Government of Maharashtra

SEAC-2212/C.R.163/TC-2
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 29th September, 2014

To,
Mr. Sandeep Runwal
Address: Omkar Runwal Square,
Sion Chunabhatti signal, Sion

Subject: Environment clearance for proposed expansion of "Runwal Garden City" Residential Project located at plot bearing S.No. 43/2...56/1 to 6 at Balkum, Thane (West) by M/s. M/s.Runwal Group (Dhruva Woolen Mills Pvt.Ltd.)

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 22nd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 70th, 72nd & 74th meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed expansion of "Runwal Garden City" Residential Project located at plot bearing S.No. 43/2...56/1 to 6 at Balkum Thane (West). SEAC-II considered the project under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as-

Name of the Project	Expansion project "RUNWAL GARDEN CITY" (Residential Complex), Plot bearing S. No. 43/2, 3/1, 3/3, 4A/1/1, 4C/1, S. No. 45/1A/3, 1B/2, 2B, 3,4B5 to 8, 46/3A/1, 5B, 6 to 16 and 17A, 47/2 to 5, 7, 49/3 to 6 & 9, 50/1, 2, 51/2B, 3, 4, 5,6A/6B, 7 to 15, S. No. 52/1 to 3, 53/1, 2,3,54/1,2,3,4,5A + 6, 5B, 5C, 5D, 5G, 8A, 55/1A, 1B, 2 S. No. 56/1 to 6 near Piramal Healthcare, Opp. Balkum Jakat – Naka, Thane (W) – 400 604.
Project Proponent	Name: Mr. Sandeep Runwal Omkar Runwal Square, Sion Chunabhatti signal, Sion
Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.
Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/	Residential Complex

<table>
<tr><td>Township or others</td><td></td></tr>
<tr><td>Location of the project</td><td>S. No. 43/2, 3/1, 3/3, 4A/1/1, 4C/1, S. No. 45/1A/3, 1B/2, 2B, 3,4B5 to 8, 46/3A/1, 5B, 6 to 16 and 17A, 47/2 to 5, 7, 49/3 to 6 & 9, 50/1, 2, 51/2B, 3, 4, 5,6A/6B, 7 to 15, S. No. 52/1 to 3, 53/1, 2,3,54/1,2,3,4,5A + 6, 5B, 5C, 5D, 5G, 8A, 55/1A, 1B, 2 S. No. 56/1 to 6 near Piramal Healthcare, Opp. Balkum Jakat – Naka, Thane (W) – 400 604.</td></tr>
<tr><td>Whether in Corporation/municipal/other area</td><td>Thane Municipal corporation.</td></tr>
<tr><td>Applicability of the DCR</td><td>TMC 1994</td></tr>
<tr><td>Note on the initiated work (if applicable)</td><td>Construction according to earlier EC obtained on 20th September 2006
Completed structures – Plot B – tower 1 to 4
Plot C – A1,A2,B1,B2,C1,C2</td></tr>
<tr><td>LOI/NOC from MHADA/ other approvals (If Applicable)</td><td>NA</td></tr>
<tr><td>Total plot area (sq.m.)
Deductions
Net Plot Area</td><td>
<table>
<tr><td>Area of plot</td><td>1,05,586.00 Sq.mtrs</td></tr>
<tr><td>Deduct
a. Area under 20m road
b. Area under 25m road (as per 7/12 Extract)
c. Area under 30m road(as per 7/12 Extract)
d. Area under 30m road (earlier not in possession)</td><td>4,823.223 Sq.mtrs.
2,556.000 Sq.mtrs.
760.000 Sq.mtrs.
849.465 Sq.mtrs.</td></tr>
<tr><td>Total (a + b + c+ d))</td><td>8,988.688 Sq.mtrs.</td></tr>
<tr><td>Area not in possession</td><td>1,299.312 Sq.mtrs.</td></tr>
<tr><td>Total (3 + 4)</td><td>10,288.000 Sq.mtrs.</td></tr>
<tr><td>Net gross area of plot</td><td>95,298.000 Sq.mtrs.</td></tr>
</table>
</td></tr>
<tr><td>Permissible FSI (including TDR etc.)</td><td>1 + 0.8 TDR</td></tr>
<tr><td>Proposed Built Up Area(FSI & Non FSI)</td><td>
<table>
<tr><td>FSI Area</td><td>Non FSI Area</td><td>Total construction Area</td></tr>
<tr><td>1,29, 053.70 sq m</td><td>1,22,976.52 Sq.m.</td><td>2,52,030.22 sq m.</td></tr>
</table>
</td></tr>
<tr><td>Ground Coverage Area (percentage of plot not open to sky)</td><td>Total Ground Coverage area = 35087.02 Sq.m.
Percentage of Ground coverage = 51.3%</td></tr>
<tr><td>Estimated Cost of the project</td><td>Rs. 220 Cr.</td></tr>
<tr><td>Number of Buildings & configuration(s)</td><td>
<table>
<tr><td>Description</td><td>As per earlier EC obtained on 20th September 2006</td><td>Total proposed construction</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><td></td><td>Building Configuration</td><td>PLOT 'B':
Building A1, B1, B2, B3, B4: Stilt + podium +18 floors
Building C1 & C2: Stilt + 20 floors
Building D1 & D2: Stilt + 12 floors
Building E1: Stilt + 13 floors
PLOT 'C':
Building A1, A2, A3: Stilt + 18 floors
Building A4 : Stilt + 13 floors
Building B1, B2 : Stilt + 17 floors
Building C1, C2: Stilt + 20 floors
Club house with building (stilt + 1)</td><td>PLOT 'B':
Building 1,2,3,4,5: Stilt + Podium + 18 floors
Building 6 to 12: LG + UG + Podium + 29
Building 13: St + 26
Building 14: St + 27(P)

