

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



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

To,

The owner

NEELKANTH PALM REALTY

309, Sai Infotech, R B Mehta Road, Ghatkopar (E), Mumbai 400077 -
400077

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/408103/2022 dated 29 Nov 2022. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038MH173742 |
| 2. File No. | SIA/MH/INFRA2/408103/2022 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Amendment and Expansion in EC for
Residential Project at S. No. 145/3/1,
146/4, 147/2, 148/2/1, 148/2/4, 148/2/5,
148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1,
151/1/4, 151/1/6, 151/3, 154/2/1, 149/2,
154/4/3, 412/2, 414/1/B, village Majiwade,
Thane (W), Tal and Dist: Thane,
Maharashtra by NEELKANTH PALMS
REALTY |
| 7. Name of Company/Organization | NEELKANTH PALM REALTY |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

(e-signed)

Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

Date: 25/08/2023

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/408103/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Neelkanth Palm Realty,
S. No. 145/3/1, 146/4, 147/2, 148/2/1,
148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1,
150/1, 151/1/1, 151/1/4, 151/1/6, 151/3,
154/2/1, 149/2, 154/4/3, 412/2, 414/1/B,
Village Majiwade, Thane (W), Tal and Dist: Thane.

Subject : Environmental Clearance for proposed Amendment and Expansion in EC for Residential Project at S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, Village Majiwade, Thane (W), Tal and Dist: Thane by M/s.Neelkanth Palm Realty

Reference : Application no. SIA/MH/INFRA2/408103/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 204th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 262nd (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 12th July, 2023.

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

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/INFRA2/408103/2022
2	Name of Project	Amendment and Expansion in EC for Residential Project at S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, village Majiwade, Thane (W), Tal and Dist: Thane, Maharashtra by NEELKANTH PALM REALTY
3	Project category	8(a) category (B2)
4	Type of Institution	Private

5	Project Proponent	Name	Shri. Tejas Shah; NEELKANTH PALM REALTY
		Regd. Office address	309, Sai Infotech, R B Mehta Road, Ghatkopar (East), Mumbai 400077
		Contact number	9819100077
		E-mail	tejasshah81@hotmail.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/00427	
7	Applied for	Amendment and Expansion in EC	
8	Location of the project	S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, village Majiwade, Thane (W), Tal and Dist: Thane, Maharashtra.	
9	Latitude and Longitude	Latitude: 19°13'12.45"N Longitude: 72°58'31.70"E	
10	Plot Area (sq.m.)	43,336.32 m ²	
11	Deductions (sq.m.)	Area under 20 m wide DP Road: 1,130 m ² Area under reservation (Mun. School, Prim. School, Addl RG): 9,270 m ² Total Deductions: 10,400.00 m ² Area not in possession: 1,911.68 m ²	
12	Net Plot area (sq.m.)	31,024.64 m ²	
13	Ground coverage (m ²) & %	Ground coverage (m ²): 14,870 m ² Ground coverage (%): 48% (against Net plot)	
14	FSI Area (sq.m.)	70,552.03 m ²	
15	Non-FSI (sq.m.)	55,179.51 m ²	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,25,731.54 m ²	
17	TBUA (m ²) approved by Planning Authority till date	TBUA approved: 1,24,994.16 m ² The Plan is approved from TMC vide No. TMC/TDD-29/3852 dated 21.12.2022	
18	Earlier EC details with Total Construction area, if any.	Obtained EC from MoEF&CC, Delhi vide letter F. No. 21-425/2016-IA-III dated. 28.11.2006 and clarification received from SEIAA, Maharashtra dt. 04.10.2012 for the plot area of 48,496 m ² , FSI area of 57,885.74 m ² and total construction area of 1,04,485.74 m ² .	

19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			As per earlier EC, we have started construction on site. As on date, we have constructed 84,754.70 m ² (FSI: 49,583.22 m ²)			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)	
	Phase I: Wing A	St + 16 floors	49.14	Phase I: Wing A	St + 16 floors	49.14	NO CHANGE Constructed and Occupied. OC received vide No. TMC/ TDD/408 dt. 14.09.2007
	Wing B	St + 15 floors	46.24	Wing B	St + 15 floors	46.24	
	Wing C	St + 14 floors	43.34	Wing C	St + 14 floors	43.34	
	Phase II: Wing A	LG + UG + St /P + 22 Floors		Phase II: Wing A	LG + UG + St /P + 27 Floors	90.20	Constructed and Occupied. OC received vide No. TMC/TDD/106 dt. 16.09.2017
	Wing B	B + UG + St /P + 22 Floors		Wing B	B + UG + St /P + 28 Floors	90.50	Constructed and Occupied. OC received vide No. TMC/TDD/OCC/07 84/19 dt. 21.12.2019

