

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SEIAA-2019/CR-74/SEIAA.
Environment Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 00032.
Date: 15.04.2019

To
M/s. Raheja universal (Pvt.) Ltd.,
Raheja Centre Point, 294, C.S.T. Road,
Kalina, Santacruz (E), Mumbai-400 098.

Sub : Correction in Environmental Clearance Letter issued vide letter dated 1st September, 2018 for Raheja Exotica Proposed Tower on plot bearing CTS NO 1965, 2053/B, 2053/C, & C1, 2053D, 2053E, 2055B, & 2055/C, village Erangal, Patilwadi Road, Malad(W) by M/s Raheja Universal Pvt. Ltd.

Ref : 1. Application received from PP dated 12.09.2018.
2. EC letter No. SEIAA-EC-0000000394 dated. September 1, 2018.
3. Minutes of 135th meeting of SEIAA dated 10.08.2018.

With reference to above subject matter, it is noted that, you have received Environment Clearance dated September 1, 2018. You have further applied for correction in EC vide above ref. (1). You have requested to correct EC dated 01.09.2018 as below-

Sr. No. / Particular in EC vide above ref. (2)	Details Mention in EC vide above ref. (2)	Correction shall be read as
1	Raheja Exotica Proposed Tower No. 10 & 11	Raheja Exotica
6	Modernization in Housing Project	Expansion of existing residential project
7	Environmental clearance obtained for Building 5, 6, 7, 8, & 9 on 21st June 2016 Vide letter no. SEAC-2015/CR-131/TC-1. Buildings completed prior to EC - bldg. no. 1, 2, 3, 4 club house and 15 villas.	Earlier EC received (SEAC-2015/CR-131/TC-1) dated 21st June, 2016
12	Layout Obtained (No. CHE/702/LOP dated 5th November 2014) IOD/IOA/Concession/Plan Approval Number: Layout Obtained (No. CHE/702/LOP dated 5th November 2014) Approved total Built-up Area: 40296 sq. m.	Layout obtained (No. CHE702/LOP dated 5th November 2014) IOD/IOA/Concession/Plan Approval Number: CHE702/LOP dated 5th November 2014 Approved Total Built-up Area: 147073.8 sq. m. Approved FSI: 97737.2 sq. m. Approved non-FSI: 49336.6 sq. m.
13	NA	Building no. 5A, B and 7 A, B, C have been constructed as per environmental clearance received in 2016.
14	Layout Obtained (No. CHE/702/LOP dated	Layout Obtained (No. CHE/702/LOP dated

	5th November 2014)		5th November 2014)	
18	FSI Area (sq.m.) : 34126		FSI Area (sq.m.) : 220639.21	
	Non FSI Area (sq.m.) : 6170		Non FSI Area (sq.m.) : 158321.82	
	Total BUA Area (sq.m.) : 40296		Total BUA Area (sq.m.) : 378961.25	
19	Ground Coverage : 14488.98		Ground Coverage : 39604.20	
20	16.4%		44.8%	
24	Level of the Ground water table: 26 m		4.15 m	
26	Natural water drainage pattern:	Connecting With Main SWD Channel of the plot	Natural water drainage pattern	Connecting With Main SWD Channel of the plot
	Quantity of storm water	(0.0633 + 0.03224) KLD / sec.	Quantity of storm water	0.095 m3/ sec.
	Size of SWD:	(0.6 x 0.3 + 0.6 x 0.3) m	Size of SWD	0.6 m (W) x 0.15 m (D)
27	Sewage generation in KLD:	76.74 KLD	Sewage generation in KLD:	Total sewage generation is 786 KLD Tower 10 & 11: 77 KLD
	Capacity of STP (CMD):	Tower No 10 : 70KLD ; Tower No 11 : 10 KLD ; Total : 80 KLD	Capacity of STP (CMD):	Total capacity of all STPs: 835 KLD 80 KLD (70+10) for Tower 10, 11
28	Dry waste:	147 kg/ day	Dry waste:	Total dry waste of project: 1339 kg/ day For tower 10, 11: 123 kg/ day
	Wet waste:	222 kg/ day	Wet waste:	Total wet waste of the project: 2008 kg/ day For tower 10, 11: 184 kg/ day
	STP Sludge (Dry sludge):	8 kg/day	STP Sludge (Dry sludge):	Total STP sludge of project: 39 kg/ day 4 kg/ day for tower 10, 11
	Area for the storage of waste & other material:	Ground (7MX4M) + (7MX4M) (including storage, machinery setup OWC, shredder, storage rack, bins, wash basin etc)	Area for the storage of waste & other material:	Tower 10: basement 1; Tower 11: stilt floor For storage of waste: 32 sq. m. Machinery: 6 sq. m.
35	During Operation phase (Connected load):	6,469 KW	During Operation phase (Connected load):	Total Connected load of all buildings: 42,868 kW 6469 KW for tower 10 and 11

	During Operation phase (Demand load):	2,103 KW	During Operation phase (Demand load):	Total Demand load of all buildings: 16,755 kW 2103 KW for tower 10 and 11
	<ul style="list-style-type: none"> • 20% of External lighting on solar. • Lifts will be with VFD drives and soft starters, which will result in overall 20 % power saving. • Common Area Lighting, mainly LED lights with timer control operation • Solar Hot Water Generation for apartment 		<ul style="list-style-type: none"> • Use of solar energy; • Lifts on VFD; • LED lamps for common area lighting etc.; • Energy efficient plumbing pumps; 	
36	Energy Conservation Measures	Tower No 10: 19.75 % Tower No 11: 20.33%	Energy Conservation Measures	Tower No 10: 22% Tower No 11: 24%

After detailed scrutiny of documents submitted by you, Environment Clearance issued vide letter dated September 1, 2018 is corrected as above.

