

By Speed Post

No. 21-637/2007-IA .III
Government of India
Ministry of Environment and Forests
(I.A. Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110510
Dated: January 07, 2008

To

✓
M/s Rajesh Estates & Nirman Ltd.,
139, Seksaria Chambers, 2nd Floor,
N.M.Road,
Fort,
Mumbai- 400 023

Subject: Environmental Clearance for Construction of proposed residential complex "Raj Gradeur" at village Tirandaz at Powai, Mumbai.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. the Form 1, Form 1A and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 23rd meeting held on 25-27 October, 2007.

2. The project proponent is proposing for construction of proposed residential complex on land bearing Land, bearing Survey Nos. 63A/8 (Pt.), 102A, 98C, 100A1/3 (Pt) of village Tirandaz at Powai, Mumbai, Maharashtra at a cost of Rs.150 crore. The project involves construction of one residential building with three basements plus lower stilt plus two podium plus 34 floors for 155 tenements and two buildings with lower stilt plus two upper stilt plus 34 floors for 102 tenements with maximum height of 138.9 m. The total plot area is 22,194 sq. m. The total proposed built up area (with basement) as indicated is 1, 05,000 sq.m. Total water requirement will be 245 cu.m./day including recycled water and total wastewater generation will be 163 cu.m./day including recycled water. The waste water generated will be treated in STP (capacity 200 cu.m./d) which will be installed in the premises. The treated wastewater will be used for flushing and gardening and unused treated wastewater will be discharged in to municipal sewer. The solid waste generated from the complex will be 619 kg/day. The solid waste will be segregated in to biodegradable and non biodegradable waste. The non biodegradable waste will be handed over to the authorized vendors for recycling. The biodegradable waste will be composted. The parking space proposed for a parking of four wheelers is 640.

3. The report submitted along with the application predicts that there will be *minor negative impact on ambient air quality during construction as well as operation phase*. There will be no significant impact on ambient noise levels during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded "gold" and recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords *necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006* subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
- ii. *For disinfection of waste water ultra violet radiation shall be used in place of chlorination.*
- iii. Vehicles hired for construction activities should be operated only during non-peak hours.
- iv. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- v. Ready mixed concrete shall be used in building construction.
- vi. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- vii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
- viii. *Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.*
- ix. Fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- x. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xi. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.

- xii. 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 to fulfill requirement.
- xiii. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
- xiii. Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.
- xiv All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- xv. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- xvi A First Aid Room will be provided at the project site both during construction and operation of the project.
- xvii Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- xviii Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- xix Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
- xx Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xxi. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.8.1999 and as amended on 27.8.2003.
- xxii Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.
- xxiii Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xxiv Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.
- xxv 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.

xxvi 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 had started without obtaining environmental clearance.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.
- ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.
- iii. 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.
- iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.
- v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.
- vi. The sewage treatment plant of adequate capacity should be provided to treat sewage generated from the complex and it should be certified by an independent expert for adequacy as well as efficiency and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for cooling, flushing and landscaping. Discharge of treated sewage shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.
- vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.
- viii. The solid waste including e-waste generated should be properly collected & segregated. Wet garbage (biodegradables) should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
- ix. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.
- x. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- xi. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

- xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.
- xiv. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.
- xv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

PART - B. GENERAL CONDITIONS

- i) This environmental clearance is subject to Hon'ble Supreme Court's decision regarding siting of project near wildlife sanctuary.
- ii) The environmental safeguards contained in the documents should be implemented in letter and spirit.
- iii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
- iv) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.
- v) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), State Forest Department, Wildlife Act 1972, CRZ Rules etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets of the buildings.



(K.C. RATHORE)

Additional Director (IA)

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Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)

Additional Director (IA)