

Government of Maharashtra

SEAC-2212/CR-282/TC-2
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 10th April, 2014

To,
Ms/. Regency Nirman Ltd
111/11, Anil Complex,
New Link Road, Ulhasnagar 421 003.

Subject: Environment clearance for Proposed Residential & Commercial Building, S. No. 2, 3,4,5, 6,.7, 8, 9, 11, 12, 14, 15, 16, 18, 20, 21 old No. 46, 47, 48, 52, 54, 55, 56, 57 & 58, village Mharal, Ulhasnagar, Dist. Thane by Ms/. Regency Nirman 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 17th meeting decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 65th & 67th Meetings.

2. It is noted that the proposal is for grant of Environment Clearance for Proposed Residential & Commercial Building, S. No. 2, 3,4,5, 6,.7, 8, 9, 11, 12, 14, 15, 16, 18, 20, 21 old No. 46, 47, 48, 52, 54, 55, 56, 57 & 58, village Mharal, Ulhasnagar, Dist. Thane. SEAC 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	"Residential & Commercial Project"		
Name of the Proponent	Ms/. Regency Nirman Ltd.		
Name of the Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd		
Type of Project	Residential & Commercial		
Location of the project	S.No. 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 16, 18, 20, 21, old No. 40, 41, 42, 43, 44, 46, 47, 48, 49, 50,51,52, 54, 55, 56, 57, & 58 Village – Mharal, Ulhasnagar, District: Thane, Maharashtra.		
Whether in Corporation/ municipal/other area	Ulhasnagar Municipal Corporation (UMC)		
Total plot area (sq.m.)	S.N	PARTUCULARS	AREA IN SQ.M
Deductions	1	AREA OF PLOT	2, 47, 700.00
Net Plot Area	2	DEDUCTIONS FOR	
	a	N.D. ZONE	23, 600
	3	GROSS PLOT AREA	2, 24, 100.00
	4	DEDUCTIONS FOR	
	a	ROAD SET BACK AREA	41, 890.00
	b	GARDEN – 1,2,3	17,370.00
	c	BURIAL GROUND	8, 000.00
	d	P.G RESERVATION	3, 700.00

	e	MSEB RESERVATION	3,670.00
	f	SCHOOL RESERVATION	3,050.00
	g	SHOPPING CENTRE	3,960.00
	h	HOSPITAL	5,000.00
		TOTAL DEDUCTION (A TO H)	86,640.00
5		NET BUILT UP AREA	1,37,460.00
6	a	15% R.G	20,619.00
	b	5% AMENITY PLOT	6,873.00
7		NET BUILT UP AREA	1,37,460.00
8		PERMISSIBLE FSI	1::1
9		ADDITION FOR	
	4 a	ROAD SET BACK AREA	41,890.00
	4 b	GARDEN – 1,2,3	17,370.00
	4 c	BURIAL GROUND	8,000.00
	4 d	P.G RESERVATION	3,700.00
	4 e	MSEB RESERVATION	3,670.00
10		ADD TDR	62,830.00
11		TOTAL AREA	1,37,460.00
12		TOTAL PERMISSIBLE AREA (7 + 11)	2,74,920.00
13		TOTAL FSI AREA	2,74,592.15
Permissible (including TDR)	FSI	1 FSI+1 TDR	
Proposed Built Up Area(FSI & Non FSI)	FSI Area	NON – FSI Area	Total Construction Area
	2,74,592.15	2,38,048.37	5,12,640.52
Ground Coverage Area	37,844.27 Sq.m (27.53 % of Net plot Area)		
Estimated Cost of the project	Rs.445 Cr.		
Number of Buildings & configuration(s)	No of Building: 13 Building Configuration: Type A: Stilt+Podium+21 (2 building) Type B: Stilt+2 Podium+25 (4 Building) Type C: Stilt+2 Podium+25 (1 Building) Type C1: Stilt+2 Podium+3 Floors (1 building) Type D: Stilt+2 Podium+ 25 (5 Building) Commercial: Shopping Center: G+1 School: G+4 Hospital: G+3 1 Club House		
Number of tenants and shops	Res: 1680 Shops :23 Offices:4		
Number of expected residents/users	Total: 10,904		

