File No: 21-42/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division
****

सत्यमेव जयते

Date **21/08/2024**

To,

Harsh S Gada
M/s ALCHEMI DEVELOPERS PRIVATE LIMITED
Ground floor, 7, Krishna Kunj, S.V. Road, Malad west, Mumbai 400064, MUMBAI SUBURBAN, MAHARASHTRA, 400064
dsg@sejalgroup.co.in

Subject: **Construction under the Slum Rehabilitation scheme (SR scheme) no. 1 on plot bearing C.T.S. no. 612(pt), 613(pt), 614, 615, 616, 617, 618, 620A/1A/1(pt), 620A/3(pt), 620A/2/2(pt) and 699(pt) , SR scheme no. 2 on plot bearing cts no. 612(pt), 613(pt) and 699(pt) , SR scheme no. 3 on plot bearing CTS no. 610A/1A/1A(Pt.) & 699(Pt.) SR scheme no. 4 on plot bearing cts no. 617(pt), 620A/3(pt), 699(pt.) of Gokuldham Gen. Arunkumar Vidya Marg, Goregaon (E), Mumbai by M/s Alchemi Developers Private Limited – For Grant of Environmental Clearance - reg.**

Sir/Madam,

This is in reference to your application submitted to MoEF&CC vide proposal number IA/MH/INFRA2/462309/2024 dated 12/02/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812MH5830558N
(ii) File No.	21-42/2024-IA.III
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Sector	INFRA-2
(vii) Name of Project	Proposed SR scheme no. 1 on plot bearing C.T.S. no. 612(pt), 613(pt), 614, 615, 616, 617, 618, 620A/1A/1(pt), 620A/3(pt), 620A/2/2(pt) and 699(pt) , SR scheme no. 2 on plot bearing cts no. 612(pt), 613(pt) and 699(pt) , SR scheme no. 3 on plot bearing CTS no. 610A/1A/1A(Pt.) & 699(Pt.)

	SR scheme no. 4 on plot bearing cts no. 617(pt), 620A/3(pt), 699(pt.) of Gokuldham Gen. Arunkumar Vidya Marg, Goregaon (E), Mumbai-400 063 for by M/s. Alchemi Developers Private Limited
(viii) Name of Company/Organization	ALCHEMI DEVELOPERS PRIVATE LIMITED
(ix) Location of Project (District, State)	MUMBAI SUBURBAN, MAHARASHTRA
(x) Issuing Authority	MoEF&CC
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. The project/activity is covered under category 'B' item 8(b) 'Building/ Construction Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA in Maharashtra, the proposal has been appraised at the Central level by sectoral EAC as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 121st meeting held during 6-7 March 2024 and 128th meeting held during 26-28 June 2024.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The project is new project.
ii. Proposed SR scheme no. 1 on plot bearing C.T.S. no. 612(pt), 613(pt), 614, 615, 616, 617, 618, 620A/1A/1(pt), 620A/3(pt), 620A/2/2(pt) and 699(pt) of Village Malad east, General Arun Kumar Vaidya Marg, Gokuldham , Goregoan (east), Mumbai for New Shivaji Nagar chs (prop) with SR scheme no. 2 on plot bearing cts no. 612(pt), 613(pt) and 699(pt) of Village Malad east, General Arun Kumar Vaidya Marg, Gokuldham , Goregoan (east), Mumbai for Shree Jade Baslingeshwar Swami chs (prop) SR scheme no. 3 on plot bearing CTS no. 610A/1A/1A(Pt.) & 699(Pt.) of village -Malad (E), Tal-Borivali Gokuldham Gen. Arunkumar Vidya Marg, Goregaon (E), Mumbai- 400 063 for Vijay Bhagyalaxmi SRA CHS (Prop.) with SR scheme no. 4 on plot bearing cts no. 617(pt), 620A/3(pt), 699(pt.) of village Malad east, Mumbai for Haji Mohammed sharif chs(prop). By M/s. Alchemi Developers Private Limited at Latitude- 19°10'29.28"N, Longitude - 72°52'9.01"E
iii. Land use is residential as per Municipal Corporation Greater Mumbai (MCGM) DP remarks of 2034.
iv. The total/net plot area is 26,633.70 sq. m, FSI area is 1,61,604.83 sq. m and total built-up area is 2,99,894.50 sq. m. The project will comprise of 10 nos. of building i.e. Rehab Building & Sale building with maximum height of 120 m and residential tenements are proposed 1524 nos of Rehab & Sale building. The details of building are as follows:

