

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE
(January 2023- June 2023)**

Of

Proposed Redevelopment Construction Project

At

Plot bearing C.S No.311 of Malbar Cumbala Hill division, D Ward, Situated at Walkeshwar Road, Mumbai

M/s.Sitaldas Estate Pvt. Ltd.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai-
40011

Submitted to

**Maharashtra Pollution Control Board (Mumbai),
Environment Department, Mantralaya and
Ministry of Environment and Forests and Climate Change
(Regional Office)**

Project Details:

| Sr. No. | Project details | |
|---------|--|---|
| 1. | Name of the project | Proposed Redevelopment Construction Project on plot bearing C.S No.311 of Malabar Cumbala Hill division D ward, situated at Walkeshwar Road, Mumbai |
| 2. | Name of the project proponent | M/s. Sitaldas Estate Pvt. Ltd |
| 3. | Clearance Identification No. and Date | EC22B038MH110647 dated 29/08/2022 |
| 4. | Area Statement: | |
| 5. | Total Plot area (Sq.mt) | 4,390.96 |
| 6. | FSI Area (Sq.mt) | 17638.53 |
| 7. | Non-FSI Area (Sq.mt) | 12788.65 |
| 8. | Total Construction area (Sq.mt) | 30,427.18 |
| 9. | Water Requirement of the project (CMD) | 75 KLD |
| 10. | STP details | 1 STP Of 80 KLD Capacity with MBBR Technology Location : Basement |
| 11 | Solid waste details | Total :270 (Biodegradable Waste :162 will Composted by using Mechanical Composting unit of 200 Kg/d) |

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I**DATA SHEET**

Date: 28.07.2023

| | | | |
|----|--|---|--|
| 1. | Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify) | : | 8(a) Building and Construction projects |
| 2. | Name of the project | : | Proposed Redevelopment Construction Project on plot bearing C.S No.311 of Malabar Cumbala Hill division D ward, situated at Walkeshwar Road, Mumbai |
| 3. | Clearance Identification No. and Date | : | EC22B038MH110647 dated 29/08/2022 |
| 4. | Location | : | Village- Walkeshwar |
| | a. District (S) | : | Mumbai |
| | b. State (S) | : | Maharashtra |
| | c. Latitude/ Longitude | : | Latitude- 18°57'9.37"N Longitude- - 72°48'14.28"E |
| 5. | Address for correspondence | : | M/s. Sitaldas Estate Pvt.Ltd Lodha Excelus, N.M Joshi Marg , Mhalaxmi Mumbai 40011 |
| | a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers | : | Sreenivasan Dakshinamoorthy – DVP Address: Plot bearing C.S No.311 of Malabar Cumbala Hill division D ward, situated at Walkeshwar Road, Mumbai - 400006 |
| | b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers) | : | Sreenivasan Dakshinamoorthy – DVP Address: Plot bearing C.S No.311 of Malabar Cumbala Hill division D ward, situated at Walkeshwar Road, Mumbai - 400006 |

| | | | | |
|----|--|--|---|---|
| 6. | Salient features | | : | |
| | a. | of the project | : | Annexure A |
| | b. | of the environmental management plans | : | Annexure B |
| 7. | Break up of the project area | | : | |
| | a. | submergence area forest & non-forest | : | Non-Forest |
| | b. | Others | : | Annexure – A |
| 8. | Break up of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan | | : | Not Applicable |
| | a. | SC, ST/Adivasis | : | Not Applicable |
| | b. | Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey) | : | Not Applicable |
| 9. | Financial details | | : | |
| | a. | Project cost as originally planned and subsequent revised estimates and the year of price reference | : | Cost of the project: Rs 46.95 Cr |
| | b. | Allocation made for environmental management plans with item wise and year wise Break-up. | : | Yes. Attached as Annexure B |

| | | | | |
|-----|---|---|---|-------------------------|
| | c. | Benefit cost ratio/Internal rate of Return and the year of assessment | : | - |
| | d. | Whether (c) includes the Cost of environmental management as shown in the above. | : | Yes. Refer Annexure - C |
| | e. | Actual expenditure incurred on the environmental management plans so far | : | |
| 10. | Forest land requirement | | : | |
| | a. | The status of approval for diversion of forest land for non-forestry use | : | Not Applicable |
| | b. | The status of clearing felling | : | Not Applicable |
| | c. | The status of compensatory afforestation, if any | : | Not Applicable |
| | d. | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far | : | Not Applicable |
| 11. | The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information | | : | Not Applicable |
| 12. | Status of construction | | : | |
| | a. | Date of commencement (Actual and/or planned) | : | 31/01/2023 |
| | b. | Date of completion (Actual and/ of planned) | : | 31/12/2028 |
| 13. | Reasons for the delay if the Project is yet | | : | NA |

| | | | |
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| | to start | | |
| 14 | Dates of site visits | : | NA |
| | a. The dates on which the project was monitored by the Regional Office on previous Occasions, if any | : | NA |
| | b. Date of site visit for this monitoring report | : | NA |
| 15. | Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits | : | Not Applicable |
| | (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.) | : | - |

Current Status of Work

| | | |
|-------------------------------------|--|-------------------------------------|
| Current status of Construction work | | Architect letter is attached |
| a. | Date of Commencement (Actual and/ or planned) | 31/01/2023 |
| b. | Date of completion (Actual and/ or planned) | 31/12/2028 |

Undertaking Letter

pradeepm kamble and associates

H.O. B/101, 1st Floor. Jakh Bautera Complex, Pandit Malviya Path, Ramnagar, Dombivli (E) 421 201.

☎ : (0251) 2862642 • Fax : (0251) 2860995 • E-mail : kkkkambje@yahoo.com

Date: 31.07.2023

Undertaking

We, M/s Pradeep Kamble & Associates Architect for Proposed Proposed Redevelopment Construction Project on plot bearing C.S No.311 of Malabar Cumbala Hill division D ward, situated at Walkeshwar Road, Mumbai being developed M/s. **Sitaldas Estate Pvt. Ltd**

Environment Clearance has been obtained on 29/08/2022(EC Identification No. EC22B038MH110647)

We are submitting herewith the current status of the project as follows:

| Area statement as per EC received | In sq. m | Remark |
|-----------------------------------|-----------|-----------------------------|
| Total Construction area | 30,427.18 | NIL |
| Total FSI area | 17,638.52 | NIL |
| Total Non- FSI area | 12,788.65 | NIL |
| Construction done till date | NIL | Excavation work in progress |

Thanking you.

