


## 165 th Meeting of SEIAA (Day-2)

**SEIAA Meeting number: 165 Meeting Date April 26, 2019**

**Subject:** Environment Clearance for Application for the amendment in Environment Clearance for Proposed Information Technology Park

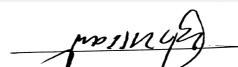
**Is a Violation Case:** No

<b>1.Name of Project</b>	Amendment in Environment Clearance for Proposed Information Technology Park
<b>2.Type of institution</b>	Private
<b>3.Name of Project Proponent</b>	Mr. Domnic Romell
<b>4.Name of Consultant</b>	Mahabal Enviro Engineers Pvt. Ltd., Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604
<b>5.Type of project</b>	IT Park project
<b>6.New project/expansion in existing project/modernization/diversification in existing project</b>	Amendment in Environment Clearance
<b>7.If expansion/diversification, whether environmental clearance has been obtained for existing project</b>	We have received the Environment Clearance File No. 21-7/2006-IA.III dt.16.10.2006
<b>8.Location of the project</b>	Plot bearing CTS No. 586/2, 586/4, 586/6 and 586/7
<b>9.Taluka</b>	Mumbai
<b>10.Village</b>	Pahadi
<b>Correspondence Name:</b>	Mr. Domnic Romell
<b>Room Number:</b>	101
<b>Floor:</b>	1st floor
<b>Building Name:</b>	Gharkul Co.Op Soc., Wing B
<b>Road/Street Name:</b>	Azad Road
<b>Locality:</b>	Vile Parle (East)
<b>City:</b>	Mumbai 400057
<b>11.Area of the project</b>	Municipal Corporation of Greater Mumbai (MCGM)
<b>12.IOD/IOA/Concession/Plan Approval Number</b>	Building I: IOD dated: 08.04.2003, Building II: IOD dated: 25.11.2005 received from Municipal Corporation of Greater Mumbai (MCGM) <b>IOD/IOA/Concession/Plan Approval Number:</b> Building I: IOD dated: 08.04.2003, Building II: IOD dated: 25.11.2005 received from Municipal Corporation of Greater Mumbai (MCGM), Approval: Received dated 08.06.2010 from Municipal Corporation of Greater Mumbai (MCGM) <b>Approved Built-up Area:</b> 87093
<b>13.Note on the initiated work (If applicable)</b>	We have started the construction as per the received the Environment Clearance File No. 21-7/2006-IA.III dt.16.10.2006
<b>14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)</b>	Approval received dated 08.06.2010 from Municipal Corporation of Greater Mumbai (MCGM)
<b>15.Total Plot Area (sq. m.)</b>	17,326 m2
<b>16.Deductions</b>	1,822 m2
<b>17.Net Plot area</b>	15,504 m2
<b>18 (a).Proposed Built-up Area (FSI &amp; Non-FSI)</b>	<b>FSI area (sq. m.):</b> 38,238 m2 <b>Non FSI area (sq. m.):</b> 48,855 m2 <b>Total BUA area (sq. m.):</b> 87093
<b>18 (b).Approved Built up area as per DCR</b>	<b>Approved FSI area (sq. m.):</b> 38,238 m2 <b>Approved Non FSI area (sq. m.):</b> 48,855 m2 <b>Date of Approval:</b> 08-06-2010
<b>19.Total ground coverage (m2)</b>	5,596 m2
<b>20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)</b>	36.25%
<b>21.Estimated cost of the project</b>	150000000

  
**Shri. Anil Diggikar (Member Secretary SEIAA)**

**SEIAA Meeting No: 165 Meeting Date: April 26, 2019 ( SEIAA-STATEMENT-0000001729 )  
SEIAA-MINUTES-0000001849**

**Page 1 of 14**

  
**Shri Mukund Athawale (Chairman SEIAA)**


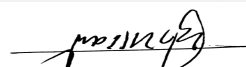
## 22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building I	Stilt + 13 floors	53.55
2	Building II	Stilt + 6 parking + 11 floors	69.65
23.Number of tenants and shops	Not applicable as it is a IT project		
24.Number of expected residents / users	Not applicable as it is a IT project		
25.Tenant density per hectare	Not applicable as it is a IT project		
26.Height of the building(s)			
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	Main road 18 m wide D.P. road & Internal road 12 m		
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m		
29.Existing structure (s) if any	Not applicable		
30.Details of the demolition with disposal (If applicable)	Not applicable		