Building	**Configuration**	**Height**
Sale Wing A	Common 4B + Gr+ 3rd floor	15.60m
Sale Wing B	Common 4B + Gr+ 3rd floor	15.60m
Sale Wing C	Common 4B + Gr+ 3rd floor	15.60m
Sale Wing D	Common 4B + Gr+ 2nd floor + 3P level	22.80m
Sale Wing E	Sale Wing D + 6th to 32nd floor.	120m
Sale wing F	Sale Wing D + 6th to 32nd floor.	120m
Sale wing G	Sale Wing C + 4th to 25th floor.	94.80m
Sale wing H	Sale Wing C + 4th to 28th floor.	97.20m
Sale building (Hospital)	3 B +Gr. + 16th floor.	65.70m
Rehab wing A	4 B +Gr. + 40th (PT) floor.	119.05m

v. During construction phase, total water requirement is expected to be 100 KLD which will be met by Tanker water. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary Sanitary toilets will be provided during peak labor force.
vi. During operational phase, total water requirement of the project is expected to be 1649 KLD and the same will be met by 1039 KLD fresh water from MCGM and 1479 KLD of Wastewater generated will be treated in STP of 1610 KLD

capacity. 610 KLD of treated waste water will be recycled and reused (596 KLD for flushing, 14 KLD for gardening, etc) Balance treated waste water will be disposed in to municipal drain.
vii. About 7029.17 TPA solid wastes will be generated in the project. The biodegradable waste 1254.5 TPA will be processed in OWC and the non-biodegradable waste generated 1090.99 TPA will be handed over to authorized local vendor.
viii. The total power requirement during construction phase is 250 KVA and will be met from Adani Electricity Mumbai Limited /TATA Power and total power requirement during operation phase is 34125 KW and will be met from Adani Electricity Mumbai Limited /TATA Power.
ix. Rooftop rainwater of buildings will be collected in RWH tank of total capacity 517 cum. (2 days holding capacity) for harvesting after filtration
x. Parking facility Required: 1665 no's Proposed: 1665 no's & 1 no's Ambulance (according to local norms).
xi. Proposed energy saving measures would save about 19 % of power and 525 KW of solar installation of 5 % of maximum demand.
xii. The project is not located in Critically Polluted area.
xiii. The project is 0.4 km away from the notified ESZ of SGNP and 9.10 km away from notified ESZ of TCFS.
xiv. NBWL Clearance is not required for the project.
xv. Forest Clearance is not required for the project.
xvi. No court cases are pending against the project.
xvii. Green belt development: 1851.76 sq. m RG required 8% and 1901.33 sq. m (LOS on Mother Earth) provided and Details of felling/transplantation: total 90 no. of trees existing on site out of which 77 no. of trees to be cut & 14 no. of trees to be retained on site. Total 85 no. of trees will be planted on site. Total 1147 nos of trees are proposed to plant on site
xviii. Total project is Rs 1000 Crore.
xix. Employment potential: 100 no. shall be provided with temporary housing facilities Around 300 no. labors will come to site during peak construction phase. This is a residential project which will create 50 no. direct employment and 80 no. indirect employment during the operation phase.
xx. Benefits of the project: Proposed development will provide new and bigger flats to the existing members of the housing society. Simultaneously, additional flats/apartments will be created, which will be sold to new members in order to finance the redevelopment. Existing members of the society will be provided with better living conditions and amenities after the project is developed. The project will improve the infrastructure of the surrounding area, will generate direct and indirect employment during construction and operation phase. The project has all infrastructure like STP, OWC, RWH system, Solar PV panels etc. to mitigate the impact on the surrounding environmental.

