

**Item no. 19**

**Proposal No.:-** SIA/MH/INFRA2/411868/2022

**Type of Project:** EC

**Subject-** Environment Clearance for Proposed SRA scheme on plot bearing C.T.S No. 87/D(Pt) of Village: Bhandup (W), Taluka: Kurla, Mumbai by M/s.Marathon Nextgen Realty Ltd.

**Project Details-**

PP submitted the application for environmental clearance to their proposed Slum Rehabilitation Scheme project having total plot area of 4147.00 Sq. Mtrs, Total construction area of 32313.44 Sq. Mtrs. and FSI area of 20363.78 Sq. Mtrs. PP proposes to construct Rehab building & Sale building with 3 nos. of wings having maximum height of 68.30 Mtrs. as mentioned at Sr.no. 20 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Ultra-Tech. The details of project are as mentioned below:

N o.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/411868/2022	
2	Name of Project	Proposed Slum Rehabilitation (SR) Scheme on plot bearing C.T.S No. 87/D (Pt) of Village: Bhandup (West), Taluka: Kurla, Mumbai: 400078. Maharashtra	
3	Project category	8 (a)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr: Urvesh Mehta [Sr. V. P. (Projects)] <b>M/s. Marathon Nextgen Realty Limited</b>
		Regd. Office address	702, Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai.
		Contact number	9820614441
		e-mail	<a href="mailto:urvesh.mehta@marathonrealty.com">urvesh.mehta@marathonrealty.com</a>
6	Consultant	<b>ULTRA TECH</b> Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 <sup>th</sup> March 2023	
7	Applied for	New	
8	Location of the project	Plot Bearing C.T.S No. 87/D (Pt) of Village: Bhandup (West), Taluka: Kurla, Mumbai: 400078	
9	Latitude and Longitude	Latitude: 19° 9'40.85"N; Longitude: 72°55'53.71"E	
10	Plot Area (sq.m.)	4147.00 Sq. mt.	
11	Deductions (sq.m.)	1415.00 Sq. mt.	
12	Net Plot area (sq.m.)	2732.00 Sq. mt.	
13	Ground coverage (m <sup>2</sup> ) & %	1915.68 Sq. mt. (70%)	
14	FSI Area (sq.m.)	20363.78 Sq. mt.	
15	Non-FSI (sq.m.)	11949.66 Sq. mt	
16	Proposed built-up area (FSI	32313.44 Sq. mt.	

  
Member Secretary

  
Chairman

Minutes of 258<sup>th</sup> Day – 2 (Part B) meeting of SEIAA held on 06<sup>th</sup> April, 2023

	+ Non FSI) (sq.m.)						
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date			Received Letter of Intent (LOI) from SRA dt. 15.05.2021 for total construction built up area 32313.44 Sq.mt. Received Intimation of Approval (IOA) from SRA dt. 30.12.2021 for total construction Built-up Area 32313.44 Sq. mt.			
18	Earlier EC details with Total Construction area, if any.			Not Applicable			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Not Applicable			
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	--	--	--	<b>Rehabilitation Building:</b>	Basement + Ground + 1 <sup>st</sup> to 20 <sup>th</sup> Floors	62.35 mt.	--
	--	--	--	<b>Sale Building (Wing A, B and C):</b>	Basement + Ground + 1 <sup>st</sup> to 22 <sup>nd</sup> Upper Floors	68.30 mt.	--
21	No. of Tenements & Shops			<b>Rehabilitation:</b> Rehab flats: 177 Nos. Sale flats: 10 Nos. Retail shops Balwadi: 1 No. Welfare Center: 1 No. Society Office: 1 No. Community Hall: 1 No. Women Entrepreneurship: 1 No. <b>Sale:</b> Flats: 473 nos. Retail shops			
22	Total Population			2198 numbers of person			
23	Total Water Requirements CMD			275 CMD			
24	Under Ground Tank (UGT) location			Basement			
25	Source of water			M.C.G.M.			
26	STP Capacity & Technology			<b>Rehabilitation building:</b> One STP of capacity 107 KL <b>Sale building:</b> One of STP of capacity 165 KL <b>Technology:</b> Moving Bed Bio Reactor (MBBR)			
27	STP Location			Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line			<ul style="list-style-type: none"> <li>• Sewage Generation: 237 CMD</li> <li>• % of treated sewage discharge in sewer line: 35 %</li> </ul>			