## 31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

## 32.Total Water Requirement

 <b>Shri. Anil Diggikar (Member Secretary SEIAA)</b>	<b>SEIAA Meeting No: 165 Meeting Date: April 26, 2019 ( SEIAA-STATEMENT-0000001729 ) SEIAA-MINUTES-0000001849</b>	<b>Page 2 of 14</b>	 <b>Shri Mukund Athawale (Chairman SEIAA)</b>
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Dry season:	Source of water	Municipal Corporation of Greater Mumbai (MCGM)
	Fresh water (CMD):	100
	Recycled water - Flushing (CMD):	80
	Recycled water - Gardening (CMD):	13
	Swimming pool make up (Cum):	Not applicable
	Total Water Requirement (CMD) :	180
	Fire fighting - Underground water tank(CMD):	100
	Fire fighting - Overhead water tank(CMD):	50
	Excess treated water	6
Wet season:	Source of water	Municipal Corporation of Greater Mumbai (MCGM)
	Fresh water (CMD):	100
	Recycled water - Flushing (CMD):	80
	Recycled water - Gardening (CMD):	7
	Swimming pool make up (Cum):	Not applicable
	Total Water Requirement (CMD) :	180
	Fire fighting - Underground water tank(CMD):	100
	Fire fighting - Overhead water tank(CMD):	50
	Excess treated water	12
Details of Swimming pool (If any)	Not applicable	

### 33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

<b>34.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	25 m to 30 m
	<b>Size and no of RWH tank(s) and Quantity:</b>	Not applicable
	<b>Location of the RWH tank(s):</b>	Not applicable
	<b>Quantity of recharge pits:</b>	Building I - 2 nos., Building II - 5 nos.
	<b>Size of recharge pits :</b>	Building I - 2 m x 2.5 m x 6 m, Building II - 1.6 m x 1.6 m x 4.3 m
	<b>Budgetary allocation (Capital cost) :</b>	Rs.5 Lakh
	<b>Budgetary allocation (O &amp; M cost) :</b>	Rs.1 Lakh/year
<b>Details of UGT tanks if any :</b>	Building I Firefighting UG Tank - 250 m <sup>3</sup> Domestic UG Tank + Flushing UG Tank - 200 m <sup>3</sup>  Building II Firefighting UG Tank - 200 m <sup>3</sup> Domestic UG Tank + Flushing UG Tank - 250 m <sup>3</sup>	

<b>35.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	Along the road side
	<b>Quantity of storm water:</b>	0.97 m <sup>3</sup> /sec
	<b>Size of SWD:</b>	600 mm x 900 m


<b>36.Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	144 m <sup>3</sup> /day
	<b>STP technology:</b>	Moving Bed Biofilm Reactor (MBBR)
	<b>Capacity of STP (CMD):</b>	2 nos. of STP Building I - STP of capacity 80 m <sup>3</sup> /day, Building II - STP of capacity 150 m <sup>3</sup> /day, Total capacity - 230 m <sup>3</sup> /day
	<b>Location &amp; area of the STP:</b>	Location: On ground, Area Building I STP: 137 m <sup>2</sup> , Area Building II STP: 112 m <sup>2</sup>
	<b>Budgetary allocation (Capital cost):</b>	Rs.25 Lakh
	<b>Budgetary allocation (O &amp; M cost):</b>	Rs.2 Lakh/year

## 37. Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	There is no construction on site
	<b>Disposal of the construction waste debris:</b>	Not applicable
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	320 kg/day
	<b>Wet waste:</b>	480 kg/day
	<b>Hazardous waste:</b>	Not applicable
	<b>Biomedical waste (If applicable):</b>	Not applicable
	<b>STP Sludge (Dry sludge):</b>	1 m <sup>3</sup> /day
	<b>Others if any:</b>	e-waste - 5 kg/day
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Dry garbage will be segregated & disposed of to recyclers.
	<b>Wet waste:</b>	Wet garbage will be treated by using Organic waste converter machine
	<b>Hazardous waste:</b>	Not applicable
	<b>Biomedical waste (If applicable):</b>	Not applicable
	<b>STP Sludge (Dry sludge):</b>	Dry sludge can be used as manure for plantation & gardening purposes inside the premise
	<b>Others if any:</b>	e waste - Handed over to authorized recyclers
<b>Area requirement:</b>	<b>Location(s):</b>	On ground
	<b>Area for the storage of waste &amp; other material:</b>	60 m <sup>2</sup>
	<b>Area for machinery:</b>	45 m <sup>2</sup>
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs.4 Lakh
	<b>O &amp; M cost:</b>	Rs.1 Lakh/year

