Government of Maharashtra

File No.: SEAC 2010/CR. 284/TC2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 23rd January, 2012

To,
M/s. Indiabulls Properties Pvt. Ltd.
P. Centre, C-Wing, 41/44, Minoo Deasi Marg,
Near Radio Club, Colaba, Mumbai – 400 005
Tel. No. : 022 – 3989 5555

Subject: Proposed Development at "841 India Bulls" at CS No. 841 of Lower Parel Division (G-South Ward), Senapathi Bapat Marg, Mumbai by M/s. Indiabulls Properties Pvt. Ltd. - Environmental clearance regarding.

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, Maharashtra in its 28th, 44th, 45th, & 47th meetings and decided to 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 30th, 33rd, 42nd & 43rd Meetings. **Authority after deliberation decided to accord environmental clearance to the building up to 170.33 m height and total construction area to be restricted to 4,45,000 sq. m.**

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed Development at "841 India Bulls" at CS No. 841 of Lower Parel Division (G-South Ward), Senapathi Bapat Marg, Mumbai by M/s. Indiabulls Properties Pvt. Ltd. SEAC considered the project under screening category 8 (b) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

Name of the Project	:	841 India Bulls (Jupiter mill)
Project Proponent	:	M/s. Indiabulls Properties Pvt. Ltd.
Location of the project	:	CS No. 841 of Lower Parel Division (G-South Ward), Senapathi Bapat Marg, Mumbai.
Type of Project	:	Construction project
Plot Area	:	Total plot area: 39,086.43 m^2 Net Plot area: 39,076.77 m^2

Proposed Total built up area	:	Built up area as per FSI: 155596.47 m^2 Total built up area: 4,47,101.86 m^2

Building details	**As per FSI**	**Non FSI Area**	**Total construction area**
IT Park	1,01,550.04 sq.m.	75,415.31 sq.m.	1,76,965.35 sq.m.
Residential Bldg.	54,046.43 sq.m.	1,07,706.15 sq.m.	161752.58 sq.m.
MCGM Car parking	Nil	1,08,383.93 sq.m.	1,08,383.93 sq.m.
Total Construction area	1,55,596.47 sq.m.	2,91,505.39 sq.m.	4,47,101.86 sq.m.

No. of Buildings	:	

RESIDENTIAL	1 Building of 2 wings with 268 flats
	North Tower: 3B + S + 60 floors
	South Tower: 3B + S + 59 floors
IT PARK	2 Buildings
	Tower 1(C) - 2B + S +19 floors
	Tower 2 (B) - 2B + S +21 floors

Maximum Height of building		276.5 m
Total Water Requirement		Fresh Water: 338 CMD from M.C.G.M., 152 CMD from Tankers / RWH
Sewage Generation		613 CMD
STP capacity		• Operation phase: Capacity of STP: 200 KLD (Residential) & 500 KLD (IT Park) • SAFF technology
Rain water Harvesting		• It is proposed to collect terrace rain water in rain water collection tank of total capacity 450 m3 (120 m3 for Residential & 330m3 for IT Park) where water from the terrace water shall be carried through underground piping. • Rainwater from the landscape area and hard surface area will be used to recharge the ground water sources through 14 multiple ring wells and 11 ring wells.
Storm Water Drainage		• Internal storm water drains will be designed and constructed based on 100 mm rainfall in an hour. The outlet of the internal storm water drains will be connected to municipal drains. • Total Runoff from the project site: After Development = 0.89 m^3/sec
Solid waste management		• Biodegradable waste: 1260 Kg/day • Non biodegradable waste: 2136Kg/day • E-Waste : 45 Kg/day
Disposal		• Construction debris like sand, soil, bricks, tiles will recycled and utilized on same site for filling of low lying area and surplus will be disposed off at proper site as per norms. • Biodegradable waste will be treated by Organic Waste converter. • Dry waste will be handed over to authorized contractors.

	• STP sludge will be used as manure. • E waste will be handed over to the authorized recyclers. • Hazardous waste such as used oil will be generated from DG sets during the change of oil and it will be given to MPCB authorized dealers.
Green Belt Development	• Green cover area on Ground : 4,394.82 m^2 • Green cover area on Podium : 5,377.66 m^2 • No of trees to be planted: 577 Nos. • Existing trees : 300 nos.
Energy Requirement	• Source: BEST

No.	Description	Power requirement	
		Proposed (Residential)	**IT PARK (Existing + Proposed)**
1.	**Construction phase**	**100 KW**	
2.	**Operational phase**		
a.	Connected load	19,073.00 KW	17,636.00 KW
b.	Maximum demand	6,811.00 KW	11,510.00 KW
c.	D.G sets (Incase of power failure)	3 Nos. 1600 KVA each	9 Nos. 2000 KVA each

Traffic Management	• Total 3799 nos. of four-wheelers 1. Residential: 670 nos. 2. IT park: 759 nos. 3. MCGM Car parking: 2370 nos. • Total Parking area: 1,42,355.24 sq. m.
Energy Conservation measures	• Use of CFL, T5 lamps. • Timer based external lightings. • All cables de-rated.
Environmental Management Plan	Construction phase: 29.82 lakhs Operation phase: • Capital cost: 308.67 lakhs • O & M cost: 64.27 lakhs

3. The proposal has been considered by SEIAA in its 43rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

(i) This environmental clearance is issued subject to the project proponent restricting the total construction up to 4, 45, 000 sq. m.

(ii) This environmental clearance is only for building up to 170.33 m height. Local Authority should ensure this.

(iii) The proposed height of the building requires NOC from Ministry of Civil Aviation for increased height. If there is any change in the plans suggested by Ministry of Civil Aviation, Project proponent should approach SEIAA with corrected building plans.

(iv) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this. 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.

(v) 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.

(vi) Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB. Physical possession should be given only after completion of environmental & other infrastructure for which development charges are being collected by local body.

(vii) 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. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(viii) "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.

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

(x) 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.

(xi) 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.

(xii) 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.

(xiii) 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

(xiv) 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.

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

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

(xvii) 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.

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

(xix) 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.

(xx) 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.

(xxi) 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.

(xxii) 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.

(xxiii) 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.

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

(xxv) 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.

(xxvi) 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.

(xxvii) 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).

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

(xxix) 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.

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

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

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

(xxxiii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.

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

(xxxv) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

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

(xxxvii) 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.

(xxxviii) 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.

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

(xl) 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.

(xli) 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.

(xlii) 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.

(xliii) 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.

(xliv) 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

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

(xlvi) 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.

(xlvii) 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.

(xlviii) Six monthly monitoring reports should be submitted to the Department and MPCB.

(xlix) A complete set of all the documents submitted to Department should be forwarded to the MPCB

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

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

(lii) 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.

(liii) 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.

(liv) 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.

(lv) 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.

(lvi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO_2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

(lvii) 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.

(lviii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram –Ambattur Road, Chennai – 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.
8. Commissioner, Brihan Mumbai Municipal Corporation.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).