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**File No:** 21-40/2024-IA.III
**Government of India**
**Ministry of Environment, Forest and Climate Change**
**IA Division**
***

Date **01/08/2024**

To,

Bhavesh Kuvadia
M/s REAL GEM BUILDTECH PRIVATE LIMITED
DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai , Andheri, MUMBAI, MAHARASHTRA, DB House, 400063
info@dbg.co.in

**Subject:** **Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot" at Gokhale Road, (South) Dadar, Mumbai, Maharashtra by M/s Real Gem Build Tech Pvt. Ltd. –Grant of** Environmental Clearance - **reg.**

**Sir/Madam,**

This is in reference to your application submitted to MoEF&CC vide proposal number IA/MH/INFRA2/462374/2024 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.** | EC24B3812MH5521148N |
| **(ii) File No.** | 21-40/2024-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** | Environment Clearance for Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot" on property bearing F.P.No. 1043, (subdivided plot 'B') TPS IV of Mahim Div. Situated at Gokhale Road, (South) Dadar, Mumbai – 400 028 by M/s Real Gem Build Tech Pvt. Ltd. |
| **(viii) Name of Company/Organization** | REAL GEM BUILDTECH PRIVATE LIMITED |
| **(ix) Location of Project (District, State)** | MUMBAI, MAHARASHTRA |
| **(x) Issuing Authority** | MoEF&CC |
| **(xi) Applicability of General Conditions as per** | No |

**3.** The project/activity is covered under category 'B' item 8(b) 'Townships and Area Development 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 121$^{th}$ meeting held on 6-7$^{th}$ March, 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 Expansion Project.

ii. Proposed Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot on land bearing F.P.No. 1043, of TPS IV Mahim Division at Gokhale Road, Mumbai – 400 028. by M/s Real Gem Build Tech Pvt. Ltd. at Latitude: 19 0'39.23"N Longitude: 72 49'51.35"E

iii. Earlier Clearance detail- The project has received 1st EC vide letter no SEAC 2010/CR-3/TC2 dated 19.03.2012 & 07.04.2012 for total construction area 321505.37 sq. m.& 64$^{th}$ SEIAA MoM dated 06.01.2014 for total construction area of 342441.37 sq. m; minor amendment in EC was recommended by SEIAA and approved. The project has received 2nd EC dated June 25, 2019 project had received Environmental Clearance vide letter no. SEIAA-EC-0000001624 for FSI:125558.64 sq. m, Non-FSI: 284725.90 sq.m and Total BUA: 410500.02 sq.m.

\ iv. Constructions status of the project comprises of 3 Residential Building (Tower A, B ,C) with MCGM Parking Lot (PPL) To be handed over to MCGM. Tower A, B is already constructed on site as per earlier EC and OC received for Tower A & PPL. There is no change in configuration of Tower A & B and PPL including all common podium upto 12 podium level (pt). Tower C constructed on site as per earlier EC upto 3 Basement + Gr + 49th upper floor (3B + G + 11th parking floors + 38 upper floors). The total construction work done till date on site is 3,90,340.20 sq.m

v. Land use is residential as per MCGM DP remarks of 2034.

vi. The total plot area is 24,809.75 sq. m., the net plot area is 23,291.52 sq. m., FSI area is 1,25,773.80 sq. m and the total construction (Built-up) area of 4,13,463.36 sq. m. The project will comprise of 3 no. of Tower viz. Tower A, Tower B and Tower C having Residential Units i.e., Flats (720 nos) with MCGM Parking Lot (To be handed over). The maximum height of the building is 245.95 m. The details of the building are as follows:

| **Building Configuration** |
|---|
| **Building Details:** |
| **Tower -A:** 3B+Gr+68 upper floors (3B+G+12P +56 upper floors (Terrace lvl Ht -245.95 m) |
| **Tower -B:** 3B+Gr+68 upper floors (3B+G+12P +56 upper floors (Terrace lvl Ht -245.95 m) |
| **Tower -C:** 3B+Gr+67 upper floors (3B+G+11P+ 56 upper floors (Terrace lvl Ht -227.05 m) |
| **MCGM Parking (PPL):** 3B+Gr.+2nd Podium (Pt.) floor in the above A, B & C wings |

vii. During construction phase, total water requirement is expected to be 50 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.

viii. During operational phase, total water requirement of the project is expected to be 710 KLD and the same will be met by MCGM. 432 KLD fresh water from MCGM and 279 KLD (Flushing: 219 KLD, Gardening: 60 KLD) recycled water. Wastewater generated will 607 KLD will be treated in STPs of total capacity 630 KLD (610 KLD +20 KLD). 546 KLD of treated waste water will be recycled and reused (219 KLD for flushing, 60 KLD for gardening, etc) Balance treated waste water will be disposed in to municipal drain.