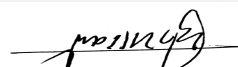
## 38. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

  
**Shri. Anil Diggikar (Member Secretary SEIAA)**

**SEIAA Meeting No: 165 Meeting Date: April 26, 2019 ( SEIAA-STATEMENT-0000001729 )**  
**SEIAA-MINUTES-0000001849**

**Page 5 of 14**

  
**Shri Mukund Athawale (Chairman SEIAA)**

39.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
41.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
42.Source of Fuel		Not applicable					
43.Mode of Transportation of fuel to site		Not applicable					
44.Green Belt Development							
		Total RG area :	2,611 m2				
		No of trees to be cut :	Not applicable				
		Number of trees to be planted :	160 nos.				
		List of proposed native trees :	Provided				
		Timeline for completion of plantation :	1 - 2 years				
45.Number and list of trees species to be planted in the ground							
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance			
1	Albizzia sp.	Shirish	15	Flowering tree			
2	Acacia auriculiformis	Akashia	10	Ornamental tree			
3	Azadirachta indica	Neem	15	Medicinal tree			
4	Annona squamosa	Sugar apple	5	Fruit bearing tree			
5	Bauhinia variegata	Orchid tree	17	Flowering tree			
6	Cassia festula	Golden shower	14	Flowering tree			
7	Erythrina indica	Indian coral	14	Medicinal tree			
8	Ficus bengalensis	Banyan tree	8	Medicinal tree			
9	Ficus religiosa	Peepal tree	7	Medicinal, sacred tree			
10	Grewia sp.	Cross berry	15	Flowering tree			
11	Leuceana leucocephala	Subabul	15	Used as firewood, fiber, and livestock fodder			
12	Morus indica/alba	White mulberry	12	Flowering, fruit bearing tree			
13	Mangifera indica	Mango	10	Fruit bearing tree			
14	Tamarindus indica	Tamarind	3	Fruit bearing tree			

15	Terminelia arjuna	Arjuna/Arjun	10	Medicinal tree
16	Total	-	160	-
<b>46.Total quantity of plants on ground</b>				
<b>47.Number and list of shrubs and bushes species to be planted in the podium RG:</b>				
Serial Number	Name	C/C Distance	Area m2	
1	Not applicable	Not applicable	Not applicable	

SEIAA-MINUTES-0000001849

## 48. Energy

<b>Power requirement:</b>	<b>Source of power supply :</b>	Reliance
	<b>During Construction Phase: (Demand Load)</b>	500 kVA
	<b>DG set as Power back-up during construction phase</b>	750 kVA
	<b>During Operation phase (Connected load):</b>	3,300 kVA
	<b>During Operation phase (Demand load):</b>	3,300 kVA
	<b>Transformer:</b>	Not applicable
	<b>DG set as Power back-up during operation phase:</b>	DG sets for Building I - 2 nos. x 1,500 kVA, DG sets for Building II - 4 nos. x 750 kVA
	<b>Fuel used:</b>	As per requirement
	<b>Details of high tension line passing through the plot if any:</b>	Not applicable

## 49. Energy saving by non-conventional method:

Solar Street lighting in landscape, common area passages.  
Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.

## 50. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Solar Street lighting in landscape, common area passages, Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.	1% of proposed additional load in building

## 51. Details of pollution control Systems


Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs.42 Lakh
	<b>O &amp; M cost:</b>	Rs.2 Lakh/year

## 52. Environmental Management plan Budgetary Allocation

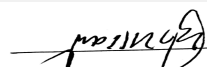
### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for dust suppression	pH, Color, Odour, Turbidity, Total Hardness, Metals	20