Yours faithfully,

For, M/s. Pradeep Kamble & Associates,

PRADEE
 P
 MAHIPAT
 KAMBLE

Digitally signed by:
 PRADEEP MAHIPAT
 KAMBLE
 DN: CN = PRADEEP
 MAHIPAT KAMBLE C =
 IN, O = Personal
 Date: 2023.07.31 11:25:
 19 +05'30'

Mr. Pradeep Kamble

(CA/87/10471)

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no.

EC22B038MH110647 dated 29th August 2022 as follows:

| Sl. No. | Condition | status |
|--|--|--|
| Specific Conditions SEAC Conditions | | |
| 1 | Committee noted that, PP have Circulated that revised CS With respect to building height, PP to revised the same online also | Noted |
| 2 | PP to Submit with CRZ NOC | CRZ NOC is attached herewith as an Please Refer Annexure 3 |
| 3 | PP to ensure that, pavers provided on south east side should be restricted to 6 mt width | PP has Noted the condition |
| 4 | PP to ensure ECBC norms are complied with | PP has Noted the condition |
| 5 | PP to provide 25% electric charging points/Station in parking area | PP has Noted the condition |
| 6 | As agreed by PP, demolition waste, and concrete debris can be recycled for making pavers blocks and use these to the extent possible in the other project of PP, if any | PP Agreed |
| 7 | The PP to get NOC from competent authority with reference to Thane Creek flamingo sanctuary if the project site falls within 10 Km radius from said Sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC | PP Agreed |
| 8 | PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people the project. The specific activities to be undertaken under CER to be carried out in Consultation with Municipal Corporation or Collector or Environment Department | This shall be followed as per OM dated 30 September 2020 which suppressed the OM dated 01.05.2018. |
| SEIAA Condition | | |
| 1 | PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary to provide grass pavers of suitable type & Strength to increase the water permeable area as well as allow effective fire tender movement. | PP Agreed with this condition |
| 2 | PP to achieve at least 5% of total energy requirement from solar/other renewable sources | PP Agreed with this condition |
| 3 | PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued | PP Agreed with this condition |

COMPLIANCE MONITORING REPORT

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| | by MoEF & CC vide F.No.22-34/2028-IA.III dt.04-0.1.2029 | |
| 4 | SEIAA after deliberation decided to grant EC for- FSI-17638.53 m2, Non FSI-12788.65 m2, Total BUA-30427.18 M2 (Plan Approval No.CHE/CTY/5920/337(NEW)/IOD/1/New , Dated 02.03.2020) | PP has Noted the condition |
| General Conditions | | |
| a) Construction Phase | | |
| I | The Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. | During operational phase generated solid waste would be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter method. Solid waste generation details: a. Total solid waste: 270 Kg/Day b. Biodegradable waste: 162 Kg/Day |
| II | Disposable of Muck, Construction spoils, including bituminous material 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 the approved sites with the approval competent authority | We have provided designated areas for temporary storage of mucks and are being handed over to concerned Authority on daily basis. |
| III | 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. | PP has Noted the condition. |
| 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. | PP has reported that good quality drinking water supply is ensured by the proponent. Waste water: Mobile Toilets for sanitary disposal of excreta are provided by the project proponent for construction workers during construction activity. Solid waste: Waste generated during the construction phase is handed over to MCGM |
| V | Arrangement shall be made that waste water and storm water do not get mixed. | PP has reported that separate provision is made for waste water and storm water. |
| VI | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. | RMC is being used for reducing water consumption. |
| VII | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. | PP has reported that the proponent is not using/ extracting any ground water. |

COMPLIANCE MONITORING REPORT

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| VIII | 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. | PP has reported that No ground water is used at site since there is no ground water source available |
| 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. | PP has reported that Low flow Fixtures either by use of aerators or pressure reducing devices or sensor-based control for shower, toilets flushing and drinking will be used. |
| X | The energy Conservation Building code shall be strictly adhered to. | PP has Noted the condition |
| XI | All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site. | PP has reported that topsoil is stored within the site and will be used for landscaping |
| XII | 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. | PP has reported that Additional soil will be used for site levelling purpose. |
| XIII | 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. | The soil samples were collected to check the quality of soil. No ground water samples were collected since no ground water source is available. |
| XIV | PP Strictly Adhere to all the conditions mentioned in Maharashtra (Urban Area) Protection and Preservation of trees Act 1975 as amended during the validity of Environment Clearance | PP has Noted the condition. |
| XV | 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. | DG sets are used only during power failure. |
| XVI | PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Area) Protraction and Preservations of Trees Act, 1975 as amended during the validity of Environment Clearance | PP has Noted the condition. |
| XVII | Vehicles hired for transportation of Raw material shall strictly Comply the emission norms prescribed by Ministry Road and Transport & Highway Department The vehicle shall be Adequately covered to avoid spillage/leakages | Vehicles hired for transportation of raw materials will be PUC compliant. |
| XVIII | 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 | PP has reported that Barricades have been provided on site to reduce noise level |

COMPLIANCE MONITORING REPORT

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| | should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB. | |
| XIX | 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. | PP has reported that During operation phase DG set will be installed as per CPCB norms. DG sets will be operated only in case of power failure as a backup facility |
| XX | 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. | PP has Noted the condition. |
| B) Operation Phase | | |
| I | a) The Solid waste generated should be properly collected and segregated b) Wet waste 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 C) Dry/inert Solid waste should be disposed of to the approved site for land filling after recovering recyclable material | During operational phase generated solid waste would be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter method. Solid waste generation details: a. Total solid waste: 270 Kg/Day b. Biodegradable waste: 162 Kg/Day |
| II | E-Waste shall be disposed through Authorized vendor as per E Waste(Management and Handlin)Rules,2016 | PP has Noted the condition. |
| III | 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. | STP of capacity 1800 KLD of MBBR Technology will be Provided |