ix. About 2.457 TPD solid wastes will be generated in the project. The biodegradable waste 1.455 TPD will be processed in OWC and the non-biodegradable waste generated 1.002 TPD will be handed over to authorized local vendor.

x. The total power requirement during construction phase is 100 KVA and will be met from TATA and total power requirement during operation phase is 10699 KVA and will be met from TATA.

xi. Rooftop rainwater of buildings will be stored in 5 number of Rain Water Harvesting tanks of total capacity of 320 cum (having 2 day holding capacity).

xii. Parking facility of 3152 nos. four wheelers is proposed (Residential 2094 and 1058 MCGM Parking) to be provided against the requirement of (Residential 2092 Nos and 1058 MCGM Parking) four-wheeler (according to local norms).

xiii. Proposed energy saving measures would save about 15% power and 115 KW of solar installation of 1% of maximum demand

xiv. Comparative analysis of existing /envision pollution load (in case of expansion/modernization):

| Sl. No. | Project Details | EC dated 25.06.2019 | For proposed Expansion | Remarks |
|---|---|---|---|---|
| | Plot area (sq. m.) | 24809.75 | 24809.75 | No change |
| | Net Plot area (sq. m.) | 23291.52 | 23291.52 | No change |
| | Total Built up area (sq. m.) | 410500.02 | 413463.36 | Increased due to increase in 2 floors |
| | Ground-coverage<br>Area: (sq. m)<br>(% On net plot) | 4076.50 (16%) | 4076.50 (16%) | No change |
| | Project Cost (INR) | 952 CR | 961 CR | Project cost increased by 9 CR |
| | Residential Tenements | 708 nos. | 720 nos | Increased due to increase in 2 floors |
| | Total expected Residents | Residential -4713 nos,<br>PPL - 254 nos | Residential -4787 nos,<br>PPL - 254 nos<br>Total: 5041 | Increased due to increase in 2 floors- 74 no. of tenants in building wing C<br>PPL no change |
| | Total water requirement | 700<br>(Dom: 425 KLD, Flush: 215 KLD, Gardening: 60 KLD) | 710<br>(Dom: 432 KLD, Flush: 219 KLD, Gardening: 60 KLD) | Marginal Increase |
| | Wastewater generation | 597 | 607 | Increased |
| | STP capacity | Residential-600 KLD, PPL-20 KLD | Residential-610 KLD, PPL-20 KLD | STP capacity increased by 10 KLD |
| | RWH | 5 nos RWH tanks - total capacity 320 cum | 5 nos RWH tanks - total capacity 320 cum | No change |
| | 4 Wheelers Parking | Residential- 2053 nos<br>PPL- 1058 nos<br>Total-3111 nos | Residential- 2094 nos<br>PPL- 1058 nos<br>Total-3152 nos | Marginal Increase |
| | Proposed total R.G area | RG Required -5822.88 sq. m<br>RG provided -12055.60 sq. m. (1251.65 sq. m<br>on ground + 10803.95sqm on podium) | RG Required -5822.88 sq. m<br>RG provided -12055.60 sq. m. (1251.65 sq. m<br>on the ground (5.4%) + 10803.95 sq. m on the podium (46%)) | No change, completed on site |

xv. The project is not located in Critically Polluted area.

xvii. NBWL Clearance is not required for the project.

xviii. Forest Clearance is not required for the project.

xix. No court cases are pending against the project.

xx. Green belt development: RG Required - 5,822.88 sq. m. RG provided 1251.65 sq. m on ground and 10,803.95 sq. m on podium. Details of felling/transplantation: 17 nos of trees cut,11 nos trees transplanted and 3 nos of trees retained on site.

xxi. The total cost of the project is Rs 961 Crore.

xxii. Employment potential: 15 nos of permanent shall be provided and around 100 nos labors will come to site during peak construction phase. This is a Residential project which will create 15 nos direct employment and 100 nos indirect employment during the operation phase.

xxiii. Benefits of the project: The project will provide many facilities for improvement of the physical environment. This is a well-designed project and uses the sustainable development policy. The project will be provided with sufficient road facilities within the project premises and municipal parking lot which will help combat the issue of shortage of parking

spaces in the Mumbai. The proposed project has a greenery area which helps in protect the environmental quality. A well designing of drainage system also provided in the project, its controls the overflow of water during the rainy season. The project has all infrastructures like STP, OWC, RWH system, Solar systems etc. to mitigate the impact on the surrounding environment.