6. Earlier, this proposal was considered by EAC in its 121st meeting held during 6-7 March, 2024 wherein the committee observed that 500-meter radius drainage map of the proposed project site and plan for re-habitation during the construction phase of the project were not available, thus the committee deferred the proposal for want of above mention documents. Thereafter, the project proponent uploaded the 500-meter radius drainage map and plan for re-habitation during the construction phase of the project through the PARIVASH portal. Accordingly, this proposal has been reconsidered by the committee.

7. The committee has noted that project proponent has submitted the requisite information. The EAC has further noted that the proposed project is a Fresh application of mixed-use redevelopment of existing buildings under the Slum Rehabilitation scheme. The total/net plot area is 22,689.49 sq. m and the total built-up area is 2,99,894.5 sq. m. The project proponent has obtained ToR from the Ministry vide letter 21-42/2024-IA.III dated 08.02.2024 and baseline data collected from March 2023 to May 2023.

8. The committee has noted that the total plot area and net plot area is 22,689.49 sq. m and no deduction was involved in this project area. The proposed green belt area is 1,901.33 sq. m, which is equal to the mandatory requirement of 8% of net plot area as per local norms of Development Control and Promotion Regulation-2034 (or DCPR) of Maharashtra, plots for residential and commercial layouts admeasuring area from 1,001 sq. m to 2,500 sq. m., 2,501 sq. m to 10,000 sq. m and area above 10,000 sq. m should maintain 15%, 20% and 25% of recreational ground/open spaces, respectively. In case of building under Slum Redevelopment Authority (SRA) scheme, at least 8% of amenity open space shall be maintained at ground level. In case re-development project minimum 10% of recreational ground/open spaces are required. Further, the proposed project does not involve any forest land diversion or wildlife clearance and also the committee has observed no litigation pending with any courts.

9. The EAC, based on the information submitted and clarifications provided by the project proponent and detailed discussions held on all the issues, recommended granting Environmental clearance to the project with specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity, while considering for grant of Environmental clearance.

10. Based on recommendations of EAC and detailed examination, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance for Construction under SR scheme no. 1 on plot bearing C.T.S. no. 612(pt), 613(pt), 614, 615, 616, 617, 618, 620A/1A/1(pt), 620A/3(pt), 620A/2/2(pt) and 699(pt) , SR scheme no. 2 on plot bearing cts no. 612(pt), 613(pt) and 699(pt) , SR scheme no. 3 on plot bearing CTS no. 610A/1A/1A(Pt.) & 699(Pt.) SR scheme no. 4 on plot bearing cts no. 617(pt), 620A/3(pt), 699(pt.) of Gokuldham Gen. Arunkumar Vidya Marg, Goregaon (E), Mumbai by M/s. Alchemi Developers Private Limited, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific, standard and additional conditions are enclosed as **Annexure 1**.

11. This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Department of Environment and Climate Change, Government of Maharashtra, New Administrative Bhavan, 15th Floor, Madame Kama Road, Mantralaya, Mumbai - 400 032, Maharashtra.
2. The DDG, Ministry of Environment, Forests and Climate Change, Regional Office, Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur – 440 001.
3. The Member Secretary, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
4. The Member Secretary, Maharashtra State Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Road No. 8, Sion Cir, opp. PVR Theater, Mumbai-400022, Maharashtra.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions
1.1	The project proponent shall undertake a social and economic impact study of the project through a reputed institution like Indira Gandhi Institute of Development Research, Mumbai, Tata Institute of Social Sciences, or any other reputed institution. The objective is to understand public perception and gather suggestions for social and economic safeguards. The study report shall be submitted to the Ministry's Regional Office, Nagpur. The findings of the study shall be implemented to improve the social and economic aspirations of the people. The proponent shall earmark funds for implementing the outcomes of this study as part of the project.
1.2	The State Government shall constitute a Committee to ensure the effective implementation of the outcomes of the social and economic study.
1.3	The drainage system shall be studied thoroughly, considering the recent rainfall patterns, climatic behavior, topography, and natural drainage. This is to ensure that waterlogging issues are addressed

