

**Government of Maharashtra**

SEAC- 2013/CR-432/ TC-2  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 12<sup>th</sup> December, 2014

To,  
M/s. Empire Industries Ltd  
Empire Complex, 414,  
Senapati Bapat Marg,  
Lower Parel, Mumbai-400013.

**Subject: Environment clearance for proposed construction of Industrial cum Residential Project at plot no.22, Ambernath Industrial area MIDC Village Chikholi, Ambernath (W), Thane by M/s. Empire Industries 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-I, Maharashtra in its 86<sup>th</sup> 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 77<sup>th</sup> meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed construction of Industrial cum Residential Project at plot no.22, Ambernath Industrial area MIDC Village Chikholi, Ambernath (W), Thane. SEAC-I considered the project under screening category 8(a) B2 as per EIA Notification 2006.

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

Name of Project	Construction of Flatted Type Industrial Galas with Support Activities
Project Proponent	M/s. Empire Industries Ltd.
Consultants	M/s. Green Circle Inc.
Type of Project: Housing Project/Industrial Estate	Industrial and Residential Project
Location of the Project	Plot no. 22, Ambarnath Industrial Area, MIDC, Village Chikholi, Ambarnath (West), Dist. Thane, Maharashtra
Whether in Corporation/ Municipal/other area	Falls under MIDC
Applicability of the DCR	Yes
IOD/IOA/Concession document or any other form of document as applicable(Clarifying its conformity with local planning	Building Plan Approval had submitted to Executive Engineer Division Ambernath on 13/05/2014

rules & provision)	
Total Plot Area	1,41,402 m <sup>2</sup>
Net Plot area	1,41,402 m <sup>2</sup>
Net Permissible FSI (1 FSI)	For Industrial Development: 1,01,809.44 m <sup>2</sup> For Residential Development: 19,089.27 m <sup>2</sup> For Industrial Development: 7,070.10 m <sup>2</sup> Total Net Permissible FSI = 1,27,968.81 m <sup>2</sup>

Proposed Built up area (FSI & Non FSI)	Industrial Development	
	FSI area (m <sup>2</sup> )	90,946.34 m <sup>2</sup>
	Non FSI area (m <sup>2</sup> )	17,131.67 m <sup>2</sup>
	Total BUA area (m <sup>2</sup> )	1,08,078.01 m <sup>2</sup>
	Residential Development	
	FSI area (m <sup>2</sup> )	6,525.35 m <sup>2</sup>
	Non FSI area (m <sup>2</sup> )	1,921.13 m <sup>2</sup>
	Total BUA area (m <sup>2</sup> )	8,446.48 m <sup>2</sup>
	Commercial Development	
	FSI area (m <sup>2</sup> )	7,041.88 m <sup>2</sup>
	Non FSI area (m <sup>2</sup> )	3,049.77 m <sup>2</sup>
	Total BUA area (m <sup>2</sup> )	10,091.65 m <sup>2</sup>
	Industrial Amenity Bldg.	
	FSI area (m <sup>2</sup> )	8,572.18 m <sup>2</sup>
	Non FSI area (m <sup>2</sup> )	2,767.59 m <sup>2</sup>
	Total BUA area (m <sup>2</sup> )	11,339.77 m <sup>2</sup>
	Residential Amenity Bldg.	
	FSI area (m <sup>2</sup> )	552.22 m <sup>2</sup>
	Non FSI area (m <sup>2</sup> )	139.16 m <sup>2</sup>
	Total BUA area (m <sup>2</sup> )	691.38 m <sup>2</sup>
Total Development		
FSI area (m <sup>2</sup> )	1,13,638.97 m <sup>2</sup>	
Non FSI area (m <sup>2</sup> )	25,009.32 m <sup>2</sup>	
Total BUA area (m <sup>2</sup> )	1,38,647.29 m <sup>2</sup>	
FSI Consumed	0.99	
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Industrial Buildings: 19,094.40 m <sup>2</sup> Commercial Buildings: 2,781.64 m <sup>2</sup> Residential Buildings: 2,218.60 m <sup>2</sup> Total: 24,094.64 m <sup>2</sup> (17 % of plot area)	
Estimated cost of the project	Rs. 281.49 Crores	
No. of buildings & its configurations	Industrial buildings: Total 8 (G+3 Upper Floor) (A1 to A4 and B1 to B4) Residential buildings: Total 9 E1 & E2: Stilt+ 10 Upper Floor E3 to E4 & F1 to F5: Stilt+ 11 Upper Floor Commercial buildings: 1 (part basement + full basement + G + 3 Upper Floor)	
Number of tenements and shops	Industrial Units: 579 Nos. Residential Flats: 423 Nos. Commercial Shops: 48 nos.	
Number of expected residents / users	Industrial: 9,142, Residential: 1,980 & Commercial: 2,691	

	Total Users: 13,813
Tenement density per hector	75 tenements / ha.