**6.** Earlier, the EC issued by SEIAA, Maharshtra vide letter number SEAC 2010/CR-3/TC-2 dated 19.03.2012 & 07.04.2012 with the built-up area is 3,21,505.37 sq. m. Subsequently, the project proponent has obtained expansion EC from SEIAA, Maharashtra vide number SEIAA-EC0000001624 dated 25.06.2019 for the built-up area from 3,21,505.37 sq. m to 4,10,500.02 sq. m. Now, the project proponent has planned to increase the built-up area from 4,10,500.02 sq. m to 4,13,463.36 sq. m and ToR obtained from Ministry vide letter no. 21-40/2024-IA.III dated 08.02.2024. The baseline data was collected from March 2023 to May 2023 and CCR was obtained from the Ministry's Regional Office, Nagpur vide letter dated 06.02.2024. EAC has examined the CCR and found satisfactory. The committee has noted that this is an expansion proposal and the total built-up area will increase from 4,10,500.02 sq. m to 4,13,463.36 sq. m. About 31 existing trees are available in the proposed area, out of 31, 17 trees will be cut, 11 trees will be transplanted and 3 trees will be retained in the same place. The proposed project does not involve any forest land diversion, wildlife clearance, CRZ clearance.

**7.** 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.

**8.** Further, it is noted that it is an expansion project with a total plot area of 24,809.75 sq. m and total net plot area is 23,291.52 sq. m. The proposed greenbelt on Mother Earth is 1,251.65 sq. m (5.37 % of the total net plot area), which is less than local norms. As per the Development Control and Promotion Regulation-2034 (DCPR) of Maharashtra, plots for residential and commercial layouts admeasuring area from 1001 sq. m to 2500 sq. m., 2501 sq. m to 10,000 sq. m and areas 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. Therefore, the project proponent shall be provided to maintain a greenbelt over at least 10 % of the total net plot area.

**9.** Based on recommendations of EAC and detailed examination, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance for Expansion of Residential Project 'Rustomjee Crown' with MCGM Parking Lot" at Gokhale Road, (South) Dadar, Mumbai, Maharashtra by M/s Real Gem Build Tech Pvt. Ltd., under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and standard conditions are enclosed as **Annexure 1**.

**10.** 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 Conditions**

| S. No | EC Conditions |
|---|---|
| **1.1** | This environmental clearance is subjected to outcome of the ongoing court case(s) related to Recreation Ground (RG) area. |
| **1.2** | 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. |
| **1.3** | Abstraction of groundwater shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 432 KLD during the operational phase. |
| **1.4** | As proposed, wastewater shall be treated onsite in STP of 546 KLD capacity. |
| **1.5** | The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, 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. |
| **1.6** | Area for greenery shall be provided to maintain greenbelt over at least 10 % of total net plot area as per the local norms. The landscape planning should include the plantation of 336 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. |
| **1.7** | 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, 5 rainwater collection tanks (total capacity 320KL) shall be provided by PP for rainwater harvesting after filtration. |
| **1.8** | 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. |
| **1.9** | 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. |
| **1.10** | The recyclable waste shall be sold to authorized vendors/recyclers. |
| **1.11** | Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016. |
| **1.12** | As committed 3152 car parking areas are to be provided and 20% of Electronic vehicle charging points are to be provided. |
| **1.13** | Proponent shall ensure the installation of 115 KW solar PV systems and LEDs to meet 15% of the total power requirement. |

| S. No | EC Conditions |
|---|---|
| **1.14** | 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. |
| **1.15** | 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. |
| **1.16** | The project proponent shall essentially comply with all parking norms and standards as applicable. |
| **1.17** | 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. |
| **1.18** | 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 |

| S. No | EC Conditions |
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| | with the load allowed for the project should be obtained. |
| **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 |

| S. No | EC Conditions |
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| | be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016. |
| **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 |

| S. No | EC Conditions |
|---|---|
| | single stack system separate recirculation lines for flushing by giving dual plumbing system be done. |
| **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** | 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. |
| **3.17** | No sewage or untreated effluent water would be discharged through storm water drains. |
| **3.18** | 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. |
| **3.19** | Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP. |
| **3.20** | 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 |
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| **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 |
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| **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 |
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| **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 |
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| 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 |
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| 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 |
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| 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 |
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| 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 |
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| | 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 |
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| **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 |
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| | 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. All other terms and conditions stipulated in the SEIAA, Maharashtra vide letter number SEAC 2010/CR-3/TC-2 dated 19.03.2012 & 07.04.2012 and SEIAA-EC0000001624 dated 25.06.2019 shall remain unchanged.

ii. Project Proponent shall strive to enhance the Green Belt beyond 10 % 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.

iii. 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.