The terms and conditions stipulated in the EC letter dt.01.09.2018 vide above ref. (2) shall remain the same.



(Anil Diggikar)
Principle Secretary
& Member Secretary, SEIAA

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2015/CR-131/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 21 June, 2016

To,
M/s Raheja Universal (Pvt.) Ltd.
Raheja Centre-Point, 294, C.S.T Road,
Kalina, Santacruz (E), Mumbai- 400 098.

Subject: Environment clearance for proposed expansion project "Raheja Exotica" on plot bearing CTS No.1965, 2053/B, 2053/C & C1, 2053D, 2053E,2055B & 2055/C, village Erangal, Patilwadi Road, Malad (E), Mumbai by M/s K. Raheja Universal P L

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 40th 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 97th meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of The Project	<u>Proposed Revalidation & Amendment "Raheja Exotica"</u>
Name of Proponent	Name: Mr. Kamal Khemani M/s Raheja Universal (Pvt.) Ltd.
Name of Consultant	M/s. Enviro Analysts and Engineers Pvt. Ltd. Mr. H. K Desai
Accreditation of consultant (NABET Accreditation)	QCI -NABET LIST for the Construction Project/ Area Development Project/Township: NABET Accreditation
Type of project: Housing project / Industrial Estate/SRA scheme / MHADA /Township or others	A Residential Project "Raheja Exotica"
Location of the project	Plot Bearing CTS No.- 1965, 2053/B, 2053/C, & C1, 2053D, 2053E, 2055B, & 2055/C , Village -Erangal, Patilwadi Road, Malad (W), Mumbai
Whether in Corporation/	MCGM (Municipal corporation of Greater Mumbai)

Municipal / other area									
Applicability of the DCR	MCGM (1991 amended till date)								
Note on the initiated work (If applicable)	Work initiated as per Earlier EC received on 22 nd march 2013 vide letter no. SEAC-2010/CR.TC.2								
NOC / Other approvals (If applicable)	<p>NOC of height clearance, 19-02-2009</p> <p>पत्र संख्या : बीटी-1/एन.ओ.सी.सी/सि एस/मुं/08/179 / 2536-39</p> <p>जेडएन से</p> <p>Revalidation in NOC:19-02-2014</p> <p>No: BT-1/NOC/CS/MUM/08/179 Date: 10/02/2014</p> <p>Revised Height clearance NOC</p> <p>भारतीय विमानपत्तन प्राधिकरण परिचालन क्षेत्र मुंबई/पुणे</p>  <p>AIRPORTS AUTHORITY OF INDIA WESTERN REGION HQS.</p> <p>No. BT-1/NOC/CS/MUM/08/179 Date: 08/2014</p> <p>Airports Authority of India - Dept. L&E</p>								
Total Plot Area (sq. m.)	45,263.86 Sq.m								
Deductions									
Net Plot area									
Permissible FSI (including TDR etc.)	1.00+TDR								
Proposed Built-up Area (FSI & Non-FSI)	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>FSI area</td> <td>1,86,513.21 Sq.m</td> </tr> <tr> <td>Non FSI area</td> <td>1,52,151.82 Sq.m</td> </tr> <tr> <td>Total construction area</td> <td>3,38,665.03 Sq.m</td> </tr> </tbody> </table>	Description	Area	FSI area	1,86,513.21 Sq.m	Non FSI area	1,52,151.82 Sq.m	Total construction area	3,38,665.03 Sq.m
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Non FSI area	1,52,151.82 Sq.m								
Total construction area	3,38,665.03 Sq.m								
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Ground Coverage= 57.71 %								
Estimated cost of the project	Rs 11.05 Cr. (Amendment)								
No. of building & its configuration(s)									
DESCRIPTION	As per Amended EC obtained on 27/02/2013	Amendment proposed now							
No of building	5	6							
BUILDING CONFIGURATION	TOWER 5 A&B - B3+B2+B1+GR+36 FLOORS	TOWER 5 A&B - B3+B2+B1+GR+36 FLOORS							
	TOWER 6A & B - B2+B1+GR+36 FLOORS	TOWER 6A & B - B2+B1+GR+36 FLOORS							
	TOWER 7A,B,C - B2+B1+GR+20 FLOORS	TOWER 7A,B,C - B2+B1+GR+20 FLOORS							

	TOWER 8A&B - B3+B2+B1+GR+36 FLOORS	TOWER 8A&B - B3+B2+B1+GR+36 FLOORS	
	TOWER 9 - B3+B2+B1+GR+36 FLOORS	TOWER 9 A - B2+B1+LG+ UG+37 FLOORS TOWER 9 B (club house) - B2+B1+LG+ UG +4 FLOORS	
Number of tenants and shops	Total no of tenants for project:1137 no's Proposed amendment:9A building-144 no's +9B (one club house)		
Number of expected residents / users	Total no residents in project-5685 no's Proposed amendment: 9A Building -720 no's+9B (one club house)		
Tenant density per hector	252.66/hectare(total project) 32.0/hectare (amendment)		
Height of the building(s)	TOWER 5 A&B – 119.05 Mts. TOWER 6A & B -- 119.05 Mts. TOWER 7A,B,C – 65.65 Mts. TOWER 8A&B - 119.05 Mts. TOWER 9 A – 127.30 Mts. TOWER 9 B (club house) – 25.2 Mts.		
Right of way (Width of the road from the nearest fire station to the proposed building(s))	13.41 M W Pascal Wadi Road		
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 9 m wide road available all along		
Existing structure(s)	Building constructed as per Earlier EC.		
Details of the demolition with disposal	Not Applicable.		
Total Water Requirement	Total Water requirement for the project:881 KLD for (9A building & 9 B club house) Dry Season : Source :MCGM / Treated water from STP		
	Particulars	Qty (KLD)	
	Fresh Water	94 KLD	
	Recycled Water	65 KLD	
	Total Water Requirement	159 KLD	