Height of the building	Maximum height of Buildings: Industrial: 21.2 m. Residential: 36.3 m. Commercial: 24.0 m.
Right of way	60 M. ROW (Ambernath Badlapur Road - State Highway)
Turning radius for easy access	25.0 m; 18.0 m.
Total Water Requirement	<p><b>Industrial &amp; Commercial Buildings</b></p> <p>Dry season: Source: MIDC water/ Recycled water Fresh water : 291 m<sup>3</sup>/day Recycled water : Flushing: 395 m<sup>3</sup>/day Gardening : 124 m<sup>3</sup>/day Total Water Requirement: 810 m<sup>3</sup>/day Excess Treated Water : 73 Swimming Pool: Nil Fire Fighting: 200 m<sup>3</sup> for Industrial and 200 m<sup>3</sup> for Commercial</p> <p>Wet Season: Source: MIDC water / Recycled water Fresh water : 291 m<sup>3</sup>/day Recycled water: Flushing: 395 m<sup>3</sup>/day Gardening : Nil Total Water Requirement: 686 m<sup>3</sup>/day Excess Treated Water for disposal: 197 m<sup>3</sup>/day Swimming Pool: Nil Fire Fighting: 200 m<sup>3</sup> for Industrial and 200 m<sup>3</sup> for Commercial</p> <p><b>Residential Buildings</b></p> <p>Dry season: Source: MIDC water/ Recycled water Fresh water : 249 m<sup>3</sup>/day Domestic Water: 199 m<sup>3</sup>/day Recycled water : Flushing: 117 m<sup>3</sup>/day Gardening : 34 m<sup>3</sup>/day Total Water Requirement: 400 m<sup>3</sup>/day Excess Treated Water : 116 m<sup>3</sup>/day Swimming Pool: 50 m<sup>3</sup>/day Fire Fighting: 200 m<sup>3</sup></p> <p>Wet Season: Source: MIDC water / Recycled water Fresh water : 249 m<sup>3</sup>/day Domestic Water: 199 m<sup>3</sup>/day Recycled water:</p>

