

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/117839/2019
 Environment Department
 Room No. 217, 2nd Floor,
 Mantralaya,
 Mumbai- 400032.
 Date: ~~2~~ 02.2020.

To
 City And Industrial Development Corporation
 Of Maharashtra Limited (CIDCO)

Subject : Environment Clearance The construction project of City And Industrial Development Corporation Of Maharashtra Limited (CIDCO) under Pradhanmantri Awas Yojana (PMAY) Housing Scheme is located at Plot no. 14, Sector 37, Taloja, Taluka: Panvel, District: Raigad.

Reference : Application no. SIA/MH/MIS/117839/2019, dated 22.08.2019.

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 121th meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 185th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Plot area	15,875.45 Sq. mt.
FSI	33,566.65 Sq. mt.
Non FSI	27,455.30 Sq. mt.
Total Built up area	61,021.95 Sq. mt.
Building configuration	2 Nos. of Buildings: Ground + 22 Floors each 3 Nos. of Buildings: Ground + 21 Floors each Total Flats: 821 nos., 1 Building (Shops): Ground floor, Community Hall: Ground floor
Total population	3299 no's
Water requirement	463 KLD
Sewage generation	387 KLD
STP Capacity & Technology	Sewage will be discharged into proposed nodal STP at Sector 37, Taloja for treatment.
RG area required & provided - mother earth & podium	Required RG Area (15%): 2381.32 Sq. mt. Recreational Open Space (15.5%): 2464.50 Sq. mt.
Energy requirement	Connected load: 2673 KW Maximum demand: 1591 KW
Energy saving total	21 %, Energy saving by solar-8 %
No. of DG sets & capacities	1 of 325 KVA, 1 of 200 KVA, 1 of 180 KVA, 1 of 160 KVA & 1 of 125 KVA
Solid waste generation	Bio-degradable generation-888 kg/day, Non-Biodegradable-592 kg/day
OWC capacities	Area provision for solid waste management: 65.00 Sq. mt.
Parking	2 - Wheeler-22 nos, 4- Wheeler-240 nos
EMP cost	Construction Phase: Set up Cost: 50.85 Lacs Operation Phase: Set up Cost: 122.95 Lacs

	O & M Cost: 7.95 Lacs/annum
Rain water harvesting	1 RWH tank of capacity 120 KL
No. of pits & size of pits	4 nos. of recharge pits Sizes: Each Recharge pit of 2.0 m deep and 1.0 m diameter of pre-cast RCC rings with 6.5" diameter x 25 m deep bore well.
Details of UG tanks & no. of capacity	Domestic: 300 KL Flushing: 154 KL Firefighting: 300 KL
CER	CER plan as per the MoEF& CC circular dated 01/05/2018 Project Cost: Rs. 173.75 Crores Cost for CER: Rs. 2.60 Crores (1.5% of project cost)

3. The proposal has been considered by SEIAA in its 185th meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

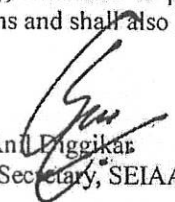
1. PP i.e CIDCO to ensure that, the Nodal STP is with sufficient capacity to accommodate the sewer generated through project under consideration.
2. PP to provide the green paver in parking area.
3. The planning authority to ensure that no occupation certificate is given to the Project till Water is made available & also surplus discharge from STP and the storm water network of the Project is connected to duly developed and commissioned sewage disposal system and storm water drainage network of the planning authority respectively.
4. PP to obtain the NoC from tree authority, if required & plant the trees as per norms of tree authority in lieu of trees to be cut.
5. 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.
6. PP to ensure that CER plan get approved from Municipal Commissioner/District Collector.
7. 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.
8. SEIAA decided to grant EC for- FSI-33566.64 m², Non-FSI- 27455.30 m² and Total BUA- 61021.95 m² (Plan Approval no- CIDCO/Sr. Arch.(BP-IHP)/2019/363, Date 08.08.2019)

General Conditions:

1. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
2. 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.
3. 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.
4. PP has to abide by the conditions stipulated by SEAC& SEIAA.
5. 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.
6. 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.
 7. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
 8. 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.
 9. 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.
 10. Disposal of muck during construction phase should not create any adverse effect on the neighbouring 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.
 11. Arrangement shall be made that waste water and storm water do not get mixed.
 12. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 13. 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.
 14. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 15. 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.
 16. 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.
 17. 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.
 18. 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.
 19. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 20. 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.
 21. 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.
 22. 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).
 23. Ready mixed concrete must be used in building construction.
 24. Storm water control and its re-use as per CGWB and BIS standards for various applications.
 25. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 26. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.³
 27. 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% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

- earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
49. 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://parivesh.nic.in>
 50. 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.
 51. 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.
 52. 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.
 53. 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.
 54. 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.


Anil Diggikar
(Member Secretary, SEIAA)

Copy to:

1. Shri Johny Joseph, Chairman-SEIAA
1. Secretary, MoEF & CC
2. IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Raigad.
6. Regional Officer, Maharashtra Pollution Control Board, Raigad.