

GOVERNMENT OF MAHARASHTRA

No.: 21-1212/2007-IA-III/TC1
Environment Department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032.
Dated: 09.04.2009

To,
M/s. Accord Estate (P) Ltd.
Flat No. 15, b wing, 3rd floor,
Mahim Mata Building,
Marinagar colony, Mahim (w),
Mumbai – 400 016


Subject: Environmental Clearance for Redevelopment of residential complex at C.S. no. 662 of Parel – Sewri Division, G.D. Ambekar Road in F/S Ward, Mumbai – 400 012

Dear 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 documents enclosed with the application viz. Form 1, Form 1A; Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Environment Impact Assessment Authority (SEIAA) in its 7th meeting held on 18th March, 2009. The project details are as per **Annexure - I**

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

Yours,


(Valsa Nair-Singh)
Secretary, (Environment)

ANNEXURE I

Project Details

1. The project proponent is proposing to construct proposed Redevelopment of residential complex at C.S. no. 662 of Parel – Sewri Division, G.D. Ambekar Road in F/S Ward, Mumbai – 400012 at a cost of Rs. 35 crore. Total plot area is 8,627.99 sq. m. the total proposed built up area is 21,029.98 sq. m. Or as actually approved by Municipal Corporation Greater Mumbai (MCGM) considering height restriction if any by the civil aviation department.
2. The Total quantity of water requirement for the construction phase shall be 100 m³ /day and for operation phase shall be 249 m³ /day. The total wastewater shall be generated is about 199 m³ /day. This water shall be discharged to MCGM sewer line and treated in Sewage Treatment Plant.
3. The Sewage Treatment plant (STP) of capacity 200 m³ /day shall be provided. Treated sewage water shall be reused for gardening, car washings and other uses.
4. The solid waste generated during operation phase shall be 0.7 tones/day. Out of total generation about 50% shall be estimated to be compostible waste.
5. In rainwater harvesting, quantity of run off shall be from Terrace area, Landscape, Paved area and Open land area. Total rainwater harvested shall be 90 m³ / hour. The rain water shall be harvested into the 10 pits of 10 m³ each with 200mm dia & casing pipe of 180 mm.
6. The Storm water drained system in the complex is designed with proper slope, considering the catchments area and intensity of rainfall. Strom water drains in the area shall be closed type. The drains are laid along roads and carry the water to municipal storm drain.
7. Landscape will be provided on 1725 Sq. m. area. About 80 nos. trees shall be planted in RG areas and Open space area. Specifically, large size and locally suited species shall be selected to ensure maximum green cover and better survival rate.
8. Parking area shall be provided for 162 nos. of car parking for residential complex.
9. EMP capital cost shall be 60 Lakhs and recurring cost shall be 10 lakhs per annum. Commitment of corpus fund for operation and maintenance of EMP. The corpus fund shall be equivalent to at least 3 year of operation and maintenance cost of the EMP.
10. Energy conservation measures such as:
 - Use of renewable energy resources like solar energy.


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- Use of Energy Efficient CFL/T5 Lamps in common area lighting, Podium Lighting and street lighting.
- Use of programmable timers for switching ON/OFF of common area lighting, Podium lighting and street lighting.
- Orientation of building is such so as to optimally utilize passive solar architectural features.
- Designing alternate circuits for lighting.
- Use of Group control in case of Elevator.
- For safety purpose Fire fighting system comprising of smoke detectors and well-designed hydrants shall be provided in the building.

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ANNEXURE II

PART A- SPFCIFIC CONDITIONS

I. Construction Phase

- (i) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
- (ii) All required sanitary and hygienice measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (iv) 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.
- (v) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vi) 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.
- (vii) 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 toxis contaminants.
- (viii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (ix) 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.
- (x) 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.

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- (xi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xii) 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.
- (xiii) 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.
- (xiv) 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).
- (xv) Ready mixed concrete must be used in building construction.
- (xvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xviii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xix) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xx) 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.
- (xxi) Use of glass may be reduced upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxiii) 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

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vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.

vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts above the highest ground water table.

viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.

ix) 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.

x) A Report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc. and submit to the Ministry in three months time.

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.

xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

PART - B. GENERAL CONDITIONS

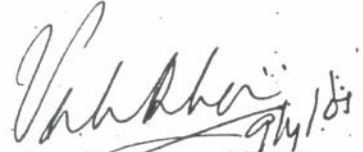
1 Six monthly monitoring reports should be submitted to the Department and MPCB.

2. Officials from the MPCB who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to Department should be forwarded to the MPCB

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3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
4. The Department 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 Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.



Member Secretary, SEIAA,
Maharashtra State.

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra.
2. 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).
3. Guard file.