	<p>Flushing: 117 m<sup>3</sup>/day  Gardening : Nil  Total Water Requirement: 366 m<sup>3</sup>/day  Excess Treated Water for disposal: 150 m<sup>3</sup>/day  Swimming Pool: 50 m<sup>3</sup>/day  Fire Fighting: 200 m<sup>3</sup></p>																											
Details About Swimming Pool	<p>Dimension of Swimming Pool: 20 m x 10 m &amp; 1.2 m deep  Total water Requirement in KLD: 300 m<sup>3</sup>/day  Water requirement for make up in KLD: 50 m<sup>3</sup>/day  Details of Plant &amp; Machinery used for treatment of Swimming pool water:  Proper filtration through Quartz Sand Filter  Ozone / TCCA based Chemical dosing system  (Chemicals: Alum &amp; Residual Chlorine)  Suction Sweeping  Details of quality to be achieved for swimming pool water and parameters to be monitored:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Characteristics</th> <th>IS: 3328-1965 (2)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>pH</td> <td>7.5 to 8.5</td> </tr> <tr> <td>2.</td> <td>Total Alkalinity (as CaCO<sub>3</sub>), mg/l</td> <td>50 to 500</td> </tr> <tr> <td>3.</td> <td>Aluminum (as Al), mg/l, Max</td> <td>0.1</td> </tr> <tr> <td>4.</td> <td>Total residual chlorine, mg/l At inlet At outlet</td> <td>0.5 Max 0.2 Max</td> </tr> <tr> <td>5.</td> <td>Oxygen absorbed in 4 hour at 27<sup>o</sup> C, mg/l, Max</td> <td>1.0</td> </tr> <tr> <td>6.</td> <td>Bacteriological Standard plate count Coliform organisms, MPN Index</td> <td>&gt; 200/ml &gt; 10/100 ml</td> </tr> <tr> <td>7.</td> <td>Clarity</td> <td>Clear &amp; Colourless</td> </tr> <tr> <td>8.</td> <td>Odour</td> <td>Absent</td> </tr> </tbody> </table>	Sr. No.	Characteristics	IS: 3328-1965 (2)	1.	pH	7.5 to 8.5	2.	Total Alkalinity (as CaCO <sub>3</sub> ), mg/l	50 to 500	3.	Aluminum (as Al), mg/l, Max	0.1	4.	Total residual chlorine, mg/l At inlet At outlet	0.5 Max 0.2 Max	5.	Oxygen absorbed in 4 hour at 27 <sup>o</sup> C, mg/l, Max	1.0	6.	Bacteriological Standard plate count Coliform organisms, MPN Index	> 200/ml > 10/100 ml	7.	Clarity	Clear & Colourless	8.	Odour	Absent
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Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> <li>• Level of the Ground water table: 1-1.5 m</li> <li>• No. of RWH tank(s) and Quantity : 3</li> </ul> <p>Size of RWH tank(s):  For Industrial : 200 m<sup>3</sup>  For Commercial Buildings: 72 m<sup>3</sup>  For Residential Buildings: 59 m<sup>3</sup></p> <ul style="list-style-type: none"> <li>• Location of the RWH tank(s) : On Ground/ Below Ground</li> </ul>
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	<ul style="list-style-type: none"> <li>• Budgetary allocation (Capital and O&amp;M cost): Capital Cost – 34 lakh O &amp; M Cost - 2.5 lakh</li> </ul>
UGT tanks	<p>Industrial Buildings</p> <p>Domestic water tank Capacity: 149 m<sup>3</sup> Rain Water tank Capacity: 200 m<sup>3</sup> Fire UG tank Capacity: 2 tanks of 100 m<sup>3</sup> Flushing tank capacity: 208 m<sup>3</sup></p> <p>Commercial Buildings</p> <p>Domestic water tank Capacity: 44 m<sup>3</sup> Rain Water tank Capacity: 72 m<sup>3</sup> Fire UG tank Capacity: 2 tanks of 100 m<sup>3</sup> Flushing tank capacity: 56 m<sup>3</sup></p> <p>Residential Buildings</p> <p>Domestic water tank Capacity: 133 m<sup>3</sup> Rain Water tank Capacity: 59 m<sup>3</sup> Fire UG tank Capacity: 2 tanks of 100 m<sup>3</sup> Flushing tank capacity: 78 m<sup>3</sup></p>
Storm water drainage	<ul style="list-style-type: none"> <li>• Natural water drainage pattern : By gravity</li> <li>• Quantity of storm water : 189.9 m<sup>3</sup>/hr</li> <li>• Size of SWD: 1500 mm and 1000 mm diameter pipes</li> </ul>
Sewage and Waste water	<p>Industrial &amp; Commercial Buildings</p> <ul style="list-style-type: none"> <li>• Sewage generation (from employees &amp; visitors): 654 m<sup>3</sup>/day</li> <li>• STP technology : Moving Bed Bio Reactor Technology</li> <li>• Capacity of STP: 750 m<sup>3</sup>/day</li> <li>• Location of the STP : On Ground</li> <li>• DG sets (during emergency): Industrial: 325 KVA. Commercial: 1000 KVA</li> </ul> <p>Residential Buildings</p> <p>Sewage generation: 296 m<sup>3</sup>/day</p> <ul style="list-style-type: none"> <li>• STP technology: Moving Bed Bio Reactor Technology</li> <li>• Capacity of STP: 325 m<sup>3</sup>/day</li> <li>• Location of the STP : On Ground</li> <li>• DG sets (during emergency) : 500 KVA</li> <li>• Budgetary allocation (Capital cost and O&amp;M cost) :</li> </ul> <p>Industrial &amp; Commercial Buildings</p> <p>Capital Cost –98 Lakh O &amp; M cost - 5 Lakh/annum</p> <p>Residential Buildings</p> <p>Capital Cost- 44 Lakh O &amp; M cost - 2 Lakh/annum</p>
Solid waste Management	<p>Waste generation in the Pre Construction &amp; Construction phase:</p> <ul style="list-style-type: none"> <li>• Food Waste generation : 38 kg /day</li> <li>• Quantity of the top soil to be preserved : 1350 m<sup>3</sup></li> <li>• Disposal of the construction debris : Used for leveling and base course preparation</li> </ul> <p>Waste generation in the operation Phase:</p> <ul style="list-style-type: none"> <li>• Total waste : 3,849.3 kg/day</li> <li>• Wet waste : 2,309.6 kg/day</li> <li>• Dry waste : 1,539.7 kg/day</li> </ul>