	Fire Fighting	300 cum
	Wet Season; Source : MCGM/RWH/ treated water from STP	
	Fresh Water	94 KLD
	Recycled Water	55 KLD
	Total Water Requirement	149 KLD
	Fire Fighting	300 cum
Rain Water Harvesting (RWH)	Level of Ground Water Table	4.15 M Below G.L.
	Size and Quantity of RWH tank(s) for 9A and 9B	75 cum
	No of RWH tank(s)	2 No's
	Location of the RWH tank (s)	Basement 2
	Recharge Pit Nos. – 15 No's	
	Budgetary allocation (Capital cost and O&M cost)	
	Capital cost	Rs 5.0Lakhs
	O&M cost	Rs 0.40 Lakhs
UGT tanks	Particulars (9A and 9B)	Capacity (CUM)
	Domestic Water Tank	55 cum
	Flushing Water Tank	30 cum
	Fire Water Tank	300 cum
	Rain Water Harvesting Tank	75 cum
	Location of tank	Basement 2
Storm water drainage	Particulars for (9A and 9B)	
	Quantity of storm water	0.0147 (m ³ /sec)
	Size of SWD	0.3m x 0.6m
	Natural Water Drainage Pattern	North to South
Sewage and Waste water	Total sewage generation in the project:706KLD Total STP Proposed for the project:5 STP'S of 755KLD For 9A building and 9B(CLUBHOUSE)	
	Sewage generation	120 KLD
	STP technology	125 KLD(2 STP'S -100KLD &25 KLD)
	Capacity of STP	MBBR
	Location of the STP	Basement 1
	DG sets (during emergency)	load has been considered
	Budgetary allocation (Capital cost and O&M cost)	
	Capital cost	Rs 23.0 Lakhs
	O&M cost	Rs 2.5 lakhs /annum

Solid waste Management	Total Solid waste generation for the project:3040kg/day Biodegradable waste=1765 kg/day Non Biodegradable waste=1275 kg/day Waste generation in the Pre Construction and Construction phase Waste generation: 9A building and 9B building. 55,000 cum of excavated qty 10% of Top soil will be preserved for landscaping and rest will be used for back filling	
	Sr.no	Particulars
	1	Bio Degradable Waste
	2	Non Bio Degradable waste
	3	Total Waste
	5	Hazardous waste
	6	Biomedical waste
	7	STP sludge
		Quantity (Kg/day) 9A & 9B
		275
		282
		557
	NA	
	NA	
	6	
	Mode of Disposal of Waste: Dry waste: To be hand over to Local Recyclers for recycling Wet Waste: To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users. E-Waste: NA Hazardous Waste: NA Biomedical Waste: NA STP Sludge (Dry Sludge): To be used as a manure	
	OWC capacity	up to 500 Kg /day
	Motor	6 HP
	Machine Room with Shredder	3.3 m x 2.5 m x 2.0 m i.e 8.25 Sq.m
	Space left for movement	1.5 mt around the machine
	Waste Processing / batch	100 kg/ batch in 15 min
	Time for total waste	Approx 1.5 Hrs
	Power requirement	4.47 kW
	Average electrical consumption per day	6.70 Units / day
	Shelf required to store the entire 15 days processed waste	Size : 365 x 122 x 235 cm Shelves required : 5 No's Total area for shelf : 22.25 Sq.m
	Area required after 2 ft space between shelves	45 Sq.m
	Bin Area for segregated waste (2ft space between bins)	Bin Size : 1300 mm x 770 mm x 1180 mm Total Bin : 4 No's Area : 6.84 Sq.m

