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 Chairman & Managing Director
MODERN INDIA LTD
Modern Cnetre, Sane Guruji Marg, Mahalaxmi, Mumbai -400011

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/MIS/248559/2021 dated 30 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC22B038MH189599**
2.	**File No.**	SIA/MH/MIS/248559/2021
3.	**Project Type**	Expansion
4.	**Category**	B2
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Amendment / Expansion in EC for proposed Residential Building project on Sub Plot D, bearing C. S. No. 7/1895 of Byculla Division off Kesahvrao Khadye Marg, Mahalaxmi Mumbai by MODERN INDIA LTD.
7.	**Name of Company/Organization**	MODERN INDIA LTD
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.

Date: 24/06/2022

(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

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/MIS/248559/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.MODERN INDIA LTD,
Sub Plot D, bearing C. S. No. 7/1895,
Byculla Division off Kesahvrao Khadye Marg,
Mahalaxmi, Mumbai.

Subject : Environmental Clearance for Proposed Amendment / Expansion in EC for proposed Residential Building project on Sub Plot D, bearing C. S. No. 7/1895 of Byculla Division off Kesahvrao Khadye Marg, Mahalaxmi, Mumbai by M/s.MODERN INDIA LTD.

Reference : Application no. SIA/MH/MIS/248559/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 169th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 243rd (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details		Unit
1	Plot Area	14,301.11		m^2
2	FSI Area	67,507.99		m^2
3	Non FSI Area	71,673.69		m^2
4	Total Built-up Area	1,39,181.68		m^2
5	Earlier EC details with total Construction area, if any.	Obtained the EC from SEIAA, Maharashtra vide letter No. SEAC-2015/CR-229/TC-1 dt. 31.12.2015 and subsequent Amendment and Expansion in EC vide letter No. SEIAA-EC-0000000358 dt. 15.05.2018 and vide letter No. SEIAA-EC- 0000002107 dt. 18.02.2020 for the plot area of 14,301.11 m^2, FSI area of 50,866.72 m^2 and the total construction area of 1,15,223.26 m^2.		-
6	Construction completed as per earlier EC (FSI + Non FSI) (m^2)	As per EC, we have started construction on site. Till date, we have constructed 4,507.49 m^2 on site (FSI: 9.52 m^2)		-
7	No. of Buildings &	**Bldg. Details**	**Height (m)**	-

Sr. No.	Description	Details		Unit
	Configuration	**Tower T1:** 2B + G + P1 to P6 + Yogalaya/ stilt + 40 Habitable floors + 2 Service floors (1 between 22nd & 23rd floors, 1 below terrace)	187.30	
		Tower T2: 2B + G + P1 to P6 + Yogalaya/ stilt + 41 Habitable floors + 2 Service floors (1 between 22nd & 23rd floors, 1 below terrace)	191.10	
8	No. of Tenements & Commercial area	Flats: 266		Nos.
9	Total Population	1,792		Nos
10	Water requirement	250		KLD
11	Sewage generation	226		KLD
12	STP Capacity and STP technology	2 STP's of total 245 KLD capacity with MBBR technology		
13	STP Location	1st and 2nd Basement (double height)		-
12	Total Solid waste Quantity	Total Solid waste: 896 kg/d (Biodegradable Component: 538 will be composted by using Mechanical composting unit of 600 kg/d)		kg/d
13	RG Required & Provided	RG area required is 3,150.50 m^2 & Total RG area provided: 3,210.35 m^2		m^2
14	Power Requirement	Maximum Demand load: 5.1, Connected load: 13		MW
15	Energy Efficiency	Total Savings: 19.4 By Solar: 9.9		%
16	D. G. Set Capacity	2,000 kVA (2 x 1000 kVA)		kVA
17	Parking 4W & 2W	4-W: 831; 2-W: 133		Nos.
18	RWH Tank Capacity	4 RWH tanks with 216 KL total capacity		KL
19	Project cost	Rs. 962.32 (Including expansion cost of Rs. 273.32)		Cr.
20	EMP Cost	Capital Cost: 935 Lakh, O&M: 79.3 Lakh/yr		Rs.
21	CER Details with justification if any	Not Applicable (As per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)		-

The Comparative Statement showing details of project vis-à-vis earlier EC is as below:

Sr. No.	Description	Details as per earlier EC (18.02.2020)	Proposed Amendment/ Expansion	Remark
1	Plot Area (m^2)	14,301.11	14,301.11	No change

