Government of Maharashtra

SEAC 2212/CR 274/TC II Environment department Room No. 217, 2nd floor, Mantralaya Annexe, Mumbai- 400 032. Dated: 26th December, 2014

To, M/s Raheja Universal (Pvt.) Ltd. Raheja Center Point, 294, CST Road, Kalina, Santa Cruz (E), Mumbai

Subject: Environment clearance for proposed industrial Galas / Units "Raheja District II" At Gen 2/1/C, D Block, TTC Industrial Area, MIDC, Navi Mumbai by M/s Raheja Universal (Pvt.) Ltd

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 29th 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 77th meeting.

2. It is noted that the proposal is for grant of Environment Clearance for proposed industrial Galas / Units "Raheja District II" At Gen 2/1/C, D Block, TTC Industrial Area, MIDC, Navi Mumbai. SEAC-II considered the project under screening category 8(b) B1 as per EIA Notification 2006.

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

Name of the Project	Proposed Industrial Galas / Units "Raheja District II"		
Project Proponent	M/s Raheja Universal (Pvt.) Ltd.		
Consultant	Enviro Analysts & Engineers Pvt. Ltd.		
Type of Project:	Industrial Galas/Units		
Location of the project	Plot No. Gen 2/1C (part), D Block, TTC Industrial area, MIDC, Navi Mumbai		
Whether in Corporation/municipal/other area	MIDC Navi Mumbai		
Applicability of the DCR	MIDC 2009		
Note on the initiated work (if applicable)	Not Applicable		

LOI/NOC from MHADA/	LOI from MIDC Navi Mumbai		
other approvals (If Applicable)	ता क. प्रअतिम्याः का/महाने/प्रितिस्त्रीः जनस्य व्यवस्थिति हो।		
Total plot area (sq.m.)	Plot area – 109584.47 Sq.m		
Deductions	RG area deduction - 10958.4 Sq.m		
Net Plot Area	Net Plot Area for FSI - 98626.02 Sq.m		
Permissible FSI (including TDR etc.)	1.50		
Proposed Built Up Area(FSI &	FSI Area – 1,47,939.00 Sq.m		
Non FSI)	Non FSI Area – 1,07,461.00 Sq.m		
	Total Built Up Area – 2,55,400.0 Sq.m		
Ground Coverage Area	Total Ground Coverage area = 40,812 Sq.m		
(percentage of plot not open to sky)	Percentage of Ground coverage on plot area = 37.24%		
Estimated Cost of the project	Rs. 395.00 Cr.		
Number of Buildings &	Bldg 1,2,3 – G + 4 floors	1	
configuration(s)	Bldg - 4.5 - G + 5 Floors		
	Multi Level Car parking – G+4		
	Town Centre		
Number of tenants and shops	Industrial Units – 1200 No's		
Number of expected	11366 No's	_	
residents/users			
Tenant density per hector	109.5]	
Height of Building(s)	31.20 Mt.		
Right of way	18.5 Mt. Wide Road from North side of the plot and 25.5 mt.		
	from east side of the plot		
Turning radius	Minimum 9.0 mt.		
Existing Structure(s)	No Existing Structures		
Details of the demolition with disposal (If applicable)	No Demolition work is proposed. Plot is vacant.		
Total Water Requirement and	Source: MIDC and Recycled water	1	
Source	Non Monsoon Season		
	Domestic water – 227 KLD		
	Flushing water- 284 KLD		
	Landscaping – 55 KLD		
	Total water requirement – 566 KLD		
	Monsoon Season		
	Domestic water – 227 KLD		
	Flushing water- 284 KLD		
	Total water requirement – 511 KLD		
Rain Water Harvesting (RWH)	Level of the ground water table: Between 2m and 4 m below	-	
]	ground surface.		
	Size, no. of recharge pits and quantity: 79 Recharge Pits Dia- 3		
,	mt and Depth -2.5 mt.		
	Budgetary allocation (capital cost and O&M cost)		
	Capital Cost- 28 Lakhs		
	O & M Cost – 3.5 Lakhs		

UG tanks	Location(s) of the UGT tank(s)- Ground level.			
Strom water drainage	Natural water drainage pattern: Towards west (Thane Creek) Quantity of storm water: as follows Total discharge from the site= 3.196 cum/sec Size of storm water drainage trenches are mentioned below Depth of drain -1.0 Mt Width of Drain - 1.5 Mt. Slope 1:250			
Sewage & Waste Water	Sewage Generation – 409 KLD Location of the STP: Ground level DG Sets (during emergency): DG set backup will be provided for STP during emergency. Budgetary allocation (capacity cost and O&M cost): Capital Cost: 82.5 Lakhs O & M Cost: 22 Lakhs			
Solid Waste Management	Waste generation in the Pre Construction and Construction phase Preconstruction Phase:33950 cum excavated Soil 10% Excavated soil (3395 cum) reused in back filling and rest (23765 cum) of the soil will be used for leveling. Quantity of the top soil to be preserved: - 6790 Cum Disposal of the construction waste debris Sr.			
	Area for curing – 150.0 Sq.m Budgetary allocation (capital cost and O&M cost) Capital Cost – 8.0 Lakhs O & M Cost – 2.5 Lakhs			
Green Belt Development	Total R.G. Area: 10978.00 Sq.m. R.G. required on ground = 10958.45 Sq.m (10.0 % of plot Area)			