PLOT 'C':
Building A1: Stilt + 18 floors
Building A2, A3, A4: Stilt + 18 (P)
Building B1 & B2: Stilt + 17 floors
Building C1 & C2: Stilt + 20 floors
Club house with building D: Stilt + 29 (P)</td></tr>
<tr><td>Number of tenants and shops</td><td colspan="3"><table><tr><td>No. of Tenements (in Nos.)</td><td>2011</td></tr><tr><td>No. of Shops (in Nos.)</td><td>--</td></tr><tr><td>Total</td><td>2011</td></tr></table></td></tr>
<tr><td>Number of expected residents/users</td><td colspan="3"><table><tr><td></td><td>No. of Units/Area</td><td>Occupancy</td></tr><tr><td>No. of Tenements (in Nos.)</td><td>2011</td><td>10,055</td></tr><tr><td>Others (in Nos.)</td><td>Nil</td><td>-</td></tr><tr><td colspan="2">Total Occupancy (in Nos.)</td><td>10,055</td></tr></table></td></tr>
<tr><td>Tenant density per hector</td><td colspan="3">211 tenements/hector (According to net plot area)</td></tr>
<tr><td>Height of Building(s)</td><td colspan="3">91.95 mts.</td></tr>
<tr><td>Right of way (Width of the road from the nearest fire station to the proposed building(s)</td><td colspan="3">20 m wide proposed DP road passing through the plot. 20 meter wide DP road further connects to the old Agra road which is 40 meter wide.</td></tr>
<tr><td>Turning radius for easy access of fire tender movement from all around the building excluding the</td><td colspan="3">6.0 m</td></tr>
</table>

<table>
<tr><td>width for the plantation</td><td></td></tr>
<tr><td>Existing Structure(s)</td><td>Plot B : tower 1 to 4
PLOT 'C':
Building A1, A2, A3, A4, B1, B2, C1, C2: Stilt
(As per earlier EC obtained on 20th September 2006)</td></tr>
<tr><td>Details of the demolition with disposal (If applicable)</td><td>NA</td></tr>
<tr><td>Total Water Requirement</td><td>Dry Season:
• Fresh water (KLD) & source: 905 KLD for domestic usage
• Recycled water obtained after treatment (KLD): 1140 KLD
• Total Water Requirement (KLD) : 1357 KLD