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Green Belt Development	<p>Total RG on ground for the project -18080.39 sq.m Trees to be planted in the RG = 540 No's of trees Number and list of trees species to be planted around the border of nallah /stream/pond(if any): NA Number, size, age and species of trees to be cut, trees to be transplanted: Nil NOC for the tree cutting/transplantation/ compensatory plantation, if any: - Budgetary allocation (Capital cost and O&M cost) Capital Cost -23Lakhs O & M Cost -9.3Lakhs</p>																										
Energy	<p>Power Supply : Total connected load for the project:36399 kW Total Maximum Demand for the project:14652 kW For 9A building and 9B(Club house)</p> <table border="1"> <thead> <tr> <th>Sr.No</th> <th>Particulars</th> <th>Power requirement</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Connected load</td> <td>9A- 4107 9B-1133</td> <td>Kw</td> </tr> <tr> <td>2</td> <td>Demand load</td> <td>9A-1140 9B-639</td> <td>Kw</td> </tr> <tr> <td>3</td> <td>DG selected for 9A</td> <td>1 X 625</td> <td>kVA</td> </tr> <tr> <td>4</td> <td>DG selected for 9B</td> <td>1 X 500</td> <td>kVA</td> </tr> </tbody> </table> <p>Energy saving by non-conventional method: 9A building : 20% Energy saving by non-conventional method: 9B (club house) 20%</p> <p>COMPLIANCE OF THE ECBC GUIDELINES:-- yes</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>The energy consumption analysis and data sheets are as per the Energy Conservation Building Codes 2007 / Bureau of Energy Efficiency. Following are the methods proposed for the project achieving the same</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Lifts are proposed on VFD drives for saving in energy consumption.</td> </tr> <tr> <td>2</td> <td>Internal common area lighting are proposed to work on high energy</td> </tr> </tbody> </table>	Sr.No	Particulars	Power requirement	Units	1	Connected load	9A- 4107 9B-1133	Kw	2	Demand load	9A-1140 9B-639	Kw	3	DG selected for 9A	1 X 625	kVA	4	DG selected for 9B	1 X 500	kVA	Sr. No.	The energy consumption analysis and data sheets are as per the Energy Conservation Building Codes 2007 / Bureau of Energy Efficiency. Following are the methods proposed for the project achieving the same	1	Lifts are proposed on VFD drives for saving in energy consumption.	2	Internal common area lighting are proposed to work on high energy
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	<p>efficient lamps (LED) as specified in bureau of energy efficiency, which again results in saving in general consumption. The Lighting Power Density (LPD) works out to less than 1W/m² but achieving the required 200LUX for ambient lighting</p> <p>3 Part of the external lighting is proposed on solar. These lights will be placed at critical junctions and lit round the night.</p> <p>The remaining lighting will be on timer circuits to achieve max. savings.</p> <p>4 Total lighting is proposed in stages of operation with manual switch on and timer based.</p> <p>Budgetary allocation (capital cost and O&M cost) – Capital Cost : Rs 51 lakhs O & M Cost :Rs.15.3 lakhs Number and capacity of DG sets to be used: Proposed for emergency Type of fuel used: HSD.</p>																																																				
<p>Environmental Management plan Budgetary Allocation</p>	<p>EMP for construction phase During construction work-</p> <table border="1" data-bbox="478 806 1380 1187"> <thead> <tr> <th rowspan="2">Sr.No</th> <th rowspan="2">Particulars</th> <th>Cost</th> </tr> <tr> <th>In lakhs</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Water sprinkling</td> <td>10.00</td> </tr> <tr> <td>2</td> <td>Health, safety & first aid facility</td> <td>8.00</td> </tr> <tr> <td>3</td> <td>Sanitary facility and waste water management</td> <td>12.00</td> </tr> <tr> <td>4</td> <td>Environmental Monitoring</td> <td>20.00</td> </tr> <tr> <td></td> <td>Total Cost</td> <td>50.00</td> </tr> </tbody> </table> <p>2. Installation of EMP services-(9A and 9B)</p> <table border="1" data-bbox="478 1254 1380 1668"> <thead> <tr> <th>Sr no</th> <th>Method Adopted</th> <th>Setting-up Cost (Rs Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Rain Water Harvesting</td> <td>5.0</td> </tr> <tr> <td>2</td> <td>Solid waste management</td> <td>19.60</td> </tr> <tr> <td>3</td> <td>Wastewater management</td> <td>23.0</td> </tr> <tr> <td>4</td> <td>Energy saving</td> <td>51.00</td> </tr> <tr> <td>5</td> <td>Fire fighting</td> <td>35</td> </tr> <tr> <td>6</td> <td>Landscaping</td> <td>23</td> </tr> <tr> <td></td> <td>Total</td> <td>156.6</td> </tr> </tbody> </table> <p>EMP for operation phase: Operation phase EMP-(9A and 9B)</p> <table border="1" data-bbox="478 1769 1364 1951"> <thead> <tr> <th>Sr no</th> <th>Method Adopted</th> <th>Annual Maintenance and Operational Cost (Rs Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Rain Water Harvesting</td> <td>0.40</td> </tr> <tr> <td>2</td> <td>Solid waste</td> <td>2.18</td> </tr> </tbody> </table>	Sr.No	Particulars	Cost	In lakhs	1	Water sprinkling	10.00	2	Health, safety & first aid facility	8.00	3	Sanitary facility and waste water management	12.00	4	Environmental Monitoring	20.00		Total Cost	50.00	Sr no	Method Adopted	Setting-up Cost (Rs Lakhs)	1	Rain Water Harvesting	5.0	2	Solid waste management	19.60	3	Wastewater management	23.0	4	Energy saving	51.00	5	Fire fighting	35	6	Landscaping	23		Total	156.6	Sr no	Method Adopted	Annual Maintenance and Operational Cost (Rs Lakhs)	1	Rain Water Harvesting	0.40	2	Solid waste	2.18
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	Total	31.37																										
	<p>Quantum and generation of Corpus fund and commitment: After occupancy, Co-op societies will form. The societies will form federation. The operation & maintenance of environmental management facilities (EMF) shall be taken care by the developers till the society is formed. Afterwards, EMF shall be handed over to society/federation. funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement</p>																											
Traffic Management	<p>No of Junction to the main road and design of confluence: The project site is accessible through the existing 13.41 M W Pascal Wadi Road <u>Parking details:</u> Numberandareaofbasement:3 no's Number and area of podia :nil Total Parking area: 102,245.72 Sq.M 4-Wheeler : 2470 no's (for total project)</p> <table border="1"> <thead> <tr> <th>BLDG NO.</th> <th>PARKING REQUIRED/PROVIDED</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>5A</td> <td>528</td> <td rowspan="6">As per approvals</td> </tr> <tr> <td>5B</td> <td>413</td> </tr> <tr> <td>6A</td> <td>170</td> </tr> <tr> <td>6B</td> <td>170</td> </tr> <tr> <td>7A,B&C</td> <td>326</td> </tr> <tr> <td>8A</td> <td>260</td> </tr> <tr> <td>8B</td> <td>170</td> <td rowspan="3">Due to DCR</td> </tr> <tr> <td>9A</td> <td>360</td> </tr> <tr> <td>9B</td> <td>73</td> </tr> <tr> <td>TOTAL</td> <td>2470</td> <td></td> </tr> </tbody> </table> <p>2W Parking for the total project:569 no's PublicTransport: NA WidthofallInternalroads(m): 12.00 mt,9mt wide</p>		BLDG NO.	PARKING REQUIRED/PROVIDED	REMARKS	5A	528	As per approvals	5B	413	6A	170	6B	170	7A,B&C	326	8A	260	8B	170	Due to DCR	9A	360	9B	73	TOTAL	2470	
BLDG NO.	PARKING REQUIRED/PROVIDED	REMARKS																										
5A	528	As per approvals																										
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8A	260																											
8B	170	Due to DCR																										
9A	360																											
9B	73																											
TOTAL	2470																											
CRZ/RRZ Clearance obtain, if any	Received vide letter no.TPB 2001/1565/CR-189/2001/UD-12 dated 6 th October 2001.																											
Distance from Protected Area/Critically Polluted area/Eco-sensitive areas /inter-State boundaries	Not Applicable																											