	<ul style="list-style-type: none"> <li>• Hazardous waste: DG set oil/ Paints etc.</li> <li>• Biomedical waste (Kg/month) (If applicable) : Not applicable</li> <li>• STP Sludge (Dry sludge) : 6 kg/day from residential STP 13 kg/day from industrial &amp; commercial STP</li> </ul> <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> <li>• Dry waste : Handed over to authorized recycler for further handling and disposal</li> <li>• Wet waste: Will be converted to gas using Biogas Plant</li> <li>• Hazardous waste : Handed over to authorized Vendor</li> <li>• STP Sludge (Dry sludge) : Will be used as manure for gardening</li> </ul> <p>Area requirement of Biogas plant: Location(s) : On Ground Numbers: 2</p> <p>3. Total area provided for the storage &amp; segregation solid waste : 100 m2 4. Total area of Bio Gas Plant: For residential: 200 m2 For industrial: 1,000 m2</p> <p>3. Budgetary allocation (Capital cost and O&amp;M cost) Capital Cost : 169 lakh O &amp; M Cost : 8.4 lakh/year</p>
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Energy Power supply:		
Sr. No.	Power Requirement	
1	Source of power supply : MSEDCL	
2	During Construction Phase Total Connected Load	120 KW
3	During Operation Phase	
	Total Demand Load	27,417 KVA
	Total Connected Load	50,701 KVA
4	DG set as Power Back – up	
	a) During construction phase	125 KVA
	b) During operation phase	Residential: 1 X 500 KVA Commercial: 1 X 1000 KVA Industrial: 1 X 325 KVA
5	Fuel used for DG set : Diesel / High Speed Diesel	Diesel

• Energy saving measures  
Common area lighting with CFL & LED based Lamps  
Alternative Switching Arrangement  
All Lifts will be soft starting  
Timer & Motion Sensor for Staircase lighting, Lift Lobby and Parking area  
Energy Efficient Pumping

Timers & Energy saving units for Street lights  
 Open Space Lighting partly on Solar Energy  
 Separate energy meter for all pollution devices  
 Detail calculations & % of saving

Sr. No.	Description	Power Consumption		Savings in KWH
		Conventional equipments power consumption in KWH	Energy Efficient equipments power consumption in KWH	
1	External Street Lightening/	45,990	13,797	32,193
2	Provision of CFL& T5 lamps	15,24,897	11,01,314.5	4,23,582.5
3	Timer Logic Controller	3,150	1,890	1,260
	Total	15,74,037	11,17,001.5	4,57,035.5
	Annual Savings with Energy Efficient Equipments			29 %

Budgetary allocation (Capital cost and O&M cost)

Capital Cost: Rs. 729 Lakhs

O & M Cost: Rs. 36.4 Lakhs/Annum

DG Set:

Number and capacity of the DG sets to be used :

During Construction Phase : 1 X 1250 KVA

During Operational phase:

Residential: 1 X 500 KVA

Commercial: 1 X 1000 KVA

Industrial: 1 X 325 KVA

Type of fuel used : Diesel

Environmental Management plan Budgetary Allocation :

During Construction Phase :

Sr. No.	Parameter	Total cost in Lakhs/year
1	Water for Dust Suppression	4.0
2	Site Sanitation, Disinfection & Safety	5.0
3	Environmental Monitoring	3.0
4	Health Check up	2.0
5	Total Cost	14

During Operational Phase :

Sr. No.	Pollution Control Measures	Recurring Cost / Annum (Rs. Lakh)	Capital Cost (Rs. Lakh)
1	STP Cost	7.0	142.0
2	Environment Monitoring	5.92 (monitoring charges for air, water, wastewater, soil, DG stack, noise etc.)	MoEF approved agency for monitoring
3	Solid Waste Management	8.4	169.0
4	Energy Conservation	36.4	729.0
5	DG sets	7.0	137.0
6	Rain Water Harvesting	2.5	34.0