  
**Shri. Anil Diggikar (Member Secretary SEIAA)**

**SEIAA Meeting No: 165 Meeting Date: April 26, 2019 ( SEIAA-STATEMENT-000001729 )  
SEIAA-MINUTES-000001849**


**Page 8 of 14**

  
**Shri Mukund Athawale (Chairman SEIAA)**



2	Site sanitation, toilets, safe drinking water, septic tank	PM2.5 & PM10, SO2, NOx	10
3	Environmental Monitoring and Compliance checking	Air, Water, Noise and Soil Monitoring	5
4	Disinfection	Site sanitation	10
5	Health checkup, first aid	Weekly	5
6	Safety personal protective equipment	Daily	25
7	Storm water management	Operation and Management of channels	2
8	Vehicle maintenance, washing area, tyre cleaning	Vehicle washing and mechanical maintenance	1
9	Total	-	78

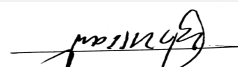
SEIAA-MINUTES-0000001849



**Shri. Anil Diggikar (Member Secretary SEIAA)**

**SEIAA Meeting No: 165 Meeting Date: April 26, 2019 ( SEIAA-STATEMENT-0000001729 ) SEIAA-MINUTES-0000001849**

**Page 9 of 14**



**Shri Mukund Athawale (Chairman SEIAA)**

<b>b) Operation Phase (with Break-up):</b>				
<b>Serial Number</b>	<b>Component</b>	<b>Description</b>	<b>Capital cost Rs. In Lacs</b>	<b>Operational and Maintenance cost (Rs. in Lacs/yr)</b>
1	Sewage Treatment Plant	2 no. of STP having total capacity 230 m <sup>3</sup> /day	25	2
2	Landscape/Gardening	Total green area 2,611 m <sup>2</sup> . 53 nos. of existing trees and total trees to be planted are 160 nos.	5	1
3	Solid Waste	1 no. of OWC 60	4	1
4	Rain Water Harvesting and Storm water management (Recharge pits & Tanks)	7 nos. of the recharge pits. (2 nos. having size 2 m x 30 m and 5 nos. having size 5 m x 10 m)	5	1
5	Fire Fighting Management	Fire fighting equipments - sprinklers, sand bucket, fire alarm, hose box, fire hydrant etc.	150	15
6	Plumbing	Maintenance	226	23
7	Energy Conservation	Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.	42	2
8	Total	-	456	45

## 52. Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

<b>Description</b>	<b>Status</b>	<b>Location</b>	<b>Storage Capacity in MT</b>	<b>Maximum Quantity of Storage at any point of time in MT</b>	<b>Consumption / Month in MT</b>	<b>Source of Supply</b>	<b>Means of transportation</b>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

## 53. Any Other Information

No Information Available

## 54. Traffic Management

<b>Nos. of the junction to the main road &amp; design of confluence:</b>	1 nos. of junction main road having width 18 m
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<b>Parking details:</b>	<b>Number and area of basement:</b>	Not applicable
	<b>Number and area of podia:</b>	Not applicable
	<b>Total Parking area:</b>	28,163 m <sup>2</sup>
	<b>Area per car:</b>	37.5 m <sup>2</sup>
	<b>Area per car:</b>	37.5 m <sup>2</sup>
	<b>Number of 2-Wheelers as approved by competent authority:</b>	Not applicable
	<b>Number of 4-Wheelers as approved by competent authority:</b>	739 nos.
	<b>Public Transport:</b>	Bus facility - 12 nos.
	<b>Width of all Internal roads (m):</b>	9 m

SEIAA-MINUTES-0000001849

	<b>CRZ/ RRZ clearance obtain, if any:</b>	Not applicable
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	Not applicable
	<b>Category as per schedule of EIA Notification sheet</b>	8(a) B2 category
	<b>Court cases pending if any</b>	Not applicable
	<b>Other Relevant Informations</b>	We have received the Environment Clearance from Govt. of Maharashtra having file No. 21-7/2006-IA.III dated 16.10.2006.  We are now applying for the amendment in the above mentioned project. Earlier 5,578 m2 considered as non-FSI area is now counted in FSI area.
	<b>Have you previously submitted Application online on MOEF Website</b>	No
	<b>Date of online submission</b>	-
<b>Brief information of the project by SEAC</b>		

SEIAA-MINUTES-0000001849

PP Mr. Domnic Romel was present during the meeting along with environmental consultant M/S. Mahabal Enviro Engineers Pvt. Ltd.,

The project was previously considered in 85<sup>th</sup> & 88<sup>th</sup> SEAC II meeting held on 18-19th January & 12<sup>th</sup> February 2019 & was deferred with observation that, the construction of Building I is complete in all respects as per earlier sanctioned plans and EC. However the area utilization in Building II is different than what was sanctioned in EC (change of use) and hence to submit the detail explanatory note. Compliance/Representation submitted by the PP vide letter dated 2<sup>nd</sup> march 2019 was taken on record