	Status of the Approval	Name of the competent Authority	Date of issued letter
CFO NOC for the above said building structure(s)	In process	--	--
HRC NOC for the above said building structure(s) (if applicable)	In process	--	--
NOC for the above said building structure(s) from the aviation authority (if applicable)	Received	AAI	19.02.2009 Revalidated in 2014 Revised in 3-08-2015
Consent for the water for the above said detail(s)	In Process	MCGM	Building 5-9.07.2013 Building 6-26.06.2015 Building 7-11.07.2015 Building 8-19.08.2015
Consent for the drainage for the above said detail(s)	Received	SWD REMARK - MCGM	07.02.2014
Consent for the electric supply for the proposed demand	Received	TATA POWER	10-06-2013
Precertification for Green Building from Indian Green Building Council and other recognized institutes (if applicable)	Received		December 2013

The SEIAA noted following comparative changes due to proposed expansion/ amendment:

SR. NO	DESCRIPTION	As per Amended EC obtained on 27/02/2013	Amendment proposed	Remarks
1	PLOT AREA	45,263.86 sq.m	45,263.86 sq.m	Plot area remains same
2	FSI AVAILABLE	1+TDR	1+TDR	same
3	FSI AREA	1,75,281.14 sq.m	1,86,513.21 sq.m	Increase in 11232.07 sq.m of FSI area due to change in footprint of the building 9 which is not yet constructed.
4	NON FSI AREA	1,35,740.33 sq.m	1,52,151.82 sq.m	Increase in 16411.49 sq.m area
5	TOTAL	3,11,021.48 sq.m	3,38,665.03	Increase in 27643.55 sq.m

	CONSTRUCTION AREA		sq.m	construction area
6	NO OF TENEMENTS	1129	1137 + Club House	Increase in 8 tenements & adding club house building.
	Population	5645 no's	5685 no's + club house	increase in 40 no of residents.

Sr. No	Description	As Per Amended Ec Obtained On 27/02/2013	Amendment Proposed	Remarks
7	Building Configuration	Tower 5 A&B - B3+B2+B1+Gr+36 Floors	Tower 5 A&B - B3+B2+B1+Gr+36 Floors	No Change
		Tower 6a & B - B2+B1+Gr+36 Floors	Tower 6a & B - B2+B1+Gr+36 Floors	No Change
		Tower 7a,B,C - B2+B1+Gr+20 Floors	Tower 7a,B,C - B2+B1+Gr+20 Floors	No Change
		Tower 8a&B - B3+B2+B1+Gr+36 Floors	Tower 8a&B - B3+B2+B1+Gr+36 Floors	No Change
		Tower 9 - B3+B2+B1+Gr+36 Floors	Tower 9 A - B2+B1+Lg+Ug+37 Floors Tower 9 B (Club House) - B2+B1+Lg+ Ug +4 Floors	Building 9a – One Floor & 9b Building (Club House)
8	No. Of Buildings	5 Buildings	6 Buildings	Addition Of 1 Building (From 9 To 9a & 9b)
9	Ground Coverage	49.86 %	57.71 %	Increase In 7.85%
10	Building Height	Tower 5 A&B – 119.05 Mts. Tower 6a & B -- 119.05 Mts. Tower 7a, B, C – 65.65 Mts. Tower 8a&B - 119.05 Mts. Tower 9 - 118.17 Mts.	Tower 5 A&B – 119.05 Mts. Tower 6a & B -- 119.05 Mts. Tower 7a,B,C – 65.65 Mts. Tower 8a&B - 119.05 Mts. Tower 9 A – 127.30 Mts. Tower 9 B (Club House) – 25.2 Mts.	Height Of Building Increased For Tower 9a By 9.13 Mts