	Wing C	B + LG + UG + St + 22 Floors		Wing C	LG/B+ UG +1 ST - 9 TH POD. + Serv Flr+ Recre Flr+1 ST - 19 TH RESI. +20 TH Recre +21 ST - 41 ST RESI.	175.75	Construction yet to start on site
	Phase III: Wing A	LG+U G + 21 Floors	68.60	Phase III: Wing A	LG+UG + 21 Floors	68.60	NO CHANGE Constructed and Occupied. OC received vide No. TMC/TDD/696 dt. 03.02.2010
	Wing B	LG+U G + 19 Floors	62.80	Wing B	LG+UG + 19 Floors	62.80	
	Wing C	LG+U G + 17 Floors	57.00	Wing C	LG+UG + 17 Floors	57.00	
	Club House	Lower floor + upper floor		Club House	Lower floor + upper floor		
	Phase IV: Wing A	St + 14 - 22 Floors	-	Phase IV: Wing A	-	-	Removed from planning
	Wing B	St + 14 - 22 Floors	-	Wing B	-	-	Removed from planning
	Wing C	St + 14 - 22 Floors	-	Wing C	-	-	Removed from planning
21	No. of Tenements & Shops			Flats: 939 Nos. (Existing: 788; Proposed: 151)			
22	Total Population			4819 Nos.			
23	Total Water Requirements			651 KLD			

24	Under Ground Tank (UGT) location	Ground		
25	Source of water	Thane Municipal Corporation (TMC)		
26	STP Capacity & Technology	STP Capacity: 600 KLD; Technology: MBBR (Existing: 365; Proposed: 235)		
27	STP Location	Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation: 564 KLD % of sewage discharge: 54%		
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste	48	Local body
		Wet waste	72	Local body
		Construction waste (m ³)	1161 (for proposed Wing C)	As per Construction Waste Management Rules, 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste	1157	Handed over to Local Body
		Wet waste	1735	Mechanical composting machine
		E-Waste (Ton/years)	15	Authorized recyclers
		STP Sludge (dry)	6	STP sludge will be composted
31	R.G. Area in sq.m.	RG required – 7756.16 m²		
		RG provided on Ground- 5059.92 m²		
		RG provided on Podium – 2702.48 m²		
		Total RG provided – 7762.40 m²		
		Existing trees on plot: 1050 Nos. + 650 Nos. in Miyawaki area = 1700 Nos.		
		Number of trees a) In RG area: 350 Nos. b) In Miyawaki Plantation: 650 Nos. (Miyawaki Area: 100 m ²)		
		Number of trees to be cut: Nil		
		Number of trees to be transplanted: Nil		
32	Power requirement	During Operation Phase:		
		Details:	MSEDCL	

		Connected load (kW)	10.8 MW
33	Energy Efficiency	Solar Hot water panels are provided for existing buildings	
34	D.G. set capacity	Existing DG Set: 1300 kVA; Proposed DG set: 750 kVA	
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 1138; 2-W: 469 EV Charging Facility will be provided	
36	No. & capacity of Rain water harvesting tanks /Pits	2 Recharge wells are provided for existing buildings.	
37	Project Cost in (Cr.)	Rs. 209 Cr. (Including expansion cost of Rs. 89.50 Cr)	
38	EMP Cost	a) Construction Phase: Rs. 55 lakh/yr b) Operation Phase: 1.Capital Cost: Rs. 991 lakhs., 2.O&M: Rs. 106 lakh/yr (Including DMP cost)	
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No court case is pending against the project	

The comparative statement showing details of project as per earlier EC and proposed vertical expansion is as below:

Sr. No.	Particulars	As per EC received 28.11.2006 and as per EC received 28.11.2006 and SEIAA Clarification dt 04.10.2012	Proposed Amendment/Expansion	Remarks
1	Total Plot Area	48,496 m ²	43,336.32 m ²	5159.68 m ² removed from planning
2	FSI area	57,885.74 m ²	70,552.03 m ²	Increased due to UDCPR 2020
3	Non FSI area	46,600 m ²	55,179.51 m ²	
4	Total BUA Area	1,04,485.74 m ²	1,25,731.54 m ²	
5	Total Nos. of Towers	12 Residential Buildings, 1 Club house	9 Residential Buildings, 1 Club house	Phase IV (3 wings) removed from planning

6	No. of Flats/ Shops	Flats: 1092	Flats: 939	Reduced
7	Water requirement	796.4 KLD	634 KLD	Reduced due to reduction in tenements:
8	Waste water generation	494 KLD	549 KLD	
9	STP Capacity	500 KLD	Total Capacity: 600 KLD	365 KLD capacity STP is already functional on site and 235 KLD STP is proposed.
10	Solid Waste generation	Total: 2760 kg/day	Total: 2817 kg/day	Slightly increased
11	Power Requirement (Connected Load)	7.4 MW (MSEDCL)	10.8 MW (MSEDCL)	Increased
12	DG capacity	1300 kVA	2050 kVA	1300 kVA is already installed on site and 750 kVA DG set is proposed for Wing C
13	Landscape Area	7762.40 m ²	7762.4 m ²	Provided as per requirement