Wet Season:
• Fresh water (KLD) & source: 718 KLD by TMC + 187 KLD from RWH
• Recycled water obtained after treatment (KLD): 1140 KLD
• Total Water Requirement (KLD): KLD from TMC/Recycled water + 187 KLD From RWH</td></tr>
<tr><td>Rain Water Harvesting (RWH)</td><td>• Level of the ground water table: boreholes at depth between 1.75m and 2.75m below ground surface.
• Size and no of RWH tank(s) and quantity:
<table><tr><td>Building A1 to A4, B1, B2, C1, C2</td><td>128 Cu.m</td></tr><tr><td>Building 1 to 5</td><td>80 Cu.m</td></tr><tr><td>Building D</td><td>23 Cu.m</td></tr><tr><td>Building 6 to 12</td><td>134 Cu.m</td></tr><tr><td>Building 13 & 14</td><td>30 Cu.m</td></tr></table>• Location of the RWH tanks(s): above ground level
• Budgetary allocation (capital cost and O&M cost)
- Capital Cost- 94 Lakhs
- O & M Cost – 4.7 Lakhs</td></tr>
<tr><td>UG tanks</td><td>• Location(s) of the UGT tank(s)
Lower ground level</td></tr>
<tr><td>Strom water drainage</td><td>• Natural water drainage pattern: Towards West.
• Quantity of storm water: as follows
• Size of SWD: as follows
PHASE 3:
• Total discharge : 0.243 cum/sec
• Proposed storm water drainage cross sectional details:</td></tr>
</table>

<table>
<tr><td></td><td>drain of 600mm wide laid at a Slope of 1:200
PHASE 4:
• Total discharge : 0.243 cum/sec
• Proposed storm water drainage cross sectional details: drain of 600 mm wide laid at a Slope of 1:200
PHASE 5:
• Total discharge : 0.162 cum/sec
• Proposed storm water drainage cross sectional details: drain of 450 mm wide laid at a Slope of 1:200</td></tr>
<tr><td>Sewage & Waste Water</td><td>• Total Sewage generation: 1267 KLD
• STP Technology: Existing STP : SBR, Electrolyte technology
Proposed STP: RMBR
• Capacity of STP (KLD): Total 6 No's of STP
• Capacities:
<table>
<tr><td>Building A1 to A4, B1, B2, C1, C2</td><td>360 KLD</td></tr>
<tr><td>Building 1 to 5</td><td>235 KLD</td></tr>
<tr><td>Building D</td><td>70 KLD</td></tr>
<tr><td>Building 6 to 9</td><td>285 KLD</td></tr>
<tr><td>Building 10 to 12</td><td>215 KLD</td></tr>
<tr><td>Building 13 & 14</td><td>130 KLD</td></tr>
</table>
• Location of the STP : Above ground level
DG Sets (during emergency): DG set backup will be provided for STP during emergency.
Budgetary allocation (capacity cost and O&M cost):
- Capital Cost : 110 Lakhs
- O & M Cost : 16 Lakhs</td></tr>
<tr><td>Solid Waste Management</td><td>Waste generation in the Pre Construction and Construction phase
• Waste generation
• Quantity of the top soil to be preserved:
• Disposal of the construction waste debris
Waste generation in the operation phase:
• Dry waste (Kg/day): 2011
• Wet waste (Kg/day): 3017
• STP sludge (Dry sludge) (Kg/Day): 0.5
• Garden Waste: 76 Kg/day
Mode of Disposal of Waste:
• Dry waste: Will be handed over to authorized recyclers.
• Wet Waste: Will be processed in the Organic Waste Converter.
Required amount of manure from OWC (Eco Bio</td></tr>
</table>

compack type) will be used for gardening/landscaping and rest will be sold to vendors.

- STP Sludge (Dry Sludge): Use as a manure

Area Requirement:

Location(s) and total area provided for the storage and treatment of the solid waste:

Area Proposed for OWC	
Building A1-A4, B1,B2, C1,C2	35 sqmt
Building 1 - 5	25 sqmt
Building D	12 sqmt
Building 6-9	18 sqmt
Building 10-12	18 sqmt
Building 13-14	18 sqmt

Budgetary allocation (capital cost and O&M cost)

Capital Cost – 34 Lakhs

O & M Cost – 5.1 Lakhs

Green Belt Development

1. RG area other than green belt (please specify for playground, etc.)

2. RG area :20,680.98Sq.m

% of RG:19.5% on net plot area.

Plot C : Tree NOC obtained dated 28th July,2011

R.G. Area: 8,849.16 Sq.m.

No. of trees to be planted with respect to R.G. area: 590 No's

Compensatory tree plantation in leave of tree cutting/transplantation: 175 No's

Existing trees: 75 No's

New plantation: 436 No's

Trees to be planted : 254 No's

Plot B : tree NOC –applied

R.G. Area: 11831.82 Sq.mtrs.

