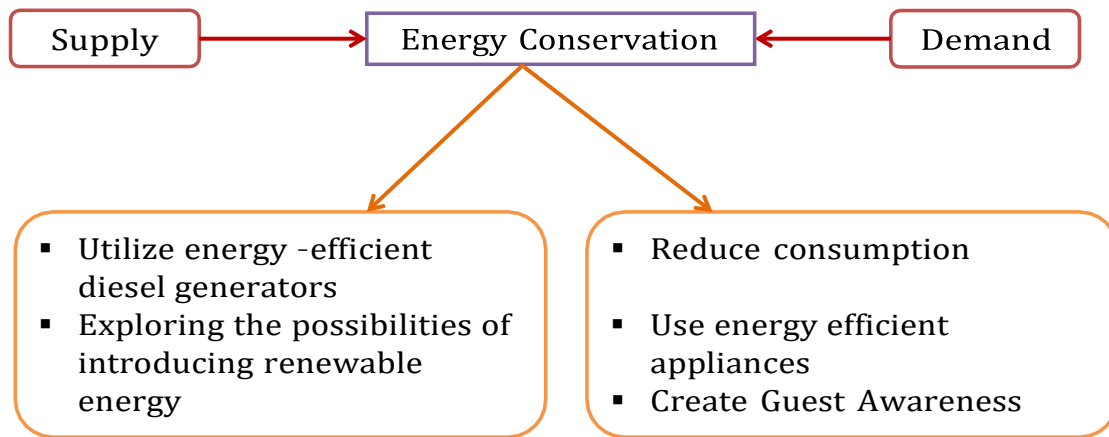
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

▪ Operation Phase:

The philosophy of solid waste management at the complex will be to encouraging the four R's of waste i.e. Reduction, Reuse, Recycling and Recovery (materials & energy). Regular public awareness meetings will be conducted to involve the people in the proper segregation and storage techniques. With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

EMP FOR ENERGY CONSERVATION

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following;

Architectural design

- Maximum utilization of solar light has been done.
- Maximize the use of natural lighting through design.
- The orientation of the buildings has been done in such a way that maximum daylight is available.
- The green areas has been spaced, so that a significant reduction in the temperature can take place

Energy Saving Practices

- Energy efficient lamps have been provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels

ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and time action can be taken. The project proponent will monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

The detailed Monitoring Programme is given in **Table**

Monitoring Programme for Project

Sr. No.	Type	Location	Parameters	Period and Frequency
1	Ambient Air Quality	Project Site	Criteria Pollutants: SO ₂ , NO ₂ , PM ₁₀ , PM _{2.5} , CO	Half yearly (24 hr. average samples) during construction phase and annual during operation phase.
2	Groundwater (Portability testing)	Project Site	Drinking water parameters as per Standards	Half yearly
3	Ambient Noise	Project Site	dB (A) levels	Half yearly (Hourly day and night time leq levels) during construction phase and every year during operation phase.
4	Potable Water Quality	Municipal Supply	As per IS potable water standards	Half yearly
5	Soil Quality	Project Site	Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity	Half yearly
6	Waste Characterization	Educational	Physical and Chemical composition	Daily
7	Treated Water	Outlet of STP	BOD, MPN, coliform count, etc.	Daily

ANNEXURE - C

EMP Costing During Construction Phase

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	-	9
2	Site Sanitation and potable water supply to labour	-	18
3	Health Checkup and first aid	-	11
4	Solid Waste Management	-	5
6	Safety Personal Protective Equipment	-	22
7	Traffic Management	-	8
8	Safety nets	-	35
9	Safety Training to Workers	-	15
10	Environmental Monitoring	-	4

EMP Costing During Operation Phase

Sr.no	Component	Description	Capital Cost Rs.In lacs	Operational and Maintenance cost(Rs in Lac/yr)
1	STP(Tertiary)	Continous O&M	750	150
2	Solar System	Weekly	220	10
3	Rain water Harvesting	During Rainy Season	300	30
4	Soild waste Composting	Cantinous O&M	280	112
5	Landscape	Daily	675	100
6	Envirinmental Monitoring	As per CPCB Norms	-	4

ANNEXURE - C

Component	Capital Cost (in Lakh)	O&M Cost (In Lakh)
Rain water harvesting	300	30
Sewage and Waste Water	750	150
Solid waste management	320	112
Pollution Control System	200	10
Total	1,570	302