  
Member Secretary

  
Chairman

29	Solid Waste Management during Construction Phase	<b>type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	7	Segregation of solid waste into biodegradable and non-biodegradable and hand over to authorized recyclers
		Wet waste	5	
		Construction waste	--	Part reuse on site and disposal of remaining waste to Authorized recyclers
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	551	To Authorized recyclers
		Wet waste	367	Treatment of biodegradable waste in Organic Waste Converters Capacity: Rehab building: 150 kg/day Sale building: 250 kg/day
		E-Waste	--	--
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m.	RG required: 218.56 Sq. mt. Paved RG on ground: 62.82 sq.mt. Balance RG on ground: 218.56 sq.mt. <b>Total RG: 281.38 Sq. mt.</b>		
		Existing trees on plot: 8 nos.		
		Number of trees to be planted: a) In RG area: 34 nos. b) In Miyawaki Plantation (with area): Not proposed		
		Number of trees to be cut: 3		
		Number of trees to be transplanted: 4		
33	Power requirement	During Operation Phase: Connected load (KW): 2233 KW Maximum demand (KW): 998 KW		
34	Energy Efficiency	a) Total Energy saving (%): 21.92 % b) Solar energy (%): 5.08 %		
35	D.G. set capacity	2 DG sets of capacity 350 kVA & 1010 kVA		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 118 Nos. 2-Wheeler: 27 Nos. Provision of 25 % E-charging facilities.		
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of Rain water harvesting tanks of total capacity 75 KL		
38	Project Cost in (Cr.)	Rs. 64.11 Cr		
39	EMP Cost	<b>Construction Phase:</b> Rs. 107.42 Lacs <b>Operation Phase:</b> Capital cost: Rs.710.85 Lacs Operational and Maintenance cost: Rs. 63.44 Lacs/annum		

  
Member Secretary

  
Chairman

40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

**SEAC Deliberation –**

PP informed that the project is Slum Rehabilitation project under the jurisdiction of Municipal Corporation of Greater Mumbai (MCGM) & planning authority is Slum Rehabilitation Authority (SRA). PP also informed that the project site is in Residential Zone as per DP remarks received from M.C.G.M. PP further informed that there were existing slums on site which has been demolished as per approval received from planning authority.

PP submitted that the project was received first Letter of Intent (LOI) on 05.05.2021 & IOA dt. 20.05.2021 and dt.30.12.2021 from SRA for built – up area of 32313.44 Sq.Mtrs. PP also submitted that they had completed construction of part plinth of rehab building as per CC received from SRA. PP further submitted that as the project is SRA project & construction of 164.44 Sq.Mtrs. of Rehab building is completed, which is less than 20,000 Sq.Mtrs., therefore requested committee to consider the proposal as per circular dated 21/04/2015 of Environment Department.

Committee noted that as mentioned in circular dated 21.04.2015 of Environment Department, proposed construction projects wherein Project proponent has undertaken total construction below 20,000 Sq. Mtrs. may not be considered as violation of EIA notification, 2006. Committee also noted that the project is SRA project & PP completed construction of 164.44 Sq.Mtrs. of Rehab building is completed, which is below 20.000 Sq. Mtrs. as mentioned in circular dated 21.04.2015. Therefore, Committee decided to appraise the project.

The project proposal was discussed on the basis of presentation made and documents submitted by the proponent along with environmental consultant Ultra Tech. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8(a) B2 category of EIA Notification, 2006. Consolidated Statements, Form- 1,1A, presentation & plans submitted are taken on the record.

**During discussion following points emerged:**

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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2.PP to submit following updated NOCs & remarks:

a) Water NOC; b) Sewer Connection.

  
Member Secretary

  
Chairman

3.Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.

4.PP to relocate UGTs such that top of the UGTs are flush to the ground level.

5.PP to restrict only fire tender movement on paved RG area in case of emergency only.

6.PP to maintain minimum 1.5 Mtr. distance between STP & Substation.

7.PP to submit details of compensatory plantation & include the cost of same in EMP.

8.PP to provide portable STP for workers during construction phase.

9.PP to submit Architect certificate mentioning that they have constructed only part of rehab building.

**Recommendations of SEAC-**

In view of above discussion and subject to compliance of above points the proposal is recommended to SEIAA for grant of Environmental Clearance.

**Deliberation in SEIAA-**

Proposal is a new construction project. Proposal is recommended by SEAC-2 in its 195<sup>th</sup> meeting for grant of Environment Clearance for total plot area of 4147.00 Sq. Mtrs, Total construction area of 32313.44 Sq. Mtrs. and FSI area of 20363.78 Sq. Mtrs.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 03.04.2023.

SEIAA after deliberation decided to grant EC for – FSI – 20363.78 m2, Non FSI- 11949.66 m2, Total BUA- 32313.44 m2. (Plan approval No.S-PVT/0143/20271213/AP/C, dated-30.12.2021)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following 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 – 20363.78 m2, Non FSI- 11949.66 m2, Total BUA- 32313.44 m2. (Plan approval No.S-PVT/0143/20271213/AP/C, dated-30.12.2021)

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.

  
Member Secretary

  
Chairman