SR. NO	DESCRIPTION	As per Amended EC obtained on 27/02/2013	Amendment proposed	Remarks
11	TOTAL WATER REQUIREMENT	847 KLD	881KLD	34 KLD increase due to increase in occupancy
a	Waste water	680 KLD	706 KLD	Increase by 26 KLD
b	Capacity of STP	730 KLD	755 KLD	25 KLD increase
c	No of STP's	730 KLD (4 STP)	755 KLD (5	Adding one more

			STP)	STP 25 KLD for club house
12	SOLID WASTE MANAGEMENT			
a.	Total waste	2823 kg/Day	3040 kg/Day	217 kg/Day increase
b.	Biodegradable Waste	1694 kg / Day	1765 kg/ Day	71 kg / Day increase
c.	Non biodegradable Waste	1129 kg / Day	1275 kg / Day	146 kg / Day increase
13	Power requirement	Connected load- 35266 kw Maximum load – 14013 kw	Connected load- 36399 kw Maximum load – 14652 kw	Increased by 3 % Increased by 4.5 %
14	RG Area	18080.39 sq.m	18080.39 sq.m	area remains same
15	PARKING DETAILS	2116 no's	2470 no's	354 no's increase (as per DCR)

3. The proposal has been considered by SEIAA in its 98th 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 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.
- (ii) If applicable, to leave clear cut side margin of 6 m from the boundary of the plot and open space and non-paved RG area should be on ground as per the orders of Hon'ble Supreme Court (Civil Appeal No. 11150 of 2013 and SLP (Civil) No. 33402/2012) dated 17th December 2013.
- (iii) Relocate sauna room form 3rd floor to ground floor.
- (iv) All service area should be in the ground floor and to avoid affecting the slab.
- (v) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (vi) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (vii) 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.

- (viii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (ix) 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.
- (x) "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.
- (xi) 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.

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- (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 firefighting equipment's 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 Environment 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 backup 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 aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

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- (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.

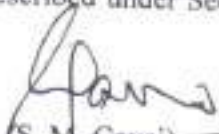
General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. 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, 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.
 - (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 7 years as per MoEF&CC Notification dated 29th April, 2015.
 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.


(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Johny Joseph, Chairman, IAS (Retd.), SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. 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).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Mumbai.
7. Commissioner, Municipal Corporation of Greater Mumbai (MCGM)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Mumbai
10. Select file (TC-3)

(EC uploaded on)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: September 1, 2018

To,
M/s Raheja Universal Pvt. Ltd.
at CTS NO 1965, 2053/B, 2053/C, & C1, 2053D, 2053E, 2055B, & 2055/C, village Erangal, Patilwadi Road, Malad(W).

Subject: Environment Clearance for Raheja Exotica Proposed Tower No. 10 & 11

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 61st (Part B) (Day-1)st 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 135th meetings.


2. It is noted that the proposal is considered by SEAC-II under screening category B2-8(a) as per EIA Notification 2006.

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

1.Name of Project	Raheja Exotica Proposed Tower No. 10 & 11
2.Type of institution	Private
3.Name of Project Proponent	M/s Raheja Universal Pvt. Ltd.
4.Name of Consultant	Project Proponent : M/s. Raheja Universal Pvt. Ltd.; Architect : M/s. Sunil Ambre and Associates; Environmental Consultant : M/s. Enviro Analysts and Engineers Pvt. Ltd.; MEP Consultant : M/s. John Mech-el Technologies Pvt Ltd.
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Modernization in Housing Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental clearance obtained for Building 5, 6, 7, 8, & 9 on 21st June 2016 Vide letter no. SEAC-2015/CR-131/TC-1. Buildings completed prior to EC - bldg. no. 1, 2, 3, 4 club house and 15 villas.
8.Location of the project	CTS NO 1965, 2053/B, 2053/C, & C1, 2053D, 2053E, 2055B, & 2055/C, village Erangal, Patilwadi Road, Malad(W).
9.Taluka	Borivali
10.Village	Erangal
11.Area of the project	Municipal Corporation of Greater Mumbai
12.IOD/IOA/Concession/Plan Approval Number	Layout Obtained (No.CHE/702/LOP dated 5th November 2014) IOD/IOA/Concession/Plan Approval Number: Layout Obtained (No.CHE/702/LOP dated 5th November 2014) Approved Built-up Area: 40296
13.Note on the initiated work (If applicable)	NA
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Layout Obtained (No.CHE/702/LOP dated 5th November 2014)
15.Total Plot Area (sq. m.)	124078.40 sq.m.
16.Deductions	35778.73 sq.m.
17.Net Plot area	88299.67 sq.m.

SEIAA Meeting No: 135 Meeting Date: August 10, 2018 (SEIAA-STATEMENT-000000619)
SEIAA-MINUTES-0000000555
SEIAA-EC-0000000394

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Shri. Anil Diggikar (Member Secretary SEIAA)

18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 34126
	Non FSI area (sq. m.): 6170
	Total BUA area (sq. m.): 40296
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.):
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	14488.98
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16.4%
21.Estimated cost of the project	1550000000