Tenant density per hector	67.82 per hector Tenant density: 339.1 per hectare
Height of Building(s)	Max. 88.55 m
Right of way	30 m D.P Road (Kalyan Ahmed Nagar Hwy – 222) and 24 m wide DP road.
Turning radius	7.5 m.
Existing Structure(s)	Vacant Land
Total Water Requirement	<p>Dry Season: Fresh water (KLD) & source: 963 KLD by UMC Recycled water (KLD): 577 KLD (From STP) Total Water Requirement (KLD): 1540 KLD Swimming pool make up (Cum): 2.0 Fire fighting (Cum): UG Tanks = 500 CUM</p> <p>Wet Season: Fresh Water (KLD) & Source: 150 KLD from UMC & 813 KLD from RWH Recycled Water (KLD): 474 KLD (For Flushing) Total Water Requirement (KLD): 1437 KLD Swimming pool make up (CUM): 2.0 Fire fighting (Cum): UG Tanks = 500 CUM</p>
Rain Water Harvesting (RWH)	<p>Level of the ground water table – 3 m Size and no of RWH tank(s) and quantity: 6 Budgetary allocation (capital cost and O&M cost) Capital cost: Rs. 259 Lakhs O & M Cost: Rs.26 Lakhs</p>
Strom water drainage	<p>Natural water drainage pattern: to Ulhas nagar river Quantity of storm water: 0.25 cum/sec Drain design discharge capacity: 0.36 cum/sec Thus considering the proposed drain carrying capacity it can be concluded that the project storm water discharge is equivalent to that of the proposed SWD capacity Size of SWD: 450 mm X 600 mm Slope : 1:300</p>
Sewage & Waste Water	<p>Sewage generation: 1208 KLD STP Technology: MBBR Capacity of STP: 2 Nos. of STP (1250 KLD and 15 KLD) Location of the STP- Ground Level DG set will be provided for backup power to emergency facilities. Budgetary allocation (capacity cost and O&M cost): Capital cost: Rs. 213 Lakhs O & M Cost : Rs. 51 Lakhs</p>
Solid Waste Management	<p>Waste generation in the operation phase: Total Domestic Waste (TPD) – 5.26 Bio-degradable (TPD) – 3.10 Non Biodegradable (TPD) – 2.15 Hazardous waste (Kg/month):0.5 Biomedical waste (Kg/month) (if applicable): Infectious waste: 8.5 kg/d Non infectious waste: 1.0 kg/d Mode of Disposal of Waste:</p>

