

Government of Maharashtra

No. 21-468/2007-IA III
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Dated: 6th July 2009

To,
M/s. Kapstone constructions Pvt. Ltd.,
JMC House, Bisleri compound,
Western Express Highway,
Andheri (W), Mumbai - 400 092

Subject: - Proposed Housing and commercial project at Majiwade, Thane (w) by Kapstone constructions Pvt. Ltd Environmental clearance regarding

Sir,

This has reference to your communication letter dated 14th February, 2008 on the above mentioned subject to the MOEF, New Delhi. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee (Maharashtra) in its 8th, 9th, 10th, & 12th meetings. SEAC in its 12th meeting recommended your proposal for prior Environment Clearance to State Level Environment Impact Assessment Authority (SEIAA) subject to submission of additional information on the points raised by SEAC. Subsequent information submitted by you, vide even number letter dated 20th June, 2009 has been considered by State Level Environment Impact Assessment Authority in its 10th meeting held on June 26, 2009.

2. It is noted that the proposal is for grant of environmental clearance for proposed Housing and commercial project at Majiwade, Thane (w) by Kapstone constructions Pvt. Ltd. It is noted that proposed development shall be completed in phased manner. Project proponent agreed to ensure that all services such as water supply, Storm water drain, STP's, solid waste management shall be provided in each phase.

Project information from documents submitted by you & considered by SEAC & SEIAA is summarized as bellow-

Name of the Project: Environmental clearance for proposed Housing and commercial project at Majiwade, Thane (w) by Kapstone constructions Pvt. Ltd. Project Proponent: M/s. Kapstone constructions Pvt. Ltd., JMC House, Bisleri compound, Western Express Highway, Andheri (W), Mumbai - 400 092

Location of the project: "Rustomjee 100 Acres" at Majiwada, Thane (W), Mumbai.

Plot A: Survey No. 12, 13, 84, Plot B : Survey No. 19, 20, 21, Plot C : Survey No. 35, 36, 37, 45, 46, 327, 328, 329, 345, 386, 423A, Plot D: Survey No. 15, Plot E : Survey No. 16, 17, 49, 386, 50, 51. Plot F: Survey No. 54 & 55.



(10) 21.2
Type of Project: Housing , commercial(IT Park,Retail,Hotel)& school project.

Total Plot Area: 2, 21,094 m²

Total built up area: 5, 02,600 m²

Total nos. of buildings: Residential 23 nos. and commercial – 4 nos. & 1 School building.

Estimated cost of the project: 1,500 crore.

Water Requirement: 3572m³/day; From TMC 3021 m³/day

Wastewater generated: Quantity of treated wastewater is 2.46 MLD and this will be treated in 8 nos. of STP of total capacity 2500 m³/day.

Treated water shall be used for flushing, gardening, cooling make-up, and excess treated water sent to the municipal sewer.

Rain water Harvesting: Rainwater collected from buildings shall be collected in 14 nos. tanks of capacity 2100 m³/day.

Storm water Drainage: Total Quantity of storm water-4.80m³/s.

Energy: 54,000 KW from MSEDCL.

Capacity of DG set: 5250 KVA for residential ,7000 KVA for Commercial, and 320 KVA for school.

Solid Waste Generation:

Dry waste: 5.077 MT/Day;

Wet waste: 6.711 MT/Day

Dry garbage shall be segregated and disposed off to recyclers. Wet garbage shall be composted and used as organic manure for landscaping.

E-waste : ~ 1000 Kg/year shall be disposed off to authorized dealer.

STP Sludge : 40 m³/day ; sludge can be used as manure for plantation & gardening purpose inside the premises.

Green Belt Development: 37,000 m² area shall be provided. Total 2300 nos. of trees shall be planted.

Traffic Management: Total parking area shall be 1, 39,000 Sq. M.

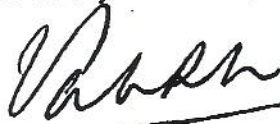
Environmental Management Plan: Capital cost for EMP shall be Rs. 11.3crore, O & M cost shall be Rs.10 crore/ year.

3. The proposal has been considered by SEIAA in its 10th meeting & 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 permission is only for work to be carried out for non CRZ area. Project Proponent should obtain appropriate necessary permissions from the MCZMA,



- TMC & Govt. for the work proposed if any in CRZ area. Any change in submitted details due to this will require fresh approval from the authority.
- (ii) Project proponent should not dump MSW, Construction Debris in CRZ area, nalla abutting the site and nearby water bodies.
 - (iii) Local Authority should ensure that occupation certificate not to be issued till storm drainage system with sufficient capacity is completed in each phase.
 - (iv) The height, built up area of proposed construction shall be in accordance with the existing FSI/FAR norms.
 - (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) A First Aid Room will be provided in the project both during construction and operation of the project.
 - (viii) 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.
 - (ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - (x) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - (xi) 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.
 - (xii) 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.
 - (xiii) 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.
 - (xiv) 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.
 - (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) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 - (xvii) 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.
 - (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) 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

 - 3 -

August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

- (xx) Ready mixed concrete must be used in building construction.
- (xxi) 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.
- (xxii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxiii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxiv) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxv) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxvi) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxvii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB for each phase.
- (xxviii) The Project proponent agreed for written commitment for handing over O & M of Environment Management Plan including STP after completion of the project and will provide corpus for at least 5 years while handing over to the society
- (xxix) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxx) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxi) 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.
- (xxxii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) 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.



- (xxxvi) 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.
- (xxxvii) 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.
- (xxxviii) 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.
- (xxxix) 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
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xli) 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.
- (xlii) 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.
- (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (xlvii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlviii) 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.
- (xlix) 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://envis.maharashtra.gov.in>.
- (l) 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.


5

4. Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environmental Clearance
5. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
6. 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.
7. 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. Circulars, orders issued by MoEF stipulating conditions for issuing EC letters will be applicable for this project.
8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
9. 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.
10. 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.
11. No activity, other than permitted by competent authority, shall be carried out in CRZ area. Project management will ensure that there will be no violation of CRZ Notification 1991 & no cutting of mangroves will be done in the area.



(Valsa R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleville, 'A' Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510

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. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex. Lodhi Road, New Delhi-110003.
9. Director(TC-1), Dy Secretary(TC-2),Scientist-1,Environment department
10. Select file (TC-3).