COMPLIANCE MONITORING REPORT

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| | Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at 50% of eater, Local authority should ensure This | |
| IV | 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. | STP Of 1800 KLD capacity will be provided WIP for RWH, OWC, Solar water heating & green belt will be provided |
| V | 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. | PP has Noted the condition. |
| VI | 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. | PP has reported that The project has entry/exit points with sufficient width of road to avoid traffic congestion. The site is well connected to the Eastern freeway |
| VII | PP to provide adequate electric charging points for electric vehicles (Evs) | PP has noted the condition. |
| 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. | The proponent will develop green belt of adequate density of local species along the periphery of the plot so as to provide protection against noise and air pollution and will enhance the aesthetic value of region. |
| IX | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. | PP has Noted the condition |
| X | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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 & | PP has reported that Separate funds will be allocated for implementation of env. Protection measures as per EMP submitted in EC. EC attached. |

COMPLIANCE MONITORING REPORT

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| | this department. | |
| XI | 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 . | Complied. |
| XII | 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 1 st June & 1st December of each calendar year. | PP has Noted the condition |
| XIII | 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. | PP has Noted the condition |
| XIV | 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. | PP has Noted the condition |
| General EC Conditions | | |
| I | PP has to Strictly abide by the conditions Stipulated by SEAC& SEIAA | PP has Noted the condition |
| II | 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 | Consent to establish is obtained from Maharashtra Pollution Control Board. Consent to Establish for Proposed Redevelopment Construction Project. No:- Format1.0/JD (WPC)/UAN |

COMPLIANCE MONITORING REPORT

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| | work at the site. | No.0000150316/CE/2211002370 Dated: 28/11/2022 Please Refer Annexure 2 |
| III | 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. | The project has obtained Environment Clearance: EC22B038MH110647 Dated: 29 th August 2022 |
| IV | 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. | Noted. The project has obtained Environment Clearance:EC22B038MH110647 on 29th August 2022 for total plot area of 4,390.96 sq. m. |
| V | 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. | PP has Noted the condition |
| VI | No Further Expansion or modification other than mentioned in the EIA Notification 2006 and its amendments, Shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance a fresh reference shall be made to the SEIAA as applicable to asses the adequacy of conditions imposed and to add additional environmental protection measures required, if any | PP has Noted the condition |
| VII | The environmental clearance is issued subject to obtaining NOC From Forestry & Wild life angle including clearance from standing committee of the National Board for Wild life as if applicable & this environmental clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will considered separately on merit. | PP has Noted the condition |

List of Annexure

| S. No | Annexure Name |
|--------------|------------------------|
| 1 | EC Copy |
| 2 | Consent to Established |
| 3 | CRZ NOC |
| 4 | Monitoring Report |

Annexure 1: EC Copy



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra)

To,

The General Manager
 SITALDAS ESTATE PVT LTD
 Lodha Excelus, N.M.Joshi Marg, Mahalaxmi, Mumbai-400011 -400011

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/245635/2021 dated 17 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

| | |
|--|---|
| 1. EC Identification No. | EC22B038MH110647 |
| 2. File No. | SIA/MH/MIS/245635/2021 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Redevelopment project |
| 7. Name of Company/Organization | SITALDAS ESTATE PVT LTD |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 29/08/2022

(e-signed)
 Manisha Patankar Mhaiskar
 Member Secretary
 SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/245635/2021
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s.Sitaldas Estate Pvt. Ltd.,
 C S No. 311 of Malabar Cumbala Hill division,
 D Ward, situated at Walkeshwar Road, Mumbai.

Subject : Environment Clearance for proposed Redevelopment Construction Project on plot bearing C S No. 311 of Malabar Cumbala Hill division, D Ward, situated at Walkeshwar Road, Mumbai by M/s.Sitaldas Estate Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/245635/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 127th & 165th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 247th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| Sr. No. | Description | Details | Unit |
|---------|--|---|----------------|
| 1 | Plot Area | 4,390.96 (C. S. No. 311) | m ² |
| 2 | FSI Area | 17,638.53 | m ² |
| 3 | Non FSI Area | 12,788.65 | m ² |
| 4 | Total Built-up Area | 30,427.18 | m ² |
| 5 | No. of Buildings & Configuration | Wing A: G + 1 st to 29 th Floors (110.25 m) Wing B (Parking + Services): 1 No. Pt. Gr / pt. base + 2 Nos. pt. podium/pt. base + 1 No. pt. Podium/ pt. Upper Gr. level + 5 Nos. upper podium parking floors (29.15 m) | - |
| 6 | No. of Tenements & Commercial area (m ²) | Flat: 108 | Nos |
| 7 | Total Population | 540 | Nos |
| 8 | Water requirement | 75 | KLD |
| 9 | Sewage generation | 68 | KLD |

| Sr. No. | Description | Details | Unit |
|---------|---------------------------------------|--|----------------|
| 10 | STP Capacity and STP technology | 1 STP of 80 KLD capacity with MBBR technology | KLD |
| 11 | STP Location | Basement | - |
| 12 | Total Solid waste Quantity | Total: 270 (Biodegradable Waste: 162 will be composted by using Mechanical composting unit of 200 kg/d) | Kg/d |
| 13 | RG Required & Provided | RG required: 439.10 m ² and RG proposed: 947.41 m ² | m ² |
| 14 | Power Requirement | Demand load: 1.5 MW (BEST) | MW |
| 15 | Energy Efficiency | 23.5 % (Solar: 13%) | % |
| 16 | D. G. Set Capacity | 1 x 1,000 | kVA |
| 17 | Parking 4W & 2W | 4W: 193 | Nos. |
| 18 | RWH Tank Capacity | 1 RWH tank with 15 KL and 3 Nos. of recharge pits (3 m x 3 m x 4 m) | KL |
| 19 | Project cost | Rs. 46.95 | Cr. |
| 20 | EMP Cost | Capital Cost: 55 Lakh, O&M: 14 Lakh/yr | Rs. |
| 21 | CER Details with justification if any | Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021) | - |

3. The proposal has been considered by SEIAA in its 247th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. Committee noted that, PP have circulated the revised CS with respect to building height, PP to revised the same online also.
2. PP to submit the CRZ NoC.
3. PP to ensure that, pavers provided on south east side should be restricted to 6 mt width.
4. PP to ensure ECBC norms are complied with.
5. PP to provide 25% electric charging points/ stations in parking area.
6. As agreed by PP, demolition waste, and concrete debris can be recycled for making paver blocks and use these to the extent possible in the other project of PP, if any.
7. The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary

boundary. The planning authority to ensure fulfilment of this condition before granting CC.

8. PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI - 17638.53m², Non FSI- 12788.65 m², Total BUA-30427.18 m². (Plan approval No. CHE/CTY/5920/D/337 (NEW)/IOD/1/New, dated. 02.03.2020).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- 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. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

- 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. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. 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.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. 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 by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management

- and Handling) Rules, 2016.
- III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
 - IV. 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.
 - V. 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.
 - VI. 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.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - 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. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. 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.
 - XI. 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 parivesh.nic.in
 - XII. 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.
 - XIII. 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.

XIV. 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.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. 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.
 - III. 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.
 - IV. 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.
 - V. 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.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - 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.
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. This Environment Clearance is issued purely from an environment point of view without

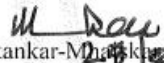
prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. 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.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. 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.

9. 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.


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA) 28/8/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai City.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

Digitally signed by Manisha Patankar Mhaiskar
Member Secretary

Date: 8/29/2022 11:51:18 AM
Page 8 of 8

EC Identification No. - EC22B038MH110647 File No. - SIA/MH/MIS/245635/2021

Date of Issue EC - 29/08/2022

Annexure 2: Consent to Established

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000150316/CE/2211002370

Date: 28/11/2022

To,
 M/s. Sitaldas Estate Pvt. Ltd., C.S.No. 311,
 Malbar Cumbala hill Division, D ward
 Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for Proposed Redevelopment Construction Project.

Ref: Application Submitted by SRO-Mumbai-I

Your application NO. MPCB-CONSENT-0000150316

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.46.95 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed Redevelopment Construction Project named as M/s. Sitaldas Estate Pvt. Ltd., C.S.No. 311, Malbar Cumbala hill Division, D ward Mumbai. on Total Plot Area of 4390.96 Sq.Mtrs for construction BUA of 30427.18 Sq.Mtrs as per EC granted dated-29.08.2022 including utilities and services.**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---|-------------------|-------------|
| 1 | Environmental Clearance issued dtd-29.08.2022 | 4390.96 | 30427.18 |

- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

| Sr No | Description | Permitted (in CMD) | Standards to | Disposal |
|-------|-------------------|--------------------|---------------------|--|
| 1. | Trade effluent | Nil | NA | NA |
| 2. | Domestic effluent | 68 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|-----------|-------------------------------|-----------------|--------------------------|
| S-1 | DG Set- 1000 KVA | 1 | As per Schedule -II |

6. **Conditions under Solid Waste Rules, 2016:**

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|-------|-------------------------|----------------|---------------------------|---|
| 1 | Bio degradable waste | 162 Kg/Day | OWC | use as manure |
| 2 | Non biodegradable waste | 108 Kg/Day | will be stored separately | will be handed over to authorized vendors |
| 3 | STP sludge | 5 Kg/Day | drying | use as manure |

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|-------|--------------|----------|-----|-----------|----------|
| NA | | | | | |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall submit BG of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. The Project Proponent shall comply with the Environmental Clearance obtained dtd-29.08.2022 for construction project having Total Plot area 4390.96 Sq.mtrs & Construction BUA 30427.18 Sq.mtrs as per specific condition of EC.

18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



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Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-28 17:41:50 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 75000.00 | MPCB-DR-14904 | 17/10/2022 | NEFT |

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Compliance.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A) As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **80 CMD for treatment of domestic effluent of 68 CMD.**
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| Sr.No | Parameters | Limiting concentration not to exceed in mg/l, except for pH |
|-------|----------------|---|
| 1 | pH | 5.5-9.0 |
| 2 | BOD | 10 |
| 3 | COD | 50 |
| 4 | TSS | 20 |
| 5 | NH4 N | 5 |
| 6 | N-total | 10 |
| 7 | Fecal Coliform | less than 100 |

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|--|----------------------------------|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 75.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|-----------|-----------------|------------------------------|----------------------|-------------------|-----------------------|-----------|--------------|
| S-1 | DG Set-1000 KVA | Acoustic Enclosure | 5.00 | Diesel 182 Ltr/Hr | 1 | SO2 | 87.36 Kg/Day |

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

| | | |
|-------------------------|---------------|------------------------|
| Total Particular matter | Not to exceed | 150 mg/Nm ³ |
|-------------------------|---------------|------------------------|

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|---|--|--|
| 1 | Consent to Establish | 10 Lakhs | within 15 days | Towards compliance of consent condition | upto commissioning of unit or five years | upto commissioning of unit or five years |

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

| Srno. | Consent (C2E/C2O/C2R) | Amount of BG imposed | Submission Period | Purpose of BG | Amount of BG Forfeiture | Reason of BG Forfeiture |
|-------|-----------------------|----------------------|-------------------|---------------|-------------------------|-------------------------|
| NA | | | | | | |

BG Return details

| Srno. | Consent (C2E/C2O/C2R) | BG imposed | Purpose of BG | Amount of BG Returned |
|-------|-----------------------|------------|---------------|-----------------------|
| NA | | | | |

SCHEDULE-IV**Conditions during construction phase**

| | |
|----------|--|
| A | During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters. |
| B | During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory. |
| C | Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. |

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



Annexure 3: CRZ NOC

MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY

Tel. No. : 2202 9388
E-mail : dir1.mev-mh@nic.in
Website: <https://mczma.gov.in/>

No. CRZ 2021/CR98/TC 4
Office of the -
Maharashtra Coastal Zone Management Authority,
Environment & Climate Change Department,
15th Floor, New Administrative Building,
Mantralaya, Mumbai- 400 032
Date: 08th June, 2022

✓ To,
M/s. Sitladas Estate Pvt Ltd
CS No. 311 of MalbarCumbala Hill Division,
Walkeshwar road, Mumbai

Subject: Proposed redevelopment of CESS category structures on plot bearing CS No. 311 of MalbarCumbala Hill Division situated at Walkeshwar road, Mumbai by M/s. Sitladas Estate Pvt Ltd

The Maharashtra Coastal Zone Management Authority in its 159th meeting held on 6th June, 2022 deliberated the proposal of redevelopment of CESS category structures on plot bearing CS No. 311 of MalbarCumbala Hill Division situated at Walkeshwar road, Mumbai.

