

By Speed Post

No. J-12011/74/2006-IA.III (CIE)
Government of India
Ministry of Environment & Forests
(I.A. Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi-110003
Dated: September 20, 2006

To

✓
Sh. Subodh Runwal
M/s Dhruva Wollen Mills Pvt. Ltd.
Runwal Chamber,
1st Road, Chembur
Mumbai - 400071

**Subject: Environmental Clearance for the Residential cum Commercial Complex,
'Runwal Garden City' at Opp. Colour Chem, Balkum, Thane
(Maharashtra).**

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above said project under the EIA Notification 1994 as amended on July 2004. The proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP, Public Hearing proceedings and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its meetings held on 5th May 2006 and 7th July 2006.

2. The project proponent is setting up a residential-cum-commercial complex at Survey Nos. 43, H.No. 2,3,4A, 4B, 4C and 4D, S.No. 44, H.No. 1,2A and 2B, S.No. 45, H.No. 1A, 1B and 2 to 8, S.No. 46, H.No. 1 to 17A, S.No.47, H.No. 2 to 5 and 7, S.No. 49, H.No. 3 to 6 and 9, S.No. 50, H.No. 1&2, S.No. 51, H.No. 1 to 15, S.No. 52, H.No. 1 to 3, S.No. 53, H.No. 1 to 3 S.No. 54 H.No. 1 to 4, 5A to 6, 5B, 5C, 5G, 5D and 8A, S.No. 55 H.No. 1A, 1B and 2, S.No. 56, H.No.1 to 6 at Village Balkum Thane, Maharashtra. The proposal involves construction of 1185 flats (633 in plot B and 552 in plot C). The net area of the plot is 90588 m². Out of net plot area, the total R.G. area is 2972 m². The built up area is indicated to be 78,694 m². The domestic fresh water requirement is 600 m³/day and 363 m³/day treated sewage will be recycled and used for toilet flushing, horticulture and for general cleaning. The total wastewater discharge from STP will be 669 m³/day. The estimated cost of the project is Rs. 96.10 cr.

3. The EIA report submitted along with the application predicts negligible impacts with regard to Ambient Air Quality, Noise, Water Quality. There will be negligible impact on Topography and Geology. The EIA report has predicted negligible impact on traffic during both the construction as well as the operation phase. Land use and Aesthetics will have permanent positive impact.

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

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- ii) Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- ii) A First Aid Room will be provided in the project both during construction and operation of the project.
- iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- vi) Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and disposed off taking the necessary precautions for general safety and health aspects.
- vii) Use of diesel generator sets during construction phase should be enclosed type and should conform to E(P)A Rules prescribed for air and noise emission standards.
- viii) Vehicles hired for bringing construction material at site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peaking hours.
- ix) 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.
- x) Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xi) Regular supervision of the above and other measures should be in place all through the construction phase so as to avoid disturbance to the surroundings.

II. Operation Phase

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

- i) Adequate mitigation measures including elevated mist sprinklers would be installed during construction phase.
- ii) The provision for parking has been enhanced to 838 (4-wheelers) +285 (2-wheelers) along with bus alighting/boarding bays.
- iii) Treated effluent discharge into municipal sewers or nallah must be minimized and necessary permission should be obtained from BMC or the SPCB, as the case may be.
- iv) In the STP, formation of odorous H₂S should be prevented by proper control. For this purpose, monitoring should be adopted.
- v) The wastewater should be treated in the STP upto tertiary level and after treatment reused for flushing of toilets and gardening. Discharge of treated sewage shall conform to the norms & standards of the Maharashtra State Pollution Control Board.
- vi) The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. Wet garbage should be disposed by the vermiculture method.
- vii) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.
- viii) Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a setting tank before its utilization for rainwater harvesting.
- ix) Diesel generator sets proposed as back up power for lifts and common area illumination should be of enclosed type and conform to E(P)A Rules prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be raised to 4 meters above the rooftop.
- x) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- xi) Incremental pollution loads on the ambient air quality; noise and water quality should be periodically monitored after commissioning of the project.
- xii) Adequate measure should be taken to avoid any traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Vehicles coming to the premises for loading and unloading of commercial goods shall follow local prevailing rules specified by the local authority.

xiii) Adequate provision for vehicle parking including earmarked parking space for cars, two-wheelers, etc. within the plot should be made.

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

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

PART – B. GENERAL CONDITIONS

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

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

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

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

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

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

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Forest Department, Civil Aviation Department (if required), CRZ Regulations etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, from whom suggestion/representation were received at the time of public hearing.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 1994 including the amendments.



(K.C.RATHORE)
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Copy to: -

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

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