3. Proposal is an expansion of existing construction project. PP has obtained first EC vide no. EC vide letter no. F. No. 21- 425/2016-IA-III, dated. 28.11.2006 for the plot area of 48,496 Sq.Mtrs., FSI area of 57,885.74 Sq.Mtrs and total construction area of 1,04,485.74 Sq.Mtrs from MoEF & CC. Proposal has been considered by SEIAA in its 262nd (Day-3) meeting held on 12th July, 2023 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 following NOCs & remarks as per amended planning:
 - a) Water Connection; b) Sewer Connection NOC; c) Storm Water Drain Remarks; c) Tree NOC.

3. PP to obtain certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit architect certificate mentioning that they had not violated any provision of EIA Notification, 2006 amended thereafter time to time.
5. PP to reduce discharge of treated water up to 35%. PP to submit registered undertaking from local tanker supplier regarding use of excess treated water.
6. PP to submit audit report of existing STP & OWC.
7. PP to submit architect certificate that RG area is provided as mentioned in earlier EC & latest order of apex court with respect to RG area is not applicable to the project.
8. PP to submit cross section of UGT showing access/entry of the UGTs for maintenance.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 3102m² on mother earth. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for-FSI-69,805.59m², Non FSI-55,188.57m², Total BUA-1,24,994.16m². (Plan approval No-TMC/TDD-29/3852, dated-21.12.2022) (FSI restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. 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.
- XVII. 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.
- XVIII. 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.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter

are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

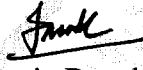
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered

separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(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, Thane.
6. Commissioner, Thane Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 8/25/2023 3:08:54 PM

No. 21-425/2006-IA -III
Government of India
Ministry of Environment and Forests
(I.A Division)

By Speed Post

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110003
Dated: 28th November, 2006

To

Shri D.K. Upadhyay, VP (Project)
M/s Neelkanth Palm Realty,
Fine-House, 5th Floor,
Anandji Lane, Opposite Dena Bank
Mahatama Gandhi Marg,
Ghatkopar (East),
Mumbai- 400 077

Subject: Environmental Clearance for construction of Residential Complex 'Neelkanth Palm' at Survey No. 145/3, 146/4, 147, 148/2, 148/3, 149/P, 150, 152/1, 154/P, 412/P, 151/1, 151/3 at Village Majiwada, Distt. Thane, Maharashtra.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994 as amended on July 7, 2004. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP, Public Hearing proceedings and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its meeting held on 10-11th November, 2006 and provisions under EIA Notification dated 14.9.2006.

2. The project proponent is proposing for development of residential Complex "Neelkanth Palm" at Survey No. 145/3, 146/4, 147, 148/2, 148/3, 149/P, 150, 152/1, 154/P, 412/P, 151/1, 151/3 at Village Majiwada, Distt. Thane, Maharashtra. The project proponent has proposed to construct 1002 flats in stilt plus 14-22 storey 12 residential buildings and shops. The total plot area is 48,496 sq. m. The built up area for residential complex is 57,885.74 sq. m. Total water requirement will be 796.4 cu. m. /day and total wastewater generated will be 494 cu. m. /day. Sewage treatment plant having capacity of 500 cu. m. /day will be provided to treat sewage generated from the complex. The solid waste generated will be 2760 kg/day. The biodegradable waste will be composted.

3. The EIA report submitted along with the application predicts that the impact of the project on the air quality will be negligible due to emission from DG sets and localize short-term effect due to emission of SPM during construction phase and negligible impact during operation phase. There will be minor negative impact on ambient noise during construction as well as operation phase. There will be positive impact on ground water due to recharging. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The EAC after due consideration of the relevant documents submitted by the project proponent, responses to the public concerns expressed during the public hearing and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- ii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- iii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- vi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

vii. Ambient noise levels should conform to residential standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

viii. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check" (PUC) certificate and to conform to applicable air and noise emission standards.

ix. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

x. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

xi. 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.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

iii. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

vi. The sewage treatment plants should be certified by an independent expert for efficiency as well as adequacy and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing of toilets and gardening. Discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vii. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed of for land filling.

ix. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

x. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

xi. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xii. The ground water levels and its quality should be monitored regularly.

xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiv. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

PART – B. GENERAL CONDITIONS

i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.

ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

iv) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), CRZ Regulations etc. shall be obtained by project proponents from the competent authorities.
9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, from whom suggestion/representation were received at the time of public hearing.
10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.
11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
12. The project authority will enter in to MOU with all buyers of the property, flats/shops etc. to ensure operation and maintenance of the assets handed over to the society formed by the residents/owners of the buildings.

(K.C. RATHORE)
Additional Director (IA)
rathore27@yahoo.com
Tele: 24368526

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)
Additional Director (IA)