2. The Authority noted that the for redevelopment of CESS category structures for residential purpose on plot bearing CS No. 311 of MalbarCumbala Hill Division situated at Walkeshwar road, Mumbai.
3. The Authority noted that the PP has submitted the CRZ map & Survey prepared by IRS, Chennai, under CRZ Notification, 2019. Conclusion of the report states that the project site falls entirely outside CRZ area. The shortest distance of the site corner is 50.25m from HTL and shortest distance of the site corner is 89.74m from HTL.
4. After deliberation, the Authority decided to confirm that as per IRS report, the project site plot bearing CS No. 311 of Malbar Cumbala Hill Division situated at Walkeshwar road, Mumbai is situated outside CRZ area, as per approved CZMP under CRZ Notification, 2019.
5. Agenda item & minutes of the meeting are available on the website of MCZMA i.e. <http://mczma.gov.in>.


(Narendra Toke) 8/6/22

Director, Environment & MS, MCZMA

Copy for information to:

1. **PS (Environment) & Chairperson, (MCZMA)**, Environment & CC Department, Room No. 217 (Annex), Mantralaya, Mumbai -32.
2. **Director (IA-III)**, Coastal Zone Regulation, Government of India, Ministry of Environment, Forests & Climate Change, Indira Paryavaran bhavan, Jor Bagh Road, New Delhi - 110 003.

3. **Municipal Commissioner**, Municipal Corporation of Greater Mumbai, Mahapalika Marg, Fort, Mumbai - 01
4. **Member Secretary, Maharashtra Pollution Control Board**, Kalpataru Point, 3rd and 4th floor, Road No. 8, Sion Cir, opp. PVR Theater, Mumbai -400022
5. **District Collector, Mumbai City**, Old Custom House, Shahid Bhagat Sing Marg, Fort, Mumbai - 01
6. **Select File-TC 4**


Annexure 4: Monitoring Report



envirocare labs® pvt. ltd.
Analysis and Beyond...

Enviro House,
A7-AB, MIDC, Wagle Industrial Estate,
Main Road, Thane - 400604, India
Telefax : +91 22 2583 8286 - 89
CIN: U99999MH1988PTC045938

www.envirocare.co.in
info@envirocare.co.in

| TEST REPORT | | | | | 18/05/2023 |
|--|--|--------------------|-------------------|----------------------------------|------------|
| Sample / Report No. | 01/TH/A/5/23/0008 | | | | |
| Name of Customer | Enviro Policy Research India private Limited | | | | |
| Address of Customer | 607, Oriana Business Park, Road no 22 Wagle Estate, Thane West 400604 Maharashtra India | | | | |
| Order / Reference | TRF dated 12.05.2023 | | | | |
| Sample Drawn by | Envirocare on 11-12/05/2023 | Sample Received On | 12/05/2023 | | |
| Start of Analysis | 13/05/2023 | End of Analysis | 16/05/2023 | | |
| Sample Container | --- | Sample Quantity | --- | | |
| Sampling Procedure | As Per IS 5182: Part (5), Part (14) & As per Customer Requirement | | | | |
| Monitoring For | Ambient Air Monitoring | | | | |
| Sample declaration as provided by customer : | | | | | |
| Sampling Location | Ambient Air - Malabar Hill | | | | |
| Duration | 24 hrs / 8 hrs /1 hr/ as applicable | | | | |
| Time | 12:00 PM To 12:00 PM | | | | |
| Limits | National Ambient Air Quality Standards vide GSR 826 (E) Dated 16.11.2009 | | | | |
| Parameters | Results | Limits | Units | Method | |
| General parameters | | | | | |
| Sulphur dioxide (SO ₂) | 10.2 | Max. 80 | µg/m ³ | IS 5182(Part 2):2001, RA 2006 | |
| Nitrogen Dioxide (NO ₂) | 21.1 | Max. 80 | µg/m ³ | IS 5182(Part 6):2006 | |
| Respirable Suspended Particulates Matter (PM ₁₀) | 65.5 | Max. 100 | µg/m ³ | IS 5182(Part 23):2006 | |
| Particulate Matter (PM _{2.5}) | 31.2 | Max. 60 | µg/m ³ | US EPA CFR 40 Part 50 Appendix L | |
| Carbon Monoxide (CO) | 0.3 | Max. 2 | mg/m ³ | IS 5182(Part 10):1999,RA 2009 | |
| -----End of Test Report----- | | | | | |
|  Ms. Shweta Malvankar Analyst | | | | | |