PP stated that, the profile regarding construction is as per accorded EC. PP further stated that they have received EC for plot area of 17,326 m<sup>2</sup>, total built-up area 32,660 m<sup>2</sup> which is FSI area only. Non-FSI area 51,250 m<sup>2</sup> was already there in submitted proposal to MoEF it but not mentioned in EC. Now part of the non-FSI area in Building-II is counted towards FSI/Fungible FSI, as per D.C. regulations modified on 6.01.2012 & Balconies all around the IT Offices on 10 Floors aggregating to 3,453 m<sup>2</sup> which were earlier non-FSI area as well as Refuge area 2,125 m<sup>2</sup> which is excess to now permissible 4% Refuge area counted in FSI area due to change in DCR. Therefore, FSI area becomes 38,238 m<sup>2</sup>, non-FSI area 48,855 m<sup>2</sup>.


PP stated that, because of change in refugee floor area there is increase in population & accordingly STP capacity increases from 160m<sup>3</sup>/day to 230m<sup>3</sup>/day but this capacity is already in place. Therefore it is found that there is no need to appraise the proposal again. The above facts are brought to the notice of the SEIAA for further needful.

### DECISION OF SEAC

The above facts are brought to the notice of the SEIAA for further needful.

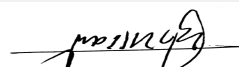
Specific Conditions by SEAC:

### SEIAA DECISION

  
Shri. Anil Diggikar (Member  
Secretary SEIAA)

SEIAA Meeting No: 165 Meeting Date: April 26,  
2019 ( SEIAA-STATEMENT-0000001729 )  
SEIAA-MINUTES-0000001849

Page 13  
of 14

  
Shri Mukund Athawale  
(Chairman SEIAA)

SEAC-II minutes in the matter are as below-

“The project was previously considered in 85<sup>th</sup>& 88<sup>th</sup> SEAC II meeting held on 18-19<sup>th</sup> January & 12<sup>th</sup> February 2019. It was deferred with observation that the construction of “Building I” is complete in all respects as per the plans (sanctioned by the competent authority) and the EC. However, the area utilization in Building II is different than what was stated in EC (change of use) and hence PP is required to submit the detail explanatory note. It has been submitted by the PP vide letter dated 2<sup>nd</sup> March, 2019 and has been taken on the record.

PP has stated that, the profile regarding construction is as per the EC. PP has further stated that they have received the EC for plot area of 17,326 m<sup>2</sup>, total built-up area 32,660 m<sup>2</sup> which is FSI area only. Non-FSI area 51,250 m<sup>2</sup> was already mentioned in proposal to MoEF but, was not reflected in the EC. Now part of the non-FSI area in Building-II is counted towards FSI/Fungible FSI, on account of modifications w.e.f. 6.01.2012 in the D.C. regulations. This includes balconies all around the IT Offices on 10 Floors (aggregating to 3,453 m<sup>2</sup>) and the additional refuge area (2,125 m<sup>2</sup>) which is now permissible to the extent of 4% of the floor area. Therefore, FSI area becomes 38,238 m<sup>2</sup> and the non-FSI area 48,855 m<sup>2</sup>.

PP has stated that, the change in refugee floor area has resulted in to increase in the tenement and thus there is an increase in the population.

As such they have increased the STP capacity from 160m<sup>3</sup>/day to 230m<sup>3</sup>/day but this capacity is already in place. Therefore it is found that there is no need to appraise the proposal again.


The above facts are brought to the notice of the SEIAA for the matter of granting the EC.

**However, as the OC has already been issued to the project SEIAA feels that there is no need to grant the EC to this project.**

Specific Conditions by SEIAA:

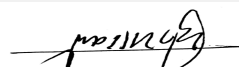
## FINAL RECOMMENDATION

Kindly find SEIAA decision above.

  
**Shri. Anil Diggikar (Member  
Secretary SEIAA)**

**SEIAA Meeting No: 165 Meeting Date: April 26,  
2019 ( SEIAA-STATEMENT-0000001729 )  
SEIAA-MINUTES-0000001849**

**Page 14  
of 14**

  
**Shri Mukund Athawale  
(Chairman SEIAA)**