Existing trees : 33 No's

New plantation: 411 No's

list of trees species to be planted in the ground RG:

Scientific Name	Common Name	Existing / New plantation	No. of Trees
Ficus benhalensis	wad	Existing (Retained)	3

Acacia catechu	Khair	Existing (Retained)	1
Azadirachta indica	Neem	Existing (Retained)	17
Peltrophorum pterocarpum	Copperpod	Existing (Retained)	117
Ficus racemosa	Umber	Existing (Retained)	2
Leueaena leucocephala	Subabhul	Existing (Retained)	2
Phoenix dactylifera	Date palm	Existing (Retained)	3
Ficus religiosa	Peepal	Existing (Retained)	4
Borassus flabellifer	Tad	Existing (Retained)	3
Cordia dichotoma	Bhokar	Existing (Retained)	2
Zizyphus indicus	Bor	Existing (Retained)	2
Pongamia pinnaca	Karanj	Existing (Retained)	3
Bauhunia blackianna	*Bauhunia*	New plantation	114
Alstonia scholaris	Indian devil	New plantation	38
Nyetanthes arbotristis	Parijat	New plantation	6
Delonix regia	Gulmohar tree	New plantation	135
Spathodia campanulata	African Tulip	New plantation	28
Polyalthea longiphoria	Ashoka	New plantation	266
Areca catchu	Supari	New plantation	18
Inga dulsis	Vilayti Chinh	New plantation	1
Thevetia peruviana	Yellow olender	New plantation	2
Pangara pinnata	Indian coral tree	New plantation	6
Cassia javanica	Pink shower	New plantation	5
Wodyetia bifurcata	Foxtail palm	New plantation	10
Murraya exotica	Orange jessamine	New plantation	2
Moringa olifera	Shevga	New plantation	1

- Number and list of Shrubs species to be planted in the Podium RG:

Scientific Name	Common Name
Phoenix sylvestris	Silver Date palm
Bismarckia nobilis	Bismarck palm
Areca trianda	Areca palm
Wodyetia bifurcata	Foxtail palm
Roystonea regia	Cuban Royal palm
Dypsis decaryi	Triangle palm
Ravenala madagascariensis	Traveller's tree
Cycas revoluta	king sago
Sabal pametto	Sabal palm

- NOC for the tree cutting/transplantation/ compensatory plantation, if any:
  Plot C : Tree NOC obtained dated 28th July,2011
  Plot B : tree NOC –applied
- Budgetary allocation (Capital cost and O&M cost)
  Capital Cost – 57.2 Lakhs
  O & M Cost – 5.7 Lakhs

Energy

Power Supply:

- Maximum demand: 11,303 KW
- Connected load: 32,288.51 KW
- Source: MSEDCL

Energy saving by non-conventional method:

- Energy saving measures:
  Parking area, Lobby's and Staircase Lights are also proposed on High Efficient Lamps.
  1) CFL lights in Lift Lobby and Staircase Area.
  2) T5 lights in Parking Area.
  Energy Saving Luminaries like CFL instead of Metal Halide Lamps.
  The Lighting Density shall be 2.2 w/sq m for Parking Area
  All Lift shall run on VFD drives which results in Energy saving by adjusting speed of the motor and Delivering only required amount of power.
  Using SOLAR water heater for one common toilet of each flat
- Details calculations & % of saving:

Sr. No.	Description	Actual Dema	Anticipated Energ	Anticipated Energy Savings	Justification for the savings

		nd Load (kW)	y Savin gs (%)	(kW)	
1.1	Gyser (1.5Kw)	4223. 1	50%	2111.55	By Using SOLAR water heater for one common toilet of each flat.
1.2	Comm on area Lightin g				
	T8 Vs T5	33.12	30%	23.184	By selecting T5 lights for Stilt parking Area lighting.
1.3	Comm on area Lightin g				
	T8 Vs CFL	41.76	55%	18.792	By selecting CFL lights for Common Area lighting.
Total power savings (kW) =				2153.53	KW
Based on the maximum demand load of entire project				11303 .00	KW
Overall Savings in power (%) =				19	%

- Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form)- Yes

Se cti on No	Requirem ents	Compliance met
7.2	Lighting Control	Parking area, Lobby's and Staircase Lights are also proposed on High Efficient Lamps.
		1) CFL lights in Lift Lobby and Staircase Area.
		2) T5 lights in Parking Area.
7.2 .1	External Lighting	Energy Saving Luminaries like CFL instead of Metal Halide Lamps.
7.3 .1	Interior Lighting Power	The Lighting Density shall be 2.2 w/sq m for Parking Area