	R.G. provided on ground = 10978.0 Sq.m				
	Number, size, age and species of trees to be cut, trees to be				
	transplanted:				
	No. of Trees to be transplanted: No. of trees to be retained: Decision shall be taken by competent Authority Number and list of Shrubs species to be planted in the ground:				
	Scientific name Common Name No				
	Cassia fistula	68			
	Neolamarckia Kadamb		59		
	cadamba				
	Barringtonia	Fish poison tree	56		
	asiatica				
	Cordia sebestena	Pagoda tree	89		
	couroupita	Cannon ball tree	23		
	guianensis				
	Dillenia indica	Elephant apple tree	120		
	Dillenia indica	Giant Crape-myrtle	66		
	Mesua ferrea	Ceylon ironwood	150		
	Putranjiva	Putrajivi	98		
	roxburghii				
	Terminalia	35			
	catappa				
	Alstonia	Indian devil tree	78		
	scholaris		***************************************		
	Bignonia	Fountain Tree	49		
	megapotamica				
	Michelia	Sonchapha	67		
	champaca	•			
	Mimusops elengi	Spanish cherry	39		
	Polyalthia	Mast tree	36		
	longifolia				
	Phoenix	Date palm			
	sylvestris	•			
	Total trees propose	ed	1100		
	NOC for the tree cutting/transplantation/ compensatory				
	plantation, if any:	-	. ,		
• .	paradion, runy. To be applied				
	Budgetary allocatio	n (Capital cost and O&	:M cost)		
	Budgetary allocation (Capital cost and O&M cost) Capital Cost – 45 Lakhs				
	O & M Cost – 10.0 Lakhs				
Energy	Power Supply:				
	Connected Load: 3	9909 kW			
	Demand Load: 30332.4 kW				
	Energy saving by n	on-conventional metho	d and Details		
	Energy saving by non-conventional method and Details calculations & % of saving: Power Saving through Internal Road Lights on Solar (32 No's) -2.88 kW Power Saving through common area lights on T5 FTL (230				
L	11 22 23 23 23 23 23 23 23 23 23 23 23 23				

	No's) - 2.3 kW Power Saving through Lift Lobby lights on PV panels (50 No's) - 11.6 kW Power Saving through Passage lights on PV panels (170 No's) - 41.25 kW Saving through Cu. Wound Transformers - 518.25 kW Saving through APFC panel - 4757.52 kW SUMMARY OF POWER SAVING					
	U U			5333.8 KW 30131 KW		
		% POWER Saving per year				
	SUMMARY FOR ENERGY SAVING					
	Total ENERGY Saving 46067422.1 KWH					
		Demand Load /		263946962 KWH		
	% EN	ERGY Saving po	er year	17.5		
Environmental Management plan Budgetary Allocation	Capital cost: O & M cost (please ensure manpower and other details) 1					
	2	Noise Environment	Green Belt 12Lakhs Developments Modular STP , Drainage vith sedimentation tanks Site Sanitation & Health Care		12Lakiis	
	3	Water			10 Lakhs	
		Environment			16 7 13	
	4	Good Health Practices				
	Capita	tion Phase (with	Break-up)- sure manpower at Setting-up Cos (In Lakhs) 28	t Annual Cost (In La) 3.5 2.5	10&M	
	3.	STP	82.5	22		
	5.	Energy	120	16		

	System		
	5. Landscaping 45	10.0	
	Total Cost 283.5	54.0	
	Quantum and generation of Corpus After occupancy, Co-op societies with form federation. The operation & maintenance of enfacilities (EMF) shall be taken care three years Afterwards, EMF shall be handed or Responsibility for further O & M Funds for recurring cost on EMP shall	fund and commitment: ill form. The societies will vironmental management by the developers for first ver to society/federation all be generated from the	
Traffic Management	owner of galas by specifically mentioning in the sale agreement. Nos. of the junction to the main road & design of confluence: 2 Entry Exit from 18.5 Mt. Wide Road from North side of the plot and 25.5 mt. from east side of the plot Parking Details: Number and area of Basement: Not proposed Ground Level -869 No's MLCP: 500 No's (33.0 Sq.m per car) Public Transport: Not Applicable III. Width of all Internal roads (m): Min 9.0 mt. wide road		

3. The proposal has been considered by SEIAA in its 77th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre-construction phase:-

- (i) This environmental clearance is issued subject to (a) Provide ramps in staircases (b) restrict car parking no 1369 as per approved (c) Increase the width of passage between toilet & staircases from 1.5 to 2.5m. (d) Relocate DG set on ground.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) 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.
- (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) "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.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environmenent department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer
- line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii)Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of 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.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv)Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi)Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post-construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

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

- 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
- 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 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 (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.
- 11. This Environment Clearance is issued for proposed industrial Galas / Units "Raheja District II" At Gen 2/1/C, D Block, TTC Industrial Area, MIDC, Navi Mumbai by M/s Raheja Universal (Pvt.) Ltd

(Medha Gadgil)
Additional Chief Secretary,
Environment department &
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, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
- 4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
- 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. Regional Office, MPCB, Navi Mumbai.
- 7. Collector, Thane

- 8. MIDC.Navi Mumbai
- 9. Commissioner, Municipal Corporation, Navi Mumbai
- 10. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
- 11. Select file (TC-3)

(EC uploaded on 29 12 2014