S. No	EC Conditions
	during the construction phase. The proponent shall develop an inbuilt system and Standard Operating Procedures (SoP) to ensure the desilting of drains every year before the monsoon season.
1.4	Detailed study on social issues related to relocation of affected families and proposed mitigation measures under the Rehabilitation and Resettlement Act, 2013.
1.5	If any changes to the demographic structure of the local population and existing social infrastructure around the proposed projects, the project proponent is to inform the local Slum Authority and permission shall be obtained from the local Slum Authority.
1.6	Need-based assessment of local people residing in slums shall be carried out and report submitted to the Regional Office, Nagpur. The project proponent shall comply with the issues of Rehabilitation and Resettlement and be confirmed by the local representative of the area.
1.7	The project proponent shall only use tertiary treated sewage water for the construction activity.
1.8	The project proponent shall conduct the Air pollution study with the Indian Institute Of Technology (IITs) during construction & after construction of the proposed project and recommendations of the study shall be complied with.
1.9	The Environment Management Cell consisting of Manager (Env.), Environment Engineer, Scientist having specific knowledge related to environmental safeguards/air/water pollution shall be created and made functional before commissioning of the proposed development.
1.10	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.
1.11	Abstraction of groundwater shall be subject to the permission of the Central Ground Water Authority (CGWA). Freshwater requirements shall not exceed 1039 KLD during the operational phase.
1.12	As proposed, wastewater shall be treated onsite in STP 1610 KLD & ETP 150 KLD capacity.
1.13	The project proponents would commission a third-party study on the implementation of conditions related to the quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

S. No	EC Conditions
1.14	. Area for greenery shall be provided as per the details provided in the project document i.e., the area under plantation/greenery will be 1,901.33 sq. m out of the total net site area of 22,689.49 sq. m, i.e. equivalent to 8% of the total site area. The landscape planning should include the plantation of 1,357 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of the total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves, and wide canopy cover may be preferred. Invasive species should not be used for landscaping.
1.15	Project Proponent shall strive to enhance the Green Belt beyond 8% and that the trees planted in this regard would be planted under the campaign "एक_पेड़_माँ_के_नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in.
1.16	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, one rainwater storage tank (517 KL capacity) shall be provided by PP for rainwater harvesting after filtration
1.17	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.18	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.19	The recyclable waste shall be sold to authorized vendors/recyclers.
1.20	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.21	As committed 1665 nos car parking areas are to be provided and 25% of electronic vehicle charging points are to be provided.
1.22	Proponent shall ensure the installation of 963 numbers of solar panels and 33 nos of hot water panels /545 each watt capacity and 150 each LPD , and LEDs to meet 5% of the total power requirement.
1.23	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.
1.24	

S. No	EC Conditions
	The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the *bona fide* Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the *bona fide* Residential Welfare Association and when required.
1.25	The project proponent shall essentially comply with all parking norms and standards as applicable.
1.26	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road sections should have a mandatory provision of cross-section elements and footpaths so as to minimise the shift from walk mode to vehicular mode to have the least impact on energy and the environment.
1.27	The project proponent shall ensure that there is more than one entry /exit from different directions however it should be checked that it does not create road safety hazards.

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

S. No	EC Conditions
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

S. No	EC Conditions
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

S. No	EC Conditions
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

S. No	EC Conditions
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used 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.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

S. No	EC Conditions
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	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 be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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

S. No	EC Conditions
	water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection)

S. No	EC Conditions
	Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Additional EC Conditions

i. This Environmental Clearance is subject to outcome of the ongoing court cases, i.e., Civil Appeal Diary No. 19266/2024 filed by the CREDAI-MHCI and Special Leave Petition (C) Diary No. 11843 of 2023 filed by Shri Sagar Devre & Anr., before the Hon’ble Supreme Court.

Signed by
Munna Kumar Shah
Date: 21-08-2024 11:48:39
Reason: Verified and signed