8.2 .2	Energy Efficient Motors	All Lift shall run on VFD drives which results in Energy saving by adjusting speed of the motor and Delivering only required amount of power.
6.2 .1	Solar Panels	Using SOLAR water heater for one common toilet of each flat

- Budgetary allocation (capital cost and O&M cost)

Capital Cost – 220 Lakhs
O&M Cost- 33 Lakhs
DG Set:

- Number and capacity of the DG sets to be used:

DG Capacity	Building
200 kVA	Building A1,A2, B1 , B2, C1, & C2
250 kVA	Building 1 to 5
200 kVA	Building A3 & A4
600 kVA	Building 6 to 9
500 kVA`	Building D
500 kVA	Building 10 to 12
500 kVA	Building 13 & 14

- Type of fuel used: HSD

Environmental Management plan Budgetary Allocation

I. Construction phase(with Break – up) –

- Capital cost :

Noise Barriers	Rs. 25,00,000/-
Health Checkup	Rs. 1,20,000/- per year
Site sanitation	Rs. 1,15,000/- per year

- O & M cost (please ensure manpower and other details)

II. Operation Phase (with Break-up)-

- ❖ Capital cost
- ❖ O & M cost (please ensure manpower and other details)

Sr. No.	Method Adopted	Setting-Up Cost (Rs.Lakhs)	Recurring cost (Rs.Lakhs/Annum)
1	STP	94	4.7
2	RWH	34	5.1
3	MSW /OWC	100	16
4	Energy	220	33

		System		
	5	Landscaping	57.2	5.7
	Total		505.2	64.5

❖ Quantum and generation of Corpus fund and commitment:

- ➢ After occupancy, Co-op societies will form. The societies will form federation.
- ➢ the operation & maintenance of environmental management facilities (EMF) shall be taken care by the developers for first three years
- ➢ Afterwards, EMF shall be handed over to society/federation.

❖ Responsibility for further O & M

- ➢ Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement.

Traffic Management

Nos. of the junction to the main road & design of confluence:

- ➢ Access to the project has been provided by 20 m wide DP road passing through the plot and then it is connected to Old Agra Road 40 meter wide.
- ➢ wide internal roads/ramps are provided

Parking Details:

- Number and area of podia: Total Car parking: 193 No's
  Area per car : 34.89
- Lower Ground level: Total car parking : 539 No's
  Area per car : 32.43sq mts
- Ground Level: Total Car parking: 1340 No's
  Area per car: 32.27sq mts

III. Width of all Internal roads (m): 12 meter wide

Sr. No.	Description	As per earlier EC obtained on 20th September 2006	Total proposed construction
1	Building Configuration	PLOT 'B': Building A1,B1, B2, B3, B4: Stilt + podium + 18 floors Building C1 & C2: Stilt + 20 floors Building D1 & D2: Stilt + 12 floors Building E1: Stilt + 13 floors PLOT 'C': Building A1, A2, A3: Stilt + 18 floors Building A4 : Stilt + 13 floors Building B1, B2 : stilt + 17 floors Building C1, C2: Stilt + 20 floors Club house with building Stilt + 1	PLOT 'B': Building 1,2,3,4, 5: Stilt + Podium + 18 floors Building 6 to 12: LG + UG + Podium + 29 Building 13: St + 26 Building 14: St + 27(p) PLOT 'C': Building A1: Stilt + 18 floors Building A2, A3, A4: Stilt + 18 (P) Building B1 & B2: Stilt + 17 floors Building C1 & C2: Stilt + 20 floors

			Club house with building D: Stilt + 29 (P)