	<p>Non Biodegradable : Will be handed over to municipal cooperation disposal facility for recycling Biodegradable : Will be processed in the OWC for manure for landscaping/ gardening Hazardous Waste: To CTSDf site Biomedical Waste: Will be handed over for incineration facility STP Sludge (Dry Sludge): Use as a manure Area Requirement: Located on ground: 2 Nos. OWC Bin collection room: 47 Sq.m each OWC and Solid waste management room: 37 Sq.m each Budgetary allocation (capital cost and O&M cost) Capital Cost: Rs. 121 Lakhs O & M Cost: Rs. 4 Lakhs</p>																															
Green Belt Development	<p>RG area under green belt: 20,619 Sq.m GROUND R.G =3008.00 sq mts ELEVATED RG: phase 1 =4043.00 sq mts phase 2 = 9534.00 sq mts phase 3 = 4034.00 sqmts Plantations: Proposed Trees on Ground: 2482 Budgetary allocation (Capital cost and O&M cost) Capital Cost: Rs.120 Lakhs O & M Cost: Rs. 12 Lakhs</p>																															
Energy	<p>Power Supply: : MSEB Connected Load: 9189 KW Demand Load: 4658 KW Budgetary allocation (capital cost and O&M cost) – For Solar Energy system : Capital Cost: Rs. 407 Lakhs O & M Cost: Rs. 95 Lakhs Number and capacity of the DG sets to be used Nos. of DG Sets 6</p> <table border="1"> <tr> <td colspan="2">DG selected for Residential Bldgs -3Nos</td> <td></td> <td></td> </tr> <tr> <td>Zone-1 (6 Nos of Bldg)(KVA)</td> <td></td> <td></td> <td>380</td> </tr> <tr> <td>Zone-2 (4 Nos of Bldg)(KVA)</td> <td></td> <td></td> <td>320</td> </tr> <tr> <td>Zone-3 (2 Nos of Bldg)(KVA)</td> <td></td> <td></td> <td>250</td> </tr> <tr> <td>DG selected for each Commercial Bldg (KVA)</td> <td></td> <td></td> <td>500</td> </tr> <tr> <td>DG selected for Hospital Bldg (KVA)</td> <td></td> <td></td> <td>140</td> </tr> <tr> <td>DG selected for School Bldg (KVA)</td> <td></td> <td></td> <td>30</td> </tr> </table>				DG selected for Residential Bldgs -3Nos				Zone-1 (6 Nos of Bldg)(KVA)			380	Zone-2 (4 Nos of Bldg)(KVA)			320	Zone-3 (2 Nos of Bldg)(KVA)			250	DG selected for each Commercial Bldg (KVA)			500	DG selected for Hospital Bldg (KVA)			140	DG selected for School Bldg (KVA)			30
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Environmental Management plan Budgetary Allocation	S.n.	Particulars	Setting up cost (INR - Lakhs)	Annual o & m cost (INR -Lakhs)																												
	1	STP cost	213	51																												
	2	RWH	259	26																												
	4	Solar System	407	95																												
	6	Solid waste management (OWC)	121	4																												
	7	Landscape	120.0	12																												

	Total	1216.6	206
Traffic Management	Nos. of the junction to the main road & design of confluence: Entries & Exits : 4 Entry & Exit Roads: 30 m D.P Road (Kalyan A Nagar Hwy – 222) Parking Details: Total Parking Provided: 3599 Nos. Stilt Parking: 1020 Nos. Podium Parking: 2007 Nos. Open Parking: 572 Nos. Commercial Parking provided: 64 Nos School Parking Provided: 1 Nos. Hospital Parking Provided: 29 Public Transport: Well connected Width of all Internal roads (m): 18 m 18 m. wide main internal roads 6 m. wide internal roads around buildings		

3. The proposal has been considered by SEIAA in its 65th & 67th 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 :

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (iii) In any circumstances, no sewage should be disposed in the Ulhas river.
- (iv) 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.
- (v) "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.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) 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.
- (viii) 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.
 - (ix) 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.
 - (x) 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
 - (xi) 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.
 - (xii) Arrangement shall be made that waste water and storm water do not get mixed.
 - (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - (xiv) 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.
 - (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - (xvi) 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.
 - (xvii) 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.
 - (xviii) 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.
 - (xix) 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.
 - (xx) 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.
 - (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 - (xxii) 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.
 - (xxiii) 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.
 - (xxiv) 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).

- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) 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.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) 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 Ministry 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.
- (xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc.
- (xxxii) 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.
- (xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvii) 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.
- (xxxviii) 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.
- (xxxix) 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.


- (xl) 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.
- (xli) 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
- (xlii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xliii) 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.
- (xliv) 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.
- (xlv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xlvi) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) 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.
- (l) 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>.
- (li) 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.
- (lii) 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.

- (liii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (liv) 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.
 - (lv) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes

(Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022. if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


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

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Commissioner, Municipal Corporation Ulhasnagar.
7. Collector, Thane.
8. Regional Office, MPCB, Thane.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (TC-3).

(EC Uploaded on 15/4/14)