Government of Maharashtra

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	MCGM / treated water from STP
	Fresh water (CMD):	56.59 KLD
	Recycled water - Flushing (CMD):	30.15 KLD
	Recycled water - Gardening (CMD):	24.5 KLD
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	118.64 KLD
	Fire fighting - Underground water tank(CMD):	300 KLD
	Fire fighting - Overhead water tank(CMD):	75 KLD
	Excess treated water	10.5 KLD
Wet season:	Source of water	MCGM/RWH/ treated water from STP
	Fresh water (CMD):	29.73 KLD + 27 KLD(RWH)
	Recycled water - Flushing (CMD):	30.15 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	67.33 KLD
	Fire fighting - Underground water tank(CMD):	300 KLD
	Fire fighting - Overhead water tank(CMD):	75 KLD
	Excess treated water	35 KLD
Details of Swimming pool (If any)	NA	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	26m
	Size and no of RWH tank(s) and Quantity:	Tower no 10 : 4.2m x 4.02m x 3.0m(40kld) ; Tower no 11 : 2.5m x 2.1m x 3.0m(14kld) ; Total : 54 KLD
	Location of the RWH tank(s):	Tower no 10 : Basement 1 & Tower no 11 : Basement 3
	Quantity of recharge pits:	4 percolation pits have been provided. UG tanks have been provided for terrace rain water collection.
	Size of recharge pits :	2.5m diameter
	Budgetary allocation (Capital cost) :	16 Lakhs
	Budgetary allocation (O & M cost) :	6 Lakhs
Details of UGT tanks if any :	Domestic Water Tank : 60 KLD Flushing Water Tank : 60 KLD (Including Car & Irrigation) Fire Water Tank : 300 KLD RWHTank : 54 KLD Tower no 10 : Basement 1 & Tower no 11 : Basement 3	

26.Storm water drainage	Natural water drainage pattern:	Connecting With Main SWD Channel of the plot
	Quantity of storm water:	(0.0633 + 0.03224) KLD / Second
	Size of SWD:	(0.6 x 0.3 + 0.6 x 0.3) Meters

27.Sewage and Waste water	Sewage generation in KLD:	76.74 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Tower No 10 : 70KLD ; Tower No 11 : 10 KLD ; Total : 80 KLD
	Location & area of the STP:	B1 (Tower No 10) ; B1 (Tower No 11)
	Budgetary allocation (Capital cost):	40 Lakhs
	Budgetary allocation (O & M cost):	12.5 Lakhs

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction has not yet commenced at Site.
	Disposal of the construction waste debris:	Construction has not yet commenced at Site.
Waste generation in the operation Phase:	Dry waste:	147 KG /DAY
	Wet waste:	222 KG / Day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	8 kg/day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	To be handed over to Local Recyclers for recycling.
	Wet waste:	To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	To be used as a manure
	Others if any:	NA
Area requirement:	Location(s):	Ground
	Area for the storage of waste & other material:	(7MX4M)+((7MX4M) (including storage, machinery setup OWC, shredder, storage rack, bins, wash basin etc)
	Area for machinery:	Same as above
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	25 Lakhs
	O & M cost:	3.9 Lakhs

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29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

33. Source of Fuel: Not applicable

34. Mode of Transportation of fuel to site: Not applicable

35. Energy

Power requirement:	Source of power supply :	Tata
	During Construction Phase: (Demand Load)	150 KVA
	DG set as Power back-up during construction phase	200 KVA
	During Operation phase (Connected load):	6,469 KW
	During Operation phase (Demand load):	2,103 KW
	Transformer:	as per electrical supply company
	DG set as Power back-up during operation phase:	630 KVA for Tower 10 & 900 KVA for Tower 11
	Fuel used:	high speed diesel
	Details of high tension line passing through the plot if any:	no high tension line within the plot

Energy saving by non-conventional method:

- 20% of External lighting on solar.
- Lifts will be with VFD drives and soft starters, which will result in overall 20 % power saving.
- Common Area Lighting, mainly LED lights with timer control operation
- Solar Hot Water Generation for apartment

36. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Tower No 10	19.75 %
2	Tower No 11	20.33%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	50 Lakhs
	O & M cost:	8 Lakhs

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water sprinkling	Water sprinkling	10
2	Health, safety & first aid facility	Health, safety & first aid facility	8
3	Sanitary facility and waste water management	Sanitary facility and waste water management	12
4	Environmental Monitoring (Noise, Water & Soil-Project site (4 times a year)	Environmental Monitoring (Noise, Water & Soil-Project site (4 times a year)	20
5	Total	Total	50

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Management	STP	40	12.5
2	Water Management	Rain water harvesting	16	6
3	Energy	Energy Saving	50	8
4	Landscaping	Gardening	37	18
5	Solid waste management	OWC	25	3.9
6	Fire Fighting	Fire fighting equipments	339	17
7	Total	Total	507	65.4

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available



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	CRZ/ RRZ clearance obtain, if any:	CRZ clearance obtained dated 16/10/2001 (TPB 2001/1565/CR-189/2001/UD-12)
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	The project site is 9.81 Km away (aerial distance) from Sanjay Gandhi National Park.
	Category as per schedule of EIA Notification sheet	B2-8(a)
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	24-04-2017

3. The proposal has been considered by SEIAA in its 135th 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:

Specific Conditions:

I	PP to submit and upload the layout submitted for earlier EC showing RG.
II	PP to revise EIA report submitted for earlier EC considering proposed expansion and upload the same.
III	PP should not compute TDR and FSI of CRZ area in total built up area of the proposed expansion
IV	This is subject to CRZ Clearance if required.

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
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	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	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.

X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	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.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	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).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	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.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	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.

XXXIV	Diesel power generating sets proposed as source of backup 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.
XXXV	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.
XXXVI	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.
XXXVII	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 aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line 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.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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.
XLIX	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 .
L	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.
LI	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.
LII	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, SO ₂ , 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.
LIII	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.