7	Fire & Safety	63.5	1,271.0
8	Green Belt development	5.0	20.0
Total		135.72	2,508.0



Traffic Management		Parking details:			
Industrial Area					
No. of cars Required	721				
No. of cars Provided	721				
Total area (with driveway)	24423 sqm.				
Gross Area provided / car	33.87 sqm.				
Zone wise Details	Area	Cars	Area/car	Remarks	
zone	sq.m.	nos	sqm.		
A	4311	135	31.9	Open	
B	1191	41	29.0	Open	
C	940	33	28.5	Open	
D	1137	30	37.9	Open	
E	703	16	43.9	Open	
F	1062	30	35.4	Open	
G	1746	30	58.2	Open	
H	928	28	33.1	Open	
I	4979	177	28.1	Open	
J	687	18	38.2	Open	
K	1348	37	36.4	Open	
L	684	18	38.0	Open	
M	3163	112	28.2	Open	
Additional Truck parking					
N	1544	16	96.5	Open	
Commercial Area					
No. of cars Required	121				
No. of cars Provided	130				
Total area (with driveway)	6068 sqm.				
Gross Area provided / car	46.68 sqm.				
Zone wise Details	Area	Cars	Area/car	Remarks	
zone	sq.m.	nos	sqm.		
Lower Ground	3034	65	46.7	Stilt	
Basement	3034	65	46.7	Basement	
<b>TOTAL</b>	<b>6068</b>	<b>130</b>	<b>46.68</b>		

Residential Area				
No. of cars Required	200			
No. of cars Provided	209			
Total area (with driveway)	6266 sqm.			
Gross Area provided / car	29.98 sqm.			
Zone wise Details	Area	Cars	Area/car	Remarks
zone	sq.m.	nos	sqm.	
E-1 stilt (2 BHK)	420	14	30.0	Stilt
E-2 stilt (2 BHK)	420	14	30.0	Stilt
E-3 stilt (2 BHK)	420	14	30.0	Stilt
E-4 stilt (2 BHK)	420	14	30.0	Stilt
F-1 stilt (1 BHK)	360	12	30.0	Stilt
F-2 stilt (1 BHK)	360	12	30.0	Stilt
F-3 stilt (1 BHK)	360	12	30.0	Stilt
F-4 stilt (1 BHK)	360	12	30.0	Stilt
F-5 stilt (1 BHK)	360	12	30.0	Stilt
F-6 stilt (1 BHK)	360	12	30.0	Stilt
A	1062	40	26.6	Open
B	345	13	26.5	Open
C	235	8	29.4	Open
D	784	20	39.2	Open
<b>TOTAL</b>	<b>6266</b>	<b>209</b>	<b>29.98</b>	

Width of all Internal roads (m): 6.0 m, 12.0 m, 15.0 m, 18.0 m. at various locations

3. The proposal has been considered by SEIAA in its 77<sup>th</sup> 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 :

**General Conditions for Pre- construction phase:-**

- (i) This EC is issued subject to condition that parking to be restricted as per norms
- (ii) 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.
- (iii) 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.

- (iv) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (v) 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.
- (vi) "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.
- (vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

#### **General Conditions for Construction Phase-**

- (i) 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.
- (ii) 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.
- (iii) 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.
- (iv) 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.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) 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.
- (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) 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.

- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) 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.
- (xv) 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.
- (xvi) 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).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) 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.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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. Discharge of this unused treated effluent, 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 effluent, 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.
- (xxiii) 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.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.

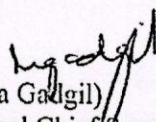
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) 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.
- (xxx) 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.
- (xxxi) 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.
- (xxxii) 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.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

**General Conditions for Post- construction/operation phase-**

- (i) 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.
- (ii) 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.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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.
- (viii) 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>.
- (ix) 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 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) 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.
- (xi) 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<sub>2</sub>, NO<sub>x</sub> (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.
- (xii) 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.
- (xiii) The environmental statement for each financial year ending 31<sup>st</sup> 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, 1<sup>st</sup> 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 construction of Industrial cum Residential Project at plot no.22, Ambernath Industrial area MIDC Village Chikholi, Ambernath (W), Thane by M/s. Empire Industries Ltd

  
(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 T. C. Benjamin, IAS (Retired), Chairman, SEAC-I, 602, PECAN, Marigold, Behind Gold Adlabs, Kalyani Nagar, Pune – 411014. .
3. Additional Secretary, 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, Ambernath
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 16/12/14 )