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CIN: U99999MH1988PTC045938

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info@envirocare.co.in

| TEST REPORT | | | | 18/05/2023 |
|---|---|--------------------|--------------------------------|------------|
| Sample / Report No. | 01/TH/W/5/23/0004 | | | |
| Name of Customer | Enviro Policy Research India private Limited | | | |
| Address of Customer | 607, Oriana Business Park, Road no 22 Wagle Estate, Thane West 400604 Maharashtra India | | | |
| Order / Reference | TRF dated 12.05.2023 | | | |
| Sample declaration as provided by customer : | | | | |
| Sample Name | Ground Water -Malabar Hill | | | |
| Sample Drawn by | Envirocare on 12/05/2023 | Sample Received On | 12/05/2023 | |
| Start of Analysis | 13/05/2023 | End of Analysis | 16/05/2023 | |
| Sample Container | Plastic Can | Sample Quantity | 1000 ml | |
| Sampling Procedure | As Per IS 3025 Part 1 | | | |
| Parameters | Results | Units | Method | |
| Chemical parameters | | | | |
| pH | 7.1 | -- | IS 3025(Part 11):1983, RA 2017 | |
| Potassium as K | 23 | mg/L | IS 3025(Part 45):1993,RA 2019 | |
| Boron as B | 0.2 | mg/L | IS 3025(Part 2):2004,RA 2019 | |
| Alkalinity | 114 | mg/L | IS 3025(Part 23):1986, RA 2019 | |
| Electrical Conductivity | 251 | µS/cm | IS 3025 (Part 14):1984,RA 2019 | |
| Nitrite | ND | mg/L | APHA 4500 | |
| Colour | 4.1 | Hazen | IS 3025(Part 4):1983, RA 2017 | |
| Total Dissolved Solids (TDS) | 189 | mg/L | IS 3025(Part 16):1984, RA 2017 | |
| Total Hardness as CaCO ₃ | 90 | mg/L | IS 3025(Part 21):2009, RA 2019 | |
| Sulphate as SO ₄ | 16 | mg/L | IS 3025(Part 24):1986,RA 2019 | |
| Fluoride as F | 0.5 | mg/L | IS 3025(Part 60):2008,RA 2019 | |
| Nitrate as NO ₃ | 12 | mg/L | IS 3025(Part 34):1988,RA 2019 | |
| Magnesium as Mg | 13 | mg/L | IS 3025(Part 46):1994,RA 2019 | |
| Calcium as Ca | 19 | mg/L | IS 3025(Part 40):1991,RA 2019 | |
| Carbonates | 23 | mg/L | IS 3025 (Part 51):2001,RA 2017 | |
| Total Phosphorus | 2.3 | mg/L | IS 3025 (Part 31):1988,RA 2019 | |
| Bicarbonate | 16 | mg/L | IS 3025 (Part 51):2001,RA 2017 | |
| Chloride as Cl | 14 | mg/L | IS 3025 (Part 32):1988,RA 2019 | |
| -----End of Test Report----- | | | | |
|  Ms.Shweta Malvankar Analyst | | | | |

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| TEST REPORT | | | | | | 18/05/2023 | |
|--|---|-------|--------------------|---------------------------------------|---|------------|--------------------|
| Sample / Report No | 01/TH/A/5/23/0007 | | | | | | |
| Name of Customer | Enviro Policy Research India private Limited | | | | | | |
| Address of Customer | 607, Oriana Business Park, Road no 22 Wagle Estate, Thane West 400604 Maharashtra India | | | | | | |
| Order / Reference | TRF dated 12.05.2023 | | | | | | |
| Monitoring done by | Envirocare on 11-12/05/2023 | | | | | | |
| Monitoring For | Noise Level Reading, NLR | | | | | | |
| Sampling Procedure | As per CPCB Guideline & Customer's requirement | | | | | | |
| Sampling Location | Noise - Malabar Hill | | Lateral Distance | | | | |
| Time | 12:00 AM To 12:00 AM | | Sampling Duration | | | | |
| Limits | As Per The Noise Pollution (Regulation & Control) Rules 2000 | | | | | | |
| NOISE LEVEL MONITORING | | | | | | | |
| Date |  | Time | Noise Level, dB(A) | Date |  | Time | Noise Level, dB(A) |
| 16-05-2023 | | 6.00 | 40.22 | 16-05-2023 | | 24.00 | 42.87 |
| 16-05-2023 | | 7.00 | 45.12 | 16-05-2023 | | 1.00 | 41.07 |
| 16-05-2023 | | 8.00 | 51.25 | 16-05-2023 | | 2.00 | 46.55 |
| 16-05-2023 | | 9.00 | 55.26 | 16-05-2023 | | 3.00 | 45.78 |
| 16-05-2023 | | 10.00 | 54.23 | 16-05-2023 | | 4.00 | 41.68 |
| 16-05-2023 | | 11.00 | 53.12 | 16-05-2023 | | 5.00 | 42.56 |
| 16-05-2023 | | 12.00 | 51.00 | 16-05-2023 | | 6.00 | 40.22 |
| 16-05-2023 | | 13.00 | 52.25 | 16-05-2023 | | 22.00 | 40.12 |
| 16-05-2023 | | 14.00 | 55.12 | 16-05-2023 | | 23.00 | 41.11 |
| 16-05-2023 | | 15.00 | 56.12 | | | | |
| 16-05-2023 | | 16.00 | 42.25 | | | | |
| 16-05-2023 | | 17.00 | 40.25 | | | | |
| 16-05-2023 | | 18.00 | 35.12 | | | | |
| 16-05-2023 | | 19.00 | 52.01 | | | | |
| 16-05-2023 | | 20.00 | 55.29 | | | | |
| 16-05-2023 | | 21.00 | 49.13 | | | | |
| 16-05-2023 | | 22.00 | 40.12 | | | | |
| Day time average Noise Level, dB(A) | | 51.89 | | Night time average Noise Level, dB(A) | | 43.05 | |
| Note: Limit during day time <75dB(A) & Limit during night time <70dB(A). | | | | | | | |
|  Ms. Shweta Malvankar Analyst | | | | | | | |