Sr. No.	Description	Details as per earlier EC (18.02.2020)	Proposed Amendment/ Expansion	Remark
2	FSI Area (m^2)	50,866.72	67,507.99	FSI potential increased as per State Govt. Notification dt. 25.06.2021, permitting 4 FSI instead of 3 FSI for cotton textile mill
3	Non FSI Area (m^2)	64,356.54	71,673.69	
4	Total Construction Area (m^2)	1,15,223.26	1,39,181.68	
5	Building Configuration	**Tower T1:** 2B + G + P1 to P6 + Stilt/Yogalaya + 43 Habitable floors + 1 Service floor (between 22nd & 23rd floors)	**Tower T1:** 2B + G + P1 to P6 + Yogalaya/ stilt + 40 Habitable floors + 2 Service floors (between 22nd & 23rd floors, 1 below terrace) (187.30 m)	Reduction of 3 habitable floors & addition of 1 service floor, no change in footprint. **Status: 1st and 2nd pt Basement**
		Tower T2: 2B + G + P1 to P6 + Stilt/ Yogalaya + 1st to 17th floor	**Tower T2:** 2B + G + P1 to P6 + Yogalaya/ stilt + 41 Habitable floors + 2 Service floors (1 between 22nd & 23rd floors, 1 below terrace) (191.10 m)	Addition of 24 habitable floors and 2 service floors, No change in footprint. **Status: Excavation done**
6	No. of tenements (Nos.)	Flats: 185 Nos.	Flats: 266 Nos.	Increased
7	Population (Nos.)	925 Nos.	1,792 Nos.	
8	Water requirement (KLD)	130 KLD	250 KLD	
9	Sewage generation (KLD)	117 KLD	226 KLD	
10	STP Capacity and STP technology	2 STP's of 150 KLD (75+75) capacity with MBBR technology	2 STP's of 245 KLD (105+140) capacity with MBBR technology	Increased due to increase in population
11	Total Solid waste generation (kg/d)	Total: 463 (Biodegradable Waste: 278)	Total: 896 (Biodegradable Waste: 538)	Increased due to increase in population

Sr. No.	Description	Details as per earlier EC (18.02.2020)	Proposed Amendment/ Expansion	Remark
12	Total RG Area provided (m^2)	RG area required is 3,150.50 m^2 Total RG area provided: 4,329.70 m^2	RG area required is 3,150.50 m^2 Total RG area provided: 3,210.35 m^2	Provided as per CFO requirements
13	Power requirement (MW)	Demand Load: 4.0 MW Connected Load: 7.3 MW DG set: 2 x 1600 kVA	Demand Load: 4.7 MW Connected Load: 13 MW DG set: 2 x 1,000 kVA	Increased except DG capacity due to change in FFTG Scheme
14	RWH Tank Capacity (KL)	4 RWH tanks with 200 KL	4 RWH tanks with 216 KL	Minor increased
15	Parking (Nos)	Four-Wheeler – 580 Nos. Two-Wheeler – 93 Nos.	Four-Wheeler – 831 Nos. Two-Wheeler – 133 Nos.	Increased and provided as per DCR
16	Project Cost	Rs. 689 Cr.	Rs. 962.32 Cr.	Increased by Rs. 273.32 Cr.

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC dated 31.12.2015 and subsequent amendment dated 15.05.2018 for the plot area of 14,301.11 m2, FSI area of 50,866.72 m2 and the total construction area of 1,15,223.26 m2. Proposal has been considered by SEIAA in its 243rd (Day-4) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following revised NOCs as per amended planning:
   a)Water Supply; b) Sewer Connection; c) SWD remarks; d) Tree NOC; e) HRC NOC.
3. PP to submit carbon foot print analysis report for the project.
4. PP to submit basement air cleaning and ventilation report.
5. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI- 59,070.34 m2, Non-FSI- 68,590.60 m2, Total BUA- 1,27,660.94 m2. (Plan approval- EB/6794/E/A/337/7/Amendm, dated. 06.01.2022).

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. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to

give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

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

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

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in

XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, 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.

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.

Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA) 23/6/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai City.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified
Digitally signed by Manisha Patankar Mhaiskar
Member Secretary
Date: 6/24/2022 6:47:46 AM

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/282497/2022
Environment & Climate Change Department,
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date- 15-09-2022

To
M/s. Modern India Ltd.
Mahalaxmi Mumbai

Subject: Corrigendum in Environmental Clearance for proposed Residential Building project on Sub Plot D, bearing C. S. No. 7/1895 of Byculla Division off Kesahvrao Khadye Marg, Mahalaxmi Mumbai by M/s. Modern India Ltd.

Reference: Application no. SIA/MH/MIS/282497/2022

This has reference to your communication on the above mentioned subject. You have obtained Environmental Clearance vide letter no. SIA/MH/MIS/248559/2021 dated 26.06.2022. Now, you have applied for corrigendum in Environmental Clearance. Your proposal was considered in 251st meeting (Day-1) of SEIAA held on 13th September, 2022. SEIAA after deliberation decided to replace values of Total energy Savings, Solar saving & total demand load as mentioned in table in Environmental Clearance dated 26.06.2022, as recommended by SEAC.

Details	**Details mentioned in EC dated:26/06/2022**	**To be corrected**
Item No. 15 "Energy Savings" (Table 1)	Total Savings: 19.4% By Solar: 9.9%	Total Savings: 24.69% By Solar: 5.52%
Item No. 13 of comparative statement under column of proposed Amendment / Expansion (Table 2)	Demand Load: 4.7 MW	Demand Load: 5.1 MW

All the other terms and conditions mentioned in the EC letter dated 26.06.2022 shall remain the same.

Manisha Patankar Mhaiskar
(Member Secretary, SEIAA) 15/9/2022