

Item no. 25

Proposal No.:- SIA/MH/INFRA2/406817/2022

Type of Project: EC


Subject- Environment Clearance for Proposed Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 3, Sector 16, Kharkopar Railway Station (East), Village: Gavhan and Kharkopar, Taluka: Panvel, District: Raigad, State: Maharashtra, India by City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

Project Details-

PP submitted the application for environmental clearance to their proposed Pradhan Mantri Awas Yojana (PMAY) Housing Scheme having total plot area of 1,22,146.15 Sq. Mtrs., Total construction area of 4,09,583.92 Sq. Mtrs. and FSI area of 2,40,816.88 Sq. Mtrs. PP proposes to construct 36 Nos. of Residential buildings having maximum height of 64.90 Mtrs., 1 No. of Commercial building with MLCP, 2 Nos. of Community Centres and 1 No. of MLCP building for Residents as mentioned at Sr.no. 20 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Ultra-Tech. The details of project are as mentioned below:

| Sr. No. | Description | Details | |
|---------|---------------------------------------|--|--|
| 1 | Proposal Number | SIA/MH/INFRA2/406817/2022 | |
| 2 | Name of Project | Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 3, Sector 16, Kharkopar Railway Station (East), Village: Gavhan and Kharkopar, Taluka: Panvel, District: Raigad, State: Maharashtra, India by City and Industrial Development Corporation of Maharashtra Limited (CIDCO). | |
| 3 | Project category | 8 (b) | |
| 4 | Type of Institution | Semi-Government | |
| 5 | Project Proponent | Name | City and Industrial Development Corporation of Maharashtra Limited (CIDCO) |
| | | Regd. Office address | CIDCO Bhavan, C.B.D. - Belapur, Navi Mumbai 400614 |
| | | Contact number | 9867911114 |
| | | e-mail | ce.nmia@cidcoindia.com |
| 6 | Consultant | ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 th March, 2023 | |
| 7 | Applied for | Expansion | |
| 8 | Location of the project | Plot No. 3, Sector 16, Kharkopar Railway Station (East), Village: Gavhan and Kharkopar, Taluka: Panvel, District: Raigad, State: Maharashtra, India. | |
| 9 | Latitude and Longitude | Latitude: 18°57'32.93"N Longitude: 73°0'56.55"E | |
| 10 | Plot Area (sq.m.) | 1,22,146.15 sq. mt. | |
| 11 | Deductions (sq.m.) | 0.00 sq. mt. | |
| 12 | Net Plot area (sq.m.) | 1,22,146.15 sq. mt. | |
| 13 | Ground coverage (m ²) & % | 32,046.53 sq. mt. (26%) | |


Member Secretary


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Minutes of 257th Day - 1 (Part B) meeting of SEIAA held on 02nd March, 2023.


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|-------------------------|--|---|--------------------------------|--|-------------------------|---|--|
| 14 | FSI Area (sq.m.) | 2,40,816.88 sq. mt. | | | | | |
| 15 | Non-FSI (sq.m.) | 1,68,767.04 sq. mt. | | | | | |
| 16 | Proposed built-up area (FSI + Non FSI) (sq.m.) | 4,09,583.92 sq. mt. | | | | | |
| 17 | TBUA (m ²) approved by Planning Authority till date | Received Development permission dated 21.01.2022 from CIDCO. For total construction built up area = 4,09,583.92 Sq. mt. | | | | | |
| 18 | Earlier EC details with Total Construction area, if any. | Received EC dated 27.10.2020 from SEIAA for total construction built up area 1,57,689.68 sq. mt. | | | | | |
| 19 | Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) | The total Constructed Area (FSI + Non FSI) on site till date is 96,382.76 sq.mt. | | | | | |
| 20 | Previous EC/ Existing Building | Proposed Configuration | | | | Reason for Modification / Change | |
| | Building Name | Configuration | Height (m) | Building Name | Configuration | | Height (m) |
| | 21 Nos. of Buildings (EWS) | Ground + 14 Floors each | 47.50 | 26 nos. of Buildings (EWS) | Ground + 14 floors each | 47.50 | <ul style="list-style-type: none"> • Now 5 nos. of buildings for EWS and 10 nos. of buildings for LIG are proposed due to increase in plot area • Change in location of 2 no. of EWS buildings |
| | | | | 10 Nos. of Residential Buildings (LIG) | Ground + 20 Floors each | 64.90 | |
| One Commercial Building | Ground Floor | 7.50 | One Commercial + MLCP Building | Ground + 3 Podium + 10 floors | 49.15 | <ul style="list-style-type: none"> • Change in design & location of the building due to change in planning. • Proposed 3 nos. of podium, 10 nos. of floors and MLCP | |


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Minutes of 257th Day - 1 (Part B) meeting of SEIAA held on 02nd March, 2023.