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| TEST REPORT | | | | 18/05/2023 |
|--|---|--------------------|---------------------------------|------------|
| Sample / Report No. | 01/TH/SO/5/23/0005 | | | |
| Name of Customer | Enviro Policy Research India private Limited | | | |
| Address of Customer | 607, Oriana Business Park, Road no 22 Wagle Estate, Thane West 400604 Maharashtra India | | | |
| Order / Reference | TRF dated 12.05.2023 | | | |
| Sample declaration as provided by customer : | | | | |
| Sample Name | Soil -Malabar Hill | | | |
| Sample Drawn by | Envirocare on 12/05/2023 | Sample Received On | 12/05/2023 | |
| Start of Analysis | 13/05/2023 | End of Analysis | 16/05/2023 | |
| Sample Container | Plastic Bag | Sample Quantity | 1 Kg | |
| Parameters | Results | Units | Method | |
| Physical parameters | | | | |
| Texture | Loamy | -- | Soil testing manual | |
| Organic content | 1.14 | % | EPA 160.4 | |
| Bulk Density | 1.23 | g/ml | ASTM D 5057-90, RA 2001 | |
| Colour | Reddish brown | -- | Visual | |
| Chemical Parameters | | | | |
| pH | 6.3 | -- | EPA 9045 C | |
| Electrical conductivity | 271 | µs/cm | Soil testing manual | |
| Total Phosphate | 12 | mg/100g | APHA 4500 P C | |
| Chemical Parameters (Aqueous Extract) | | | | |
| Chloride as Cl | 13 | mg/100g | EPA SW 846 method 9253 | |
| Sulphate as SO ₄ | 10.8 | mg/kg | EPA SW 846 method 9038 | |
| Calcium as Ca | 21 | mg/100g | APHA 3120 B, 23rd Edition: 2017 | |
| Magnesium as Mg | 12 | mg/100g | APHA 3120 B, 23rd Edition: 2017 | |
| Sodium as Na | 33 | mg/kg | APHA 3120 B, 23rd Edition: 2017 | |
| Potassium as K | 15 | mg/kg | APHA 3120 B, 23rd Edition: 2017 | |
| Specific parameters | | | | |
| Total Kjeldahls Nitrogen, TKN | 0.81 | % | APHA 4500 Norg B | |
| Water retaining capacity | 45.3 | % | ISO 1274:1998 | |
| Heavy metals (Extraction fluid) | | | | |
| Copper as Cu | 13.5 | mg/kg | APHA 3120 B, 23rd Edition: 2017 | |
| Zinc as Zn | 151 | mg/kg | APHA 3120 B, 23rd Edition: 2017 | |
| Lead as Pb | <2 | mg/kg | APHA 3120 B, 23rd Edition: 2017 | |
| Iron as Fe | 178 | mg/kg | APHA 3120 B, 23rd Edition: 2017 | |
| -----End of Test Report----- | | | | |
|  Ms. Shweta Malvankar Analyst | | | | |

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ANNEXURE - A

1. PROJECT DETAILS

| Sr. No. | Description | Details |
|---------|---|--|
| 1 | Area Details | Total Plot area: 4390.96 Sq.m FSI Area: 17, 638.53 Sq.m Non-FSI: 12788.65 Sq.m Total BUA area: 30,427.18 Sq.m |
| 2 | Building Configuration | wing A :G+ 1 st to 29 th Floor (110.25 m) Wing B (Parking +Services): 1No. Pt.Gr/pt.base+2 Nos.pt podium/pt.base + 1 No.pt Podium/pt Upper Gr.Lrvel + 5 Nos.upper podium parking Floors (29.15) |
| 3 | No. of Tenements & Shops | 108 Nos |
| 4 | Total Population (Nos.) | 540 Nos |
| 5 | Total Water Requirements (CMD) | 75 KLD |
| 6 | Sewage Generation (CMD) & % of Sewage discharge in sewer line | 68 KLD |
| 7 | STP Capacity & Technology | 1 STP to 80 KLD Capacity with MBBR Technology |
| 8 | STP Location | Basement Area |
| 9 | Total Solid Waste Quantities | Total 270 Biodegradable waste :162 Will be composted by using Mechanical Composting unit of 200 Kg/d |
| 10 | Power requirement | Demand Load:1.5 MW(BEST) |
| 11 | Energy Efficiency | 23.5% Solar 13% |
| 13 | D.G. set capacity | 1* 1000 |

| Sr. No. | Description | Details |
|---------|-----------------------|--|
| 15 | Project Cost in | 46.95 |
| 16 | Rain Water Harvesting | 1RWH Tank with 15KL and 3 Nos of Recharge pits (3m* 3m*4n) |

| | | |
|----|--|---|
| 17 | EMP Cost | Capital Cost :55 Lakh , O&M: 14 Lakh/Yr |
| 18 | CER Details (with justification, if any) | Not Applicable (as per MoEF& CC OM F.No.22-65/2017-IA.III dt 25.02.2021) |

ANNEXURE - B

EMP for Construction Phase

EMP FOR AIR ENVIRONMENT

- **Construction Phase (EMP for Air Environment):**

To mitigate the impacts of PM₁₀ & PM_{2.5} during the construction phase of the project, the following measures are recommended for implementation:

Dust Control Plan:

The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.

Vehicle Emission Controls and Alternatives

- During construction, vehicles will be properly maintained to reduce emission. As it is a construction project, vehicles will be generally having “PUC” certificate.
- Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation

Procedural Changes to construction activities**Idle time reduction:**

Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cool down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at present time and reduces emissions, without intervention from the operators.

Improved Maintenance:

Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract. Incentive provisions will be established to encourage contractors to comply with regular

maintenance requirements.

Reduction of On-Site Construction Time:

Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.

▪ **Operation Phase (EMP for Air Environment):**

To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Project, following measures are recommended for implementation:

Diesel Generator Set Emission Control Measures

Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.

EMP FOR NOISE ENVIRONMENT**Construction Phase (EMP for Noise Management):**

To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.

Time of Operation:

Noisy construction equipment has not been allowed to use at night time.

Job Rotation and Hearing Protection:

Workers employed in high noise areas are not employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.