LIV	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.
LV	This is subject to CRZ Clearance if required.



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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 Environment 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 as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

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 Environment 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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
12. REGIONAL OFFICE MPCB NAVI MUMBAI
13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
16. COLLECTOR OFFICE MUMBAI
17. COLLECTOR OFFICE MUMBAI SUB-URBAN

Government of Maharashtra

SEAC- 2010/CR. /TC.2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 22nd March, 2013

To,
Raheja Universal (Pvt). Ltd.
Raheja Centre Point,
294, C.S.T Road, Kalina,
Santacruz (E), Mumbai- 400 098.

Subject: - Amendment in Environmental clearance for Raheja Exotica project at at 2053-C & C-1, 2055-B, 2053-B, 1965, 2053-D, 2053-E, 2055-C Village Erangal, Patil wadi Road, Malad (E), Mumbai - Environmental clearance regarding.

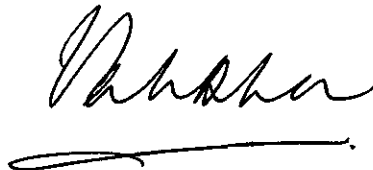
Reference- Even number environment clearance letter dated 22nd August, 2007

Sir,

This has reference to your letter dated 27th February, 2013 on the above mentioned subject.

2. Project information from documents submitted by you & considered by SEAC & SEIAA was summarized in even number environment clearance letter dated 22nd August, 2007. Your request regarding amendment in EC letter considered in 57th SEIAA meeting. Accordingly information on following points are modified as-

Sr. No.	Points	Proposed Amendment
1	Building Configuration	As per approved EC, five towers was approved for 115.65 mtrs of height (comprising 4 Podium + Stilt + 30), Now PP has reduced height of one building from 115.65 mts to 65.65 mts (comprising 2 Basements + stilt + 20 upper floors) and the height of balance buildings has been revised to 119.05 m. (3 Basements + Stilts + 36 upper floors) due to addition of fungible FSI. a) The numbers of building remains



Sr. No.	Points	Proposed Amendment
		same.
2	Increase in FSI Area	FSI area is increased from 1,45,000.00 m ² to 1,75,281.15 m ² . This increase is due to inclusion of fungible area in FSI area (as per the Modified DCR of Jan 2012). Due to the fungible F.S.I. 34981.27 m ² of Non F.S.I. areas like balconies and common passages have been made part of F.S.I. areas
3	Non FSI area is decreased	The non F.S.I. component has reduced from 1,59,964.21 m ² to 1,35,740.33 m ² due to the following reasons. a) Due to the fungible F.S.I. a lot of Non F.S.I. areas like balconies and common passages have been made part of F.S.I. areas thereby reducing the Non F.S.I. areas. b) Plans have been optimized to reduce the non F.S.I. areas to optimize cost of construction.
4	Total Construction area	The total construction area has marginally increased from 3,04,964.21 m ² to 3,11,021.48 m ² .
5	Number of Tenements	No. of tenements has reduced from 1,160 to 1,129 with No. of buildings remaining the same.

2. Terms and conditions stipulated in even number environment clearance letter dated 22nd August, 2007 remains the same.



(Valsa R Nair Singh)
Secretary, Environment
department &MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.

2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram –Ambattur Road, Chennai – 600 095
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. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Bhrun Mumbai Municipal Corporation, Mumbai
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (TC-3).

By Speed Post

No. 21-327/2007-IA .III
Government of India
Ministry of Environment and Forests
(I.A. Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110003
Dated: August 22, 2007

To

✓
M/s. K. Raheja Universal Pvt. Ltd.
Raheja Centre Point,
294, CST Road,
Near Mumbai University,
Off Bnadra Kurla Complex,
Santacruz (E),
Mumbai-400098.

Subject: Environmental Clearance for proposed construction of residential complex, "Raheja Exotica" at Village Erangal, Patilwadi Road, Malad(E), 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 19th meeting held on July 27-28, 2007.

2. The project proponent is proposing for construction of residential complex, "Raheja Exotica" at S. No. 2053-C & C-I 2055-B, 2053-B, 1965, 2053-D, 2053-E, 2055-C off Village Erangal, Tal. Borivali of Malad-MDH Road, Maharashtra a cost of Rs.609.92 crore. The project involves construction of 6 towers as per details given below:

S.No.	Component	Number of Flats
1.	Tower-A (5 BHK)	60
	Tower-B (4 BHK)	60
	Tower-C (3 BHK)	60
	Tower-D (3 BHK)	385
2.	Tower-E (3 BHK)	116
3.	Tower-F (3 BHK)	480

The total plot area is 45,263.86 sq. m. The total built up area as indicated is 3,04,964.21sq.m. Total water requirement will be 858 cu.m./day and total wastewater generation will be 705 cu.m./day. The waste water generated will be treated in STP having treatment capacity of 750 cu.m and remaining will

be discharged into the municipal sewer. The treated wastewater will be used for gardening and flushing. The solid waste generated from the complex will be 2610 kg/day. The solid waste will be segregated into biodegradable and non biodegradable waste. The biodegradable waste will be composted by in vessel composting process. The parking space proposed is for 2116 cars.

3. The report submitted along with the application predicts that there will be minor negative impact on ambient air quality during construction 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 "platinum" 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 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 14.9.1999 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 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 flushing and gardening. Discharge of treated sewage, if any, 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 generated should be properly collected & segregated. Wet garbage 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 housing 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)
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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)