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|--------------------|---|--|------|---|---|---|--------------|
| | One Community centre | Ground floor | 6.45 | Community centre 1 | Ground Floor | 6.45 | No change |
| | -- | -- | -- | Community centre 2 | 1 level (above 5 th floor in MLCP Tower of residential building) | 3.30 | Proposed now |
| | -- | -- | -- | One MLCP Building for Residential | Ground + 5 Floors | 21.15 | Proposed now |
| 21 | No. of Tenements & Shops | Flats: 4412 Nos. Shops: 104 Nos. Offices | | | | | |
| 22 | Total Population | 27212 nos. | | | | | |
| 23 | Total Water Requirements CMD | 2967 CMD | | | | | |
| 24 | Under Ground Tank (UGT) location | Underground | | | | | |
| 25 | Source of water | CIDCO | | | | | |
| 26 | STP Capacity & Technology | 1 STP of capacity 1300 KL 1 STP of capacity 1500 KL 1 STP of capacity 275 KL Technology: Moving Bed Bio Reactor (MBBR) | | | | | |
| 27 | STP Location | Underground | | | | | |
| 28 | Sewage Generation CMD & % of sewage discharge in sewer line | 2500 CMD Sewage discharge in sewer line: 52% | | | | | |
| 29 | Solid Waste Management during Construction Phase | Type | | Quantity (Kg/D) | | Treatment / Disposal | |
| | | Dry waste | | 36 | | To authorized recyclers. | |
| | | Wet waste | | 24 | | | |
| | | Excavation waste | | 75,000 cum | | Reused on site for backfilling and levelling. | |
| | | | | 71,000 cum | | Excavation earth material generated during construction of remaining buildings shall be reused on site for backfilling and levelling. | |
| Construction waste | | -- | | Reuse/ recycle and disposal of remaining waste to the authorized landfill site. | | | |


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| 30 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | Type | Quantity (Kg/d) | Treatment / disposal |
|----|---|--|-----------------|---|
| | | Dry waste | 5660 Kg/day | To Authorized recyclers |
| | | Wet waste | 3774 Kg/day | Treatment in OWC |
| | | E-waste | 470 Kg/month | Shall be stored separately at a common designated location and handed over to Authorized agency for further disposal as per E-waste (Management) Rules, 2016 and as amended in 2018 |
| | | STP Sludge (dry) | -- | Use as manure |
| 31 | R.G. Area in sq.m. | RG required: 18,321.92 sq. mt. RG provided on mother earth: 14,451.07 sq. mt. Balance RG provided on ground: 4,025.70 sq. mt. RG provided on podium: 0.00 sq.mt Total: 18,476.77 sq. mt. Existing trees on plot: 329 Nos. Number of trees to be planted: 2971 nos. a) In RG area: 1792 nos. (including periphery trees) b) In Miyawaki Plantation (with area): 1179 nos. of trees (Area = 523 sq.mt.) Number of trees already cut: 45 nos. Number of trees to be cut: 175 nos. Number of trees already transplanted: 17 nos. Number of trees to be transplanted: 58 Nos. Retained trees: 34 nos. | | |
| 33 | Power requirement | During Operation Phase: Connected load (kW): 29216 kW Maximum demand (kW): 17909 kW | | |
| 34 | Energy Efficiency | a) Total Energy saving (%): 26.11% b) Solar energy (%): 5.07% | | |
| 35 | D.G. set capacity | 10 DG sets of capacity 100 kVA each 6 DG sets of capacity 160 kVA each 6 DG sets of capacity 250 kVA each 1 DG set of capacity 630 kVA 7 DG sets of capacity 1500 kVA each | | |
| 36 | No. of 4-W & 2-W Parking with 25% EV | 4-Wheeler: 2270 nos. 2-Wheeler: 562 nos. Provision of 280 nos. (25% of 4-wheeler & 2-wheeler) of E-charging points. | | |
| 37 | No. & capacity of Rain water harvesting tanks /Pits | Provision of 8 nos. of Rain water harvesting tanks of capacity 1620 KL | | |
| 38 | Project Cost in (Cr.) | Rs. 1375.44 Cr. | | |
| 39 | EMP Cost | Construction Phase: Rs. 125.29 Lacs | | |