Sr. No.	Description	As per earlier EC obtained on 20th September 2006	Total proposed construction	Expansion component
1	Total plot area	Net plot area : 90,588 sq m	Gross Plot area : 1,05,586 sq m	The net plot area was considered in previous EC, but now we are considering gross plot area for EC.
2	FSI area	78,694.00 sq.m.	1,29,053.70 sq.m.	Increase in potential by adding TDR is 50,359.70 sq m
3	NON FSI area	51,672.00 sq.m.	1,22,976.52 sq.m.	
4	Total Construction Area	1,30,366.00 sq. m.	2,52,030.22 sq m.	Increase in the total construction area by 1,21,522.82 sq m (In earlier EC FSI Consumed: 0.99 In Expansion : 1 FSI + 0.8 TDR)
5	No. of tenements	1185 Nos.	2011 Nos.	Increase in the no. of tenements by 826 nos.
6	GROUND COVERAGE	-------	51.3 %	
7	TOTAL WATER REQUIREMENT	824 KLD	1357 KLD	+ 533KLD
8	Waste Water	642 KLD	1267 KLD	+ 625 KLD (In Earlier EC, criteria Considered: 80%of Domestic+ 80% of flushing for waste water In expansion Criteria Considered: 100% of flushing + 90% domestic for waste water)

Sr. No.	Description	As per earlier EC obtained on 20th	Total Proposed Construction	Expansion component

		September 2006		
9	SOLID WASTE MANAGEMENT			
a.	Biodegradable Waste	1604 kg/ day	3017 Kg/ day	+ 1413 kg/ day(in earlier EC the criteria taken was as per CPCB, For the proposed project solid waste calculation is as per CPHEEO)
b.	Non biodegradable Waste	1077 kg/ day	2011 kg/ day	+ 934 kg/ day
c.	Total Solid Waste	2681 Kg/ day	5028 Kg/ day	+ 2347 kg/ day
d.	Capacity of STP (Total Capacity)	650 KLD	1295 KLD Total No. of STPs: 6 No's	+ 645 KLD
10	GREEN BELT DEVELOPMENT	2992 sq m	20,680.98 sq m	+ 17,688.98 sq m
11	Energy	Connected Load =7024 KW Demand Load = 3512 KW DG Set = 1405 KVA	Connected Load = 32,288.51 KW Demand Load = 11303 KW DG Set = 2750 KVA	Increase in: Connected Load = 25,264 KW Demand Load = 7791 KW DG Set = 1345 KVA
12	Estimated project Cost	Rs. 96.10 Cr	Rs. 220 Cr.	Project cost increased by Rs. 123.9 Cr.
13	Parking Details	4 wheelers = 838 Nos. 2 wheelers = 285 Nos. Total = 1123 Nos.	2 wheelers = 1750 Nos. 4 wheelers = 2153 Nos. Total = 3903 Nos.	Parking provided increased by 2780 Nos.

3. The proposal has been considered by SEIAA in its 70th, 72nd & 74th meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

(i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This

environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(ii) 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.

(iii) PP has to abide by the conditions stipulated by SEAC & SEIAA.SEIAA noted that total parking for plot B is 1463 & for plot C 690.

(iv) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(v) "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.

(vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

(vii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.

(viii) 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 water, medical health care, crèche and First Aid Room etc.

(ix) 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.

(x) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material

(xi) Wet garbage 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. Local authority should ensure this.

(xii) Arrangement shall be made that waste water and storm water do not get mixed.

(xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(xiv) 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.

(xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(xvi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(xvii) 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.

(xviii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xix) 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.

(xx) 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.

(xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xxii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xxiii) 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.

(xxiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xxv) Ready mixed concrete must be used in building construction.

(xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.

(xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

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

(xxx) 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 Environmenent 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. Necessary measures should be made to mitigate the odour problem from STP.

(xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(xxxii) 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.

(xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxxiv) 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.

(xxxv) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxxvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement

(xxxvii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.

(xxxviii) Diesel power generating sets proposed as source of back up 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.

(xxxix) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xl) 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.

(xli) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement

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

(xliii) 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.

(xliv) 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.

(xlv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

(xlvi) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(xlix) 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 and year-wise expenditure should reported to the MPCB & this department.

(l) 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.

(li) 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.

(lii) 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.

(liii) 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, NOx (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.

(liv) 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.

(lv) 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.

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. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 5 years.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. Any appeal against this environmental 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.

11. This Environment Clearance is issued for proposed expansion of "Runwal Garden City" Residential Project located at plot bearing S.No. 43/2...56/1 to 6 at Balkum, Thane (West) by M/s. M/s.Runwal Group (Dhruva Woolen Mills Pvt.Ltd.)

Medha Gadgil

(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).

6. Regional Office, MPCB, Thane.

7. Collector, Thane

8. Commissioner, Municipal Corporation, Thane.

9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

10. Select file (TC-3)

(EC uploaded on 7/10/2014)