

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/167716/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 24.06.2021.

To
M/s. Dosti Realty Limited,
C.S. No 2A/116 & 4/116,
Salt Pan Division & 4/356
Matunga Division,
Wadala (E), Mumbai.

Subject : Environment Clearance for Proposed Residential Development with Public Parking Facility at C.S. No 2A/116 & 4/116 of Salt Pan Division & 4/356 of Matunga Division, Wadala – East, Mumbai by M/s. Dosti Realty Limited.

Reference : Application no. SIA/MH/MIS/167716/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 143rd meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 222nd 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		
		Particulars	Earlier EC (m ²)	Current Application (m ²)
1	Area Details	Plot Area (sq. m.)	18,667.08	18,667.08
		FSI Area (sq m.)	59,230.36	80,486.46 (Proposed FSI)
		Non-FSI (sq. m.)	1,21,600.75	1,25,092.53
		Proposed built-up area (FSI + Non FSI) (sq. m.)	1,80,797.65	2,05,578.99
		2	Building Configuration	5 Wings A – E : 3 Basement + Ground Floor + 1st to 5th Podium+ 44 Residential floors
3	No. of Tenements & Shops	964 Nos.		

Sr. No.	Description	Details								
4	Total Population (Nos.)	5127 Nos.								
5	Total Water Requirements (CMD)	724.1								
6	Sewage Generation (CMD)	554								
7	STP Capacity & Technology	650 KLD MBBR Technology								
8	STP Location	Ground Level								
9	Total Solid Waste Quantities	Wet waste – 1691.91 Kg/day Dry waste – 922.86 Kg/day Total Solid Waste – 461.43 Kg/day								
10	R.G. Area (sq. m).	<table border="1"> <tr> <td>RG provided on Mother earth</td> <td>2873.23 Sq.m</td> </tr> <tr> <td>RG provided on Ground</td> <td>2873.23 Sq.m</td> </tr> <tr> <td>RG provided on Podium</td> <td>2388.44 Sq.m</td> </tr> <tr> <td>Total RG provided</td> <td>5261.67 Sq.m</td> </tr> </table>	RG provided on Mother earth	2873.23 Sq.m	RG provided on Ground	2873.23 Sq.m	RG provided on Podium	2388.44 Sq.m	Total RG provided	5261.67 Sq.m
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Total RG provided	5261.67 Sq.m									
14	Power requirement	During Operation Phase: <table border="1"> <tr> <td>Details</td> <td></td> </tr> <tr> <td>Connected Load (kW)</td> <td>22481 KW</td> </tr> <tr> <td>Demand Load (kW)</td> <td>5929 KW</td> </tr> </table>	Details		Connected Load (kW)	22481 KW	Demand Load (kW)	5929 KW		
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Connected Load (kW)	22481 KW									
Demand Load (kW)	5929 KW									
15	Energy Efficiency	Energy savings through conventional energy savings systems – 20.8 % Energy savings through renewable energy savings systems – 4.1 %								
16	D.G. set capacity	DG Set Capacity: 2 x 750 KVA (Sale), 750 KVA (PPL)								
17	Parking 4W & 2W	4 wheeler captive parking – 1351 Public Parking – 494 2 wheeler – 400								
18	Rain water harvesting scheme	1 RWH Tank - 125 cum								
19	Project Cost in (Cr.)	Project cost for expansion (with respect to approved EC) works out 25 CR, total cost of the amended proposal is 690 CR.								
20	EMP Cost	Construction Phase – 32.8 Lakhs Operation Phase – 307 Lakhs								
21	CER Details (with justification, if any)	50 CER details are submitted in EIA report								

PP proposes amendment in earlier EC dated 12/07/2016 & major particulars of project are as mentioned below:

Description	As per Existing EC	After Proposed Expansion	Remark
Project Proponent	M/s. Dosti Realty Ltd.	M/s. Dosti Realty Ltd.	No change
Project Address	Plot bearing C. S. No 2A/116 & 4/116 of Salt Pan Division & 4/356 of Matunga Division, Wadala-East, Mumbai 37	Plot bearing C. S. No 2A/116 & 4/116 of Salt Pan Division & 4/356 of Matunga Division, Wadala-East, Mumbai 37	No Change
Plot Area (m ²)	18,667.08 m ²	18,667.08 m ²	No change
Type & Number of Structures	One Building – 3 Wings A,B, C	1 Building – 5 Wings (A,B,C, D & E)	Addition of 2 wings
Configuration	<p>Wing A – 3 Basement + Stilt + 5 Podia + 37 floors + 38 floors (part)</p> <p>Wing B – 3 Basement + Ground + 5 Podia + 36 Upper floors + 37th Floors (Part)</p> <p>Wing C – 3 Basements + Ground + 5 Podia + 38 Upper floors</p>	<p>5 Wings A – E : 3 Basement + Ground Floor + 1st to 5th Podium+ 44 Residential floors</p>	<p>Residential floors increased by 6 in Wing A and C</p> <p>In Wing B, the residential floors are increased by 7</p>
Height	144.95 m	Wing A to E: 159.95 m	Vertical expansion
Project Cost	665 Cr	25 Cr (for proposed Expansion) Total: 690 Cr	Project cost for expansion (with respect to approved EC) works out 25 cr, total cost of the amended proposal is 690 Cr
Total Construction Area (Sq.m)	1,80,797.65	2,05,578.99	Increase by 24,781.34
Total FSI (Sq.m)	59,230.36	80,486.46 (Proposed FSI) 81,764.18 (Permissible FSI)	Increase by 21,256.1
Total Non FSI	1,21,600.75	1,25,092.53	Increase by 3,491.78