Other Measures:

- Developer must ensure barricading for minimum of 5 m (as the site is adjacent to road)
- During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact
- Also to reduce noise impact, one must ensure smooth movement of traffic vehicles

- Measures of NBC, 2016 must be followed by developer to control noise
- Developer must follow guidelines of BS 5228 and Defra Guideline (NO 0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries
- Avoid unnecessary use of plant and machinery
- Use acoustic barriers whenever possible
- Use line flat bed lorries or storage bin with noise attenuating materials
- Handle materials carefully; for example, scaffolding and fittings should be carried and placed; not thrown or dropped
- Ensure that materials are delivered and installed during normal working hours
- Ensure site supervision during installation
- Maintain vehicles regularly to reduce engine, exhaust, and body rattle noise
- Use silencer based plants and machinery to avoid noise impact
- Ensure that hard road surfaces are well maintained to reduce rattling of vehicles
- Use mechanical sweeper with noise attenuators
- Observe less or no waiting time for the vehicles or plants and machinery so that they are not running unnecessarily
- Don't leave equipment running unnecessarily
- Service and maintain as well as clean the equipment of regular basis
- As far as possible, use self-compacting concrete to reduce the need for vibrating equipment
- Use shielding or barriers around pumps, compressors and machinery
- Also install online noise monitoring system to understand the noise level at the site (continuous level), so that immediate decision can be taken to control any activity which is causing noise pollution

▪ **Operation Phase:**

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended

Noise Emission Control Technologies

Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard i.e. The DG set room will be provided with acoustic enclosure to have minimum 75 dB(A) insertion loss or for

meeting the ambient noise standard whichever is on higher side.

EMP FOR WATER ENVIRONMENT

Construction Phase (EMP for Water Management):

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase.

- Avoid excavation during monsoon season
- Care has been taken to avoid soil erosion
- Common toilets have been constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies.
- To prevent surface and ground water contamination by oil and grease, leak-proof containers has been used for storage and transportation of oil and grease. The floors of oil and grease handling area have been kept effectively impervious. Any wash off from the oil and grease handling area or workshop has been drained through imperious drains.
- Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to betaken to minimize water pollution.
- All stacking and loading area has been provided with proper garland drains,

equipped with baffles, to prevent run off from the site, to enter into any water body.

▪ **Operation Phase (EMP for Water Management):**

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted.

Water Source Development

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

Minimizing Water Consumption

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure on-going water conservation, an awareness program will be introduced for the students and employees. The following section discusses the specific measures, which shall be implemented

Wastewater Treatment Scheme

The sewage will be treated in the STP provided within the complex. STP which will be recycled within the project and remaining will be discharged to Sewer.

Other Measures:

- LFD would be installed
- Rainwater harvesting would be installed
- Recycle and reuse of water would be taking place
- Recycled water would be used for flushing and gardening purpose

EMP FOR LAND ENVIRONMENT**Construction Phase****Construction Debris:**

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been used as fill, as they are highly susceptible to contamination, and will be sent to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass fibre insulation, roofing etc. shall be sold to recyclers.

Hazardous Waste:

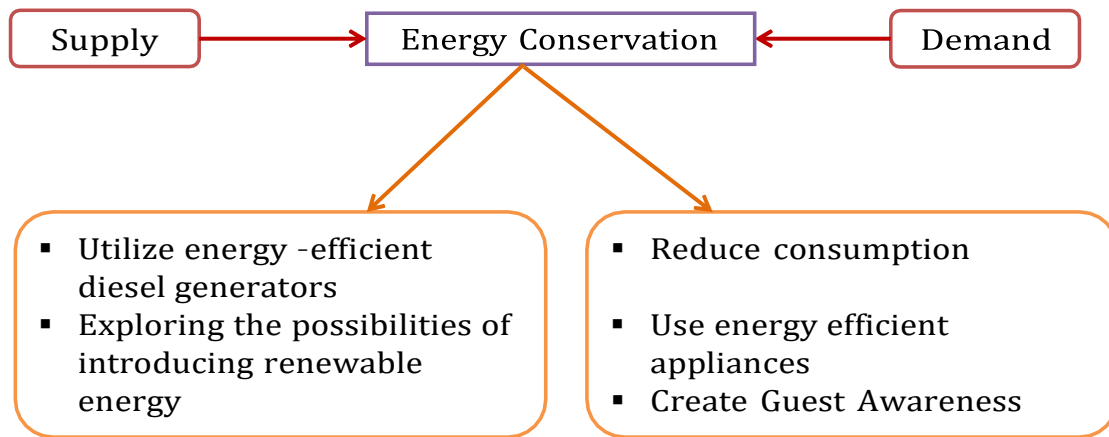
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

Operation Phase:

The philosophy of solid waste management at the complex will be to encouraging the four R's of waste i.e. Reduction, Reuse, Recycling and Recovery (materials & energy). Regular public awareness meetings will be conducted to involve the people in the proper segregation and storage techniques. With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

EMP FOR ENERGY CONSERVATION

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following;

Architectural design

- Maximum utilization of solar light has been done.
- Maximize the use of natural lighting through design.
- The orientation of the buildings has been done in such a way that maximum daylight is available.
- The green areas has been spaced, so that a significant reduction in the temperature can take place

Energy Saving Practices

- Energy efficient lamps have been provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels

ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and time action can be taken. The project proponent will monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

The detailed Monitoring Programme is given in **Table**

Monitoring Programme for Project

| Sr. No. | Type | Location | Parameters | Period and Frequency |
|---------|-----------------------------------|------------------|--|---|
| 1 | Ambient Air Quality | Project Site | Criteria Pollutants: SO ₂ , NO ₂ , PM ₁₀ , PM _{2.5} , CO | Half yearly (24 hr. average samples) during construction phase and annual during operation phase. |
| 2 | Groundwater (Portability testing) | Project Site | Drinking water parameters as per Standards | Half yearly |
| 3 | Ambient Noise | Project Site | dB (A) levels | Half yearly (Hourly day and night time leq levels) during construction phase and every year during operation phase. |
| 4 | Potable Water Quality | Municipal Supply | As per IS potable water standards | Half yearly |
| 5 | Soil Quality | Project Site | Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity | Half yearly |
| 6 | Waste Characterization | Educational | Physical and Chemical composition | Daily |
| 7 | Treated Water | Outlet of STP | BOD, MPN, coliform count, etc. | Daily |

ANNEXURE - C

EMP Costing During Construction Phase

| No. | Component | Description | Capital Cost in Lakhs Rs | O/M Cost in Lakhs Rs. Per yr |
|--------------|-------------------------|------------------|--------------------------|------------------------------|
| 1 | EMP (For All Services) | For all Services | 55 | 14 |
| Total | | | 55 | 14 |

The above budgetary allocations are the approximate values