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| | | Operation Phase: Capital cost: Rs. 2178.44 Lacs Operational and Maintenance cost: Rs. 183.88 Lacs/annum |
| 40 | CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018 | -- |
| 41 | Details of Court Cases/ litigations w.r.t the project and project location, if any. | No litigation is pending against the project or land |

SEAC Deliberation –

PP informed that the project is Pradhan Mantri Awas Yojana (PMAY) Housing Scheme being developed by City and Industrial Development Corporation (CIDCO). PP (CIDCO) themselves is a Planning Authority for the proposed project. PP also informed that the project had received earlier EC vide letter no. SIA/MH/MIS/53158/2019, dated: 27/10/2020 for total plot area of 48,167.81 Sq. Mtrs., total construction area of 1,57,689.68 Sq. Mtrs. & FSI area of 80,757.19 Sq. Mtrs. PP also informed that they had completed construction of 96,382.76 Sq.Mtrs. on site till date as per earlier EC & submitted Architect certificate dated: 07.01.2023 to that effect.

PP submitted that due to increase in plot area and number of buildings they have applied for expansion in earlier EC. The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

| COMPARATIVE STATEMENT – AREA AND PARKING DETAILS | | | |
|---|-------------------------------------|-----------------------------------|---|
| Description | EC received dated 27.10.2020 | Expansion in EC | Remarks |
| Plot area (sq.mt.) | 48,167.81 | 1,22,146.15 | Proposed increase by 73,978.34 sq.mt. as per site demarcation plan received from CIDCO. |
| Requirement of Recreational Ground (RG) area (sq.mt.) | 7,225.17 (15%) | 18,321.92 (15%) | Proposed increase by 11,096.75 sq.mt. due to increase in plot area. |
| Provision of Recreational Ground (RG) Area (sq.mt.) | 7,671.98 (15.9%) | 18,476.77 (15.1%) | Provision of Recreational Ground (RG) area as per requirement. |
| Built-up Area as per FSI (sq.mt.) | 80,757.19 | 2,40,816.88 | Proposed increase by 1,60,059.69 sq.mt due to increase in plot area and permissible built-up area |
| Built-Up Area as per Non FSI Area (sq.mt.) | 76,932.49 | 1,68,767.04 | Proposed increase by 91,834.55 sq.mt. |
| Total Construction Built-up Area (sq.mt.) | 1,57,689.68 | 4,09,583.92 | Proposed increase by 2,51,894.24 sq.mt. |
| Parking requirement (Nos.) | 4-Wheeler: 680 2-Wheeler: 62 | 4-Wheeler: 2223 2-Wheeler: 202 | 4 Wheelers: Proposed increase by 1543 nos. in line with GDCR norms 2 Wheelers: Proposed increase by 140 nos. in line with GDCR norms |


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Chairman

Minutes of 257th Day - 1 (Part B) meeting of SEIAA held on 02nd March, 2023.

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| Parking spaces provision (Nos.) | 4-Wheeler: 695 2-Wheeler: 84 | 4-Wheeler: 2270 2-Wheeler: 562 | 4 Wheelers: Proposed increase by 1575 nos. in line with GDCR requirement 2 Wheelers: Proposed increase by 478 nos. in line with GDCR requirement |
| Building No. and Configuration | | | |
| 21 Nos. of Buildings (EWS): Ground + 14 Floors each | 26 nos. of Buildings (EWS): Ground + 14 floors each | 10 Nos. of Residential Buildings (LIG): Ground + 20 Floors each | <ul style="list-style-type: none"> • Now 5 nos. of buildings for EWS and 10 nos. of buildings for LIG are proposed due to increase in plot area • Change in location of 2 no. of EWS buildings • Construction of 19 nos. of EWS buildings is in progress as per the received EC. |
| | One Commercial Building: Ground Floor | | |
| One Community centre: Ground floor | Community centre 1: Ground Floor Community centre 2: 1 level (above 5 th floor in MLCP Tower of residential building) | | <ul style="list-style-type: none"> • No change in Community centre 1 • Now Community centre 2 is proposed • Construction not started on site |
| -- | One MLCP Building for Residential: Ground + 5 Floors | | <ul style="list-style-type: none"> • Proposed now • Construction not started on site |
| No. of Flats/shops/Offices | | | |
| Flats: 2352 Nos. Shops: 36 Nos. | Flats: 4412 Nos. Shops: 104 Nos. Offices | | Flats: Proposed increase by 2060 nos. Shops: Proposed increase by 68 nos. Now Offices are also proposed |
| ENVIRONMENTAL PARAMETERS | | | |
| Occupancy (Nos.) | 9516 | 27212 | Proposed increase by 17696 nos. due to increase in flats, shops and provision of offices |
| Total Water Requirement (KLD) | 1327 | 2967 | Proposed increase by 1640 due to increase in occupancy. |
| Sewage Generation (KLD) | 1105 | 2500 | Proposed increase by 1395 due to increase in water requirement. |
| Treatment facility | GWTP 3 # 950 KL (Underground) | STP 3 # 3075 KL (Underground) | Now instead of GWTPs, 3 nos. of STPs are proposed for treatment of sewage. |
| Solid Waste Generation (kg/day) | 4243 | 9434 | Proposed increase by 5191 due to increase in occupancy. |