Description	As per Existing EC	After Proposed Expansion	Remark
(Sq.m)			
No. of Basement	03	03	No Change
No. of Podiums	05	05	No Change
No. of Flats	544 Nos.	964 Nos.	Increase by 420 Nos
Population	2720 Nos.	5127 Nos.	Increase by 2407 Nos
Parking details	4 wheeler captive parking – 1188 Public Parking – 658 2 wheeler – 309	Residential Parking – 1351 Public Parking – 494 2 wheeler – 400	4 Wheeler – Increase by 163 PPL – Decrease by 164 2 wheeler – Increase by 91
RG area	RG on ground: 4434.86 m ² Additional Green area on podium: 3318.16 m ²	Total RG proposed - 5261.67 m² RG on Ground – 2873.23 m ² RG on Podium – 2388.44 m ²	RG area has been proposed as per DCR Regulations
Total water requirement	439 KLD	724.1 KLD	Increase in water requirement by 285.1 KLD due to increase in population
Total sewage generation	325 KLD	554 KLD	Increase in sewage generation by 229 KLD, due to increase in population
STP Capacity	360 KLD	650 KLD	STP capacity increased by 290 KLD due to increase in sewage generation
STP Technology	MBBR	MBBR	No Change
STP Location and area allotted	Ground Level	Ground Level	No Change
Total Quantity of Wet Waste	857 Kg/Day	1691.91 Kg/day	Increase in wet waste generation by 834.91 Kg/Day due to increase in population
Treatment technology	Composting in Eco-biocompack unit	Organic Waste Converter & In-Vessel Composting units are used as curing units	

3. The proposal has been considered by SEIAA in its 222nd 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. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit certified six-monthly compliance report from Regional Office, MOEF&CC, Nagpur.
3. PP to obtain & submit following NOC's as per latest amended plan:
 - a) Water Supply,
 - b) Sewer Connection,
 - c) CFO,
 - d) HRC.
4. PP to obtain & submit revise Storm Water Drain remarks from MCGM.
5. PP to implement all mitigation measures as per the findings of Shadow, Wind, and Thermal & Traffic analysis carried out for proposed project.
6. PP to revise & submit design along with cross section of STPs indicating minimum 40% area open to sky for adequate ventilation. PP to submit undertaking that the norms / parameters as per the order dtd. 30.04.2019 of Hon'ble National Green Tribunal, Principal Bench in O.A. no. 1069/2018 for STP are being complied by him.
7. PP to revise & submit water balance for monsoon season.
8. PP informed that Writ Petition No.3681/2018 and Chamber Summons No.184/2018 were filed before Hon'ble High Court, Bench at Mumbai regarding an unfortunate incident in the wee hours of 25th June, 2018 which resulted in caving of compound wall and internal road in proposed project. PP also informed that the said Chamber Summons & Writ Petition were disposed of by Hon'ble High Court with specific directions on 19th January, 2019. Therefore, PP to submit affidavit stating that all directions mentioned in the said order of Hon'ble High Court will be strictly abide by him.
9. PP to submit an indemnity bond indemnifying Environment Department, Government of Maharashtra from any legal consequences arises on account of disputes in respect of this project.
10. PP to explore that minimum 400 trees to be planted within the project site.
11. PP to ensure minimum 5 % energy savings from renewable sources.
12. PP to ensure that minimum 25 % four-wheeler and two-wheeler parking should be equipped with electric charging facilities.

13. PP to provide portable STP for workers during construction phase. PP to make provision for flood management as well as renewable energy sources on project site in EMP & accordingly revise the EMP. PP to make provision for environmental management cell during construction and operation phase.
14. PP to superimpose plan showing public parking in earlier EC & proposed EC.
15. PP to ensure proper collection, segregation and disposal of used masks, gloves & personal protective equipment etc. considering COVID-19 pandemic.

B. SEIAA Conditions-

1. PP to provide grass pavers of suitable types & strength to allow the fire tender movement.
2. PP to explore the possibility to provide the RG on mother earth.
3. PP to abide by the conditions mentioned in HRC NOC.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 80,486.46 m², Non FSI- 1,25,092.53 m², Total BUA- 2,05,578.99 m² (Plan Approval- CHE/CTY/0953/F/N/337 dated 24.2.2020).

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 off 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 <http://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 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)

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.