PP further submitted that the project has received auto generated ToR vide letter no. SIA/MH/MIS/78868/2022, dated: 27.06.2022 for total plot area of 1,22,146.15 Sq. Mtrs., Total construction area of 4,09,583.92 Sq. Mtrs and FSI area of 2,40,816.88 Sq. Mtrs. Accordingly, PP has submitted EIA report for appraisal.


Member Secretary


Chairman

Minutes of 257th Day - 1 (Part B) meeting of SEIAA held on 02nd March, 2023.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Ultra-Tech. All issues related to environment including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(b) B1 category of EIA Notification, 2006. Consolidated Statements, Form- 2, 1/IA, presentation & plans submitted are taken on the record.

During discussion following points emerged:

1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2.PP to obtain following NOCs & remarks as per amended planning:

a) Water supply; b) Sewer connection; c) SWD NOC; d) Final CFO NOC; e) Tree NOC.

3.Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.

4.PP to submit certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

5.PP to explore to convert 25% of car parking into 2-wheeler parking considering socio-economic survey of the project.

6.PP to flush the top of the UGTs to the ground level.

7.PP to include cost of DMP in EMP & accordingly revise EMP of construction & operation phase.

8.PP to relocate parking proposed above the STP of 1300 KLD capacity.

9.PP to submit revised RG area calculation deducting area under UGTs proposed in RG.

10.PP to relocate parking proposed in RG area.

Recommendations of SEAC-

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

Deliberation in SEIAA-

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-2 in its 192nd meeting for grant of Environment Clearance for total plot area of 1,22,146.15 Sq. Mtrs., Total construction area of 4,09,583.92 Sq. Mtrs. and FSI area of 2,40,816.88 Sq. Mtrs. PP has obtained earlier EC dated 27.10.2020 from SEIAA for total construction built up area 1,57,689.68 sq. mt.

SEIAA asked PP to submit Architect Certificate regarding construction initiated on site is within BUA and as per configuration of earlier EC. SEIAA keeps certificate from registered architect as a proof of compliance of construction initiated on site by PP is within BUA and as per configuration of earlier EC. PP submitted the architect certificate dated 28.02.2023.


Member Secretary


Chairman

Minutes of 257th Day - I (Part B) meeting of SEIAA held on 02nd March, 2023.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 26.09.2022. PP submitted that, they have obtained the same dated 20.02.2023. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 20.02.2023.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 28.02.2023.

During the meeting, SEIAA observed that, PP has obtained CFO NOC for LIG building up to 61.60 m height only, for EWS building up to 44.20 m height only and for commercial building up to 45.90 m height only. SEIAA decided to restrict the EC as per CFO NOC.

Also, PP has obtained Civil Aviation NOC up to 63.16 m height only. SEIAA decided to restrict the EC as per Civil Aviation NOC.

SEIAA after deliberation decided to grant EC for – FSI –2,40,816.88 m², Non FSI-1,68,767.04 m², Total BUA-4,09,583.92 m². (Plan approval No. CIDCO/Arch(BP-IHP)/BP-IHP /134/2022/000593, dated-21.01.2022)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. This EC is restricted for LIG building up to 61.60 m height, for EWS building up to 44.20 m height and for commercial building up to 45.90 m height only as per CFO NOC.
2. EC is further restricted up to 63.16 m height only as PP has obtained Civil Aviation NOC for the same.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for – FSI –2,40,816.88 m², Non FSI-1,68,767.04 m², Total BUA-4,09,583.92 m². (Plan approval No. CIDCO/Arch(BP-IHP)/BP-IHP /134/2022/000593, dated-21.01.2022)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman