

**Government of Maharashtra**

SEAC-2013/CR-73/TC-1  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 11<sup>th</sup> December, 2014

To,  
M/s Chalet Hotels Pvt Ltd  
at village Marol, Mumbai.

**Subject: Environment clearance for proposed construction of Residential Star Category Hotel Building and an Ancillary building on land bearing CTS No. 1483, 1491, 1495, 1496A, 1496B, 1503/4 & 1500D (New CTS No. 1483/A (part), 1483/C & 1483/D) at village Marol, Mumbai by M/s Chalet Hotels Pvt Ltd**

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-II, Maharashtra in its 29<sup>th</sup> meeting and 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 77<sup>th</sup> meeting.

2. It is noted that the proposal is for grant of Environment Clearance for proposed construction of Residential Star Category Hotel Building and an Ancillary building on land bearing CTS No. 1483, 1491, 1495, 1496A, 1496B, 1503/4 & 1500D (New CTS No. 1483/A (part), 1483/C & 1483/D) at village Marol, Mumbai. SEAC-II considered the project under screening category 8(b) B1 as per EIA Notification 2006.

**Brief Information of the project submitted by Project Proponent is as-**

Name of the Project	Proposed expansion of Residential Star Category Hotel Project on Plot bearing CTS No. 1483/ A (part) 1483 C & 1483 D of Village Marol, Mumbai.
Project Proponent	Name: Mr. Ramesh Valecha, Executive Director M/s Chalet Hotels Pvt Ltd
Consultant	Name- Mr. H.K. Desai M/s. Enviro Analysts & Engineers Pvt. Ltd.
Type of Project:	Hotel Building
Location of the project	CTS No. 1483/ A (part) 1483 C & 1483 D of Village Marol, Mumbai
Whether in Corporation/ municipal/other area	Municipal Corporation of Greater Mumbai
Applicability of the DCR	MCGM, DCR 1991

Note on the initiated work (if applicable)	Work is being carried out as per the EC u/r no.21-281/2007-IA.III dated-23rd August 2007 and extension of validity of EC dated 26 <sup>th</sup> June 2013.						
Total plot area (Sq.M.) Deductions Net Plot Area	Total Plot Area : 58,899.0 sq.mts Less Area of Road set back : 804.50 sq.mts ----- Net Area Plot size : 58,094.50 Sq. mts Plot Area for Hotel : 29,047.25 Plot Area for private R.G : 29,047.25 sq.mts.						
Permissible FSI	3.3						
Proposed Built Up Area(FSI & Non FSI)	Total FSI Area- 80,367.00 Sq.M. Total Non FSI Area-66,329.0 Sq.M. Total Construction Area-1,46,696.0 Sq.M.						
Ground Coverage Area	(45.69%)						
Estimated Cost of the project	Land cost : Rs. 4,421.0 Lacs Construction Cost : Rs. 64,763.0 Lacs Other Cost : Rs. 22,496.0 Lac Total Cost of Project : 91,680.0 Lacs						
Number of Buildings & configuration(s)	The Hotel Building consists of 2 Basements + Ground + 1st Floor with 2 Wings (Wing A and Wing B) above it. Wing A (Business Centre/Administration and Hotel Offices): 2nd floor to 9th Floor. Wing B (Hospitality): 2nd Floor to 10th Floors. 1st floor of Wing B also includes Service Floor. Parking facility and Services are proposed in the Basement.						
Number of bays in hospitality. Offices and shops in the hotel Offices, business center and administration buildings.	<u>Hospitality : 640 Bays and 602 Keys</u> FSI Built Up Area :44,156.0 Sq. mts Total Construction Built Up Area: 62,691.0 Sq.mts <u>Hotel Offices :</u> FSI Built Up Area : 10,964.0 sq. mts Total Construction Built Up Area: 1,4,486.0 sq. mts <u>Business Centre/Administration :</u> FSI Built Up Area : 25,247.0 sq. mts Total Construction Built Up Area: 29,149.0 sq. mts						
Number of expected residents/users	Total -10,868 Nos. (100% occupancy + floating population) Hotel Offices and Business Centre / Administration -7,248 nos. Hospitality building- 3,620 Nos						
Tenant density per hectare	NA						
Height of Building(s)	<table border="1"> <thead> <tr> <th>Hotel Buildings</th> <th>Height in mts</th> </tr> </thead> <tbody> <tr> <td>Wing A</td> <td>40.65mts</td> </tr> <tr> <td>Wing B</td> <td>41.77 mts</td> </tr> </tbody> </table>	Hotel Buildings	Height in mts	Wing A	40.65mts	Wing B	41.77 mts
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Wing A	40.65mts						
Wing B	41.77 mts						
Right of way	21.0 Mts wide right of way off 27.50 Mts wide Municipal Road.						
Turning radius	More than 6.00 m radius						
Existing Structure(s)	NA						

Details of the demolition with disposal (If applicable)	There is no demolition work						
Total Water Requirement	<p>Dry Season:</p> <p>Fresh water (CMD) &amp; source: 779.0 KLD by MCGM  Recycled water (CMD): 827.0 KLD (From STP)  Total Water Requirement (CMD): 1,606 KLD  Swimming pool make up (Cum): 06 KLD  Fire fighting (Cum) for hotel building: UG Tanks = 250 KLD, OH Tanks = 30 KLD  Fire fighting (KLD) for administrative and Offices building: UG Tanks = 200.0 KLD, OH Tanks = 30.0 KLD</p> <p>Wet Season:</p> <p>Fresh Water (CMD) &amp; Source: 279.0 KLD by MCGM  Recycled Water (CMD): 827.0 KLD (From STP)  Total Water Requirement (CMD): 1,106.0 KLD ( Including water from RWH Tank )  Swimming pool make up (CMD): 06 KLD  Fire fighting (KLD) for administrative and Offices building: UG Tanks = 200 KLD, OH Tanks = 30 KLD</p>						
Rain Water Harvesting (RWH)	<p>Level of the ground water table – 4.5m  Size and no of RWH tank(s) and quantity: 4 nos. tanks of 500 cum combined capacity  Location of the RWH tanks(s): Lower Basement (B-2 )  Size, no. of recharge pits and quantity: 15 ring wells with 6m dia and 6.5m depth will be provided.  Total rain water harvested: 45000 m<sup>3</sup> annually  Budgetary allocation (capital cost and O&amp;M cost)  Capital cost:204 Rs. Lakhs  O &amp; M Cost :6.8 Rs. lakhs</p>						
UGT tanks	Location(s) of the UGT tank(s)- B2 (Lower Basement)						
Strom water drainage	<p>Natural water drainage pattern  Quantity of storm water:</p> <table border="1"> <tr> <td>Total Actual Discharge</td> <td>192 LPS</td> </tr> <tr> <td>Total Design Discharge</td> <td>192 LPS</td> </tr> <tr> <td>Existing Storm Water Discharge</td> <td></td> </tr> </table> <p>Since Internal Storm Water Discharge is less than Existing Strom Water Discharge, thus Sizes of the proposed drain is sufficient</p> <p>Size of SWD: 450mm wide drain channel with slope 1:300</p>	Total Actual Discharge	192 LPS	Total Design Discharge	192 LPS	Existing Storm Water Discharge	
Total Actual Discharge	192 LPS						
Total Design Discharge	192 LPS						
Existing Storm Water Discharge							
Sewage & Waste Water	<p>Sewage generation: 871.0 m<sup>3</sup>/day  STP Technology:  Capacity of STP: Total Capacity 900.0 KLD  Location of the STP- Lower Basement</p> <p>DG Sets (during emergency):  <u>Back Up Power :</u>  DG Sets -100% backup during operation phase:  For Hospitality - 2 Nos. of 2000 KVA each</p>						

	<p>For Business Centre/Administration – 2 Nos. 1500 KVA each For Hotel Offices - 2 Nos. of 500 KVA each Fuel: Diesel</p> <p>Budgetary allocation (capacity cost and O&amp;M cost): Capital cost :100 Rs. lakhs O &amp; M Cost : 18 Rs. lakhs</p>
Solid Waste Management	<p>Waste generation in the Pre-Construction and Construction phase Waste generation- Quantity of the top soil is been preserved Bricks, concrete debris, floor tiles, wood, steel material, plastic sheets, tins, etc. will be segregated and recyclable materials will be handed over to authorized vendors. Waste generation in the operation phase: 2,796kg/day Dry waste (Kg/day): 996.0 kg/Day Wet waste (Kg/day): 1800.0 Kg/Day Garden waste: 86 kg/day E-waste (Kg/month): NA Hazardous waste (Kg/month):NA Biomedical waste (Kg/month) (if applicable): NA STP sludge: 150 kg/day Mode of Disposal of Waste: Dry waste: Will be handed over to MCGM for recycling Wet Waste: Will be processed in the OWC for manure for landscaping/ gardening E-Waste: NA Hazardous Waste: NA Biomedical Waste: NA STP Sludge (Dry Sludge): Use as manure/ as replacement for saw dust in OWC. Area Requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Located on B1 (Upper Basement)</p> <p>Budgetary allocation (capital cost and O&amp;M cost) Capital Cost:30.86. Rs. lakhs O &amp; M Cost : 7.2. Rs. lakhs</p>
Green Belt Development	<p>R.G area provided = 10,354.0 sq.m (6,154.0 sqm at ground level &amp; 4,200.0 sqm on podium level) Required No. of tress to be planted = 1556 Nos.</p> <p>Plantations: There are about 128 nos. of trees that are existing on the site after having cut 9 Nos. of trees and relocating 8 Nos. We have recently planted 518 Nos of trees totaling 654 trees that are on site today. We have to plant a balance of about 900 Nos of trees for which we will comply before we receive garden occupation from the authority. Capital Cost: About Rs.1.04 Crore O &amp; M Cost: About Rs. 2.5 lakhs Per Month</p>

Energy	<p>Power Supply:</p> <p>Construction Phase –</p> <p>Total Electrical Power required during the Construction phase is estimated as follows:</p> <p>Connected Load : 500 KW  Demand Load : 300 KW  Source: Tata Power  DG Back-up not provided for construction Phase.</p> <p>Operation Phase –</p> <p>Total max electrical demand load for Hotel – 3218 KW / 3387 KVA  For Hotel Offices- 508 KW / 534 KVA  For Business centre/administration – 1014 KW / 1067 KVA  Source: Tata Power</p> <p>Back Up Power :</p> <p>DG Sets -100% backup during operation phase:  For Hospitality - 2 Nos. of 2000KVA each  For Business Centre/Administration: 2 Nos. 1500 KVA each  For Hotel Offices: 2 Nos. of 500 KVA each  Fuel: Diesel</p> <p><b>ENERGY CONSERVATION MEASURES:</b></p> <p>Energy efficient fluorescent tube lights &amp; CFL lamps which give approx. 30% more light output for the same watts consumed and therefore require less no of fixtures and corresponding lower point wiring costs and saving in energy.</p> <p>All fluorescent light fixtures will be specified to incorporate electronic chokes, which have less watt-loss, compared to electromagnetic chokes, Harmonics filter to mitigate the harmonics and result in superior operating power factor. Electronic chokes also improve the life of the fluorescent lamps.</p> <p>Bus bars in all distribution panels are specified as copper bus bars to reduce losses and improve reliability.</p> <p>Copper conductor cables will be used, this will reduce losses and improve reliability.</p> <p>All cables will be de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability.</p> <p>Variable frequency drives will be incorporated on motor feeders, which will save considerable energy.</p> <p>Power factor of the complete infrastructure electrical system will be maintained close to unity. This will reduce electrical power distribution losses in the installation.</p> <p>An APFC relay based on thyristor switching will be proposed to effect the power factor correction / improvement within a few cycles of deviation from the setting &amp; also to reduce inrush currents.</p> <p>Solar operated standalone pole lights will be proposed to power pathway lights at some strategic locations.</p> <p>Presence sensors &amp; daylight sensors will be provided where ever feasible.</p> <p>Details calculations &amp; % of saving:</p> <p>Power Consumption summary</p>
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Sr. no	Description	Area	connected load	Max. Demand Load	Operational hours/day	Annual Load Factor	Annual Power Consumption																								
		Sq. M.	KW	KW			KWh/sq.mtrs/yr.																								
1	Office Block	29149	1491	1193	12	0.4	72																								
2	Retail	14486	667	510	12	0.4	62																								
3	Hotel	62691	8228	3218	24	0.5	225																								
4	Common Parking Area	73180	Included in Sr. 1, 2, 3																												
	Grand Total	143505	10386	4921			359																								
<p>Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form) – NA  Compliance to ECBC GUIDELINES table inserted as</p> <p>Type of fuel used: HSD (HIGH SPEED DIESEL)</p>																															
Environmental Management plan Budgetary Allocation	<p>Construction phase(with Break – up) –  Capital cost: Refer Table below  O &amp; M cost (please ensure manpower and other details): Refer Table below  Operation Phase (with Break-up)-  Capital cost: Refer Table below  O &amp; M cost (please ensure manpower and other details):  Refer Table below</p> <table border="1"> <thead> <tr> <th colspan="3">DURING OPERATION PHASE</th> </tr> <tr> <th>Environment Protection Measures</th> <th>Capital Cost (Rs.)</th> <th>Operating Cost (Rs.)</th> </tr> </thead> <tbody> <tr> <td>STP</td> <td>100.00 Lac</td> <td>18.00 Lac</td> </tr> <tr> <td>SWM (Composting)</td> <td>30.86 Lac</td> <td>7.200 Lac</td> </tr> <tr> <td>Rain Water Harvesting</td> <td>204.0 Lac</td> <td>6.80 Lac</td> </tr> <tr> <td>Landscaping</td> <td>104.00 Lac</td> <td>2.50 Lac</td> </tr> <tr> <td>Monitoring</td> <td>1.00 Lac</td> <td>--</td> </tr> <tr> <td>Total</td> <td>439.86 Lac</td> <td>34.50 Lac</td> </tr> </tbody> </table>							DURING OPERATION PHASE			Environment Protection Measures	Capital Cost (Rs.)	Operating Cost (Rs.)	STP	100.00 Lac	18.00 Lac	SWM (Composting)	30.86 Lac	7.200 Lac	Rain Water Harvesting	204.0 Lac	6.80 Lac	Landscaping	104.00 Lac	2.50 Lac	Monitoring	1.00 Lac	--	Total	439.86 Lac	34.50 Lac
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Traffic Management	<p>Nos. of the junction to the main road &amp; design of confluence:  Entries &amp; Exits: Vehicular Entries &amp; Exits at multiple locations.  Roads: 21.0 mts of Right of Way, 27.0 mts and 18.30 mts wide D.P. Road.</p>																														

	<p><b>Parking Details:</b>  Number and area of Basement: 2 Nos. <span style="float: right;">Area:</span>  51,880.0 Sq. Mts  Required Car Parks = 1,473 Nos.+125 Nos.  Provided Car Parks = 1598 Nos. + 6 Heavy Vehicles = 1604 Nos.</p> <p>Upper Basement (B1) = 655 Nos. + 6 Heavy Vehicles  Lower Basement (B2) = 815 Nos.  Surface Car Parking = 128 Nos.</p>
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The Authority also noted that following changes in the proposed expansion with reference to earlier EC accorded to the project:

Sr. No	Particulars	Previous EC dated 26 <sup>th</sup> June 2013	Expansion now proposed
1.	Plot Area	Area of Sub Plot 'B' : 58,899.0 Sq. Mts (Excluding Sub Plot 'A' in C-2 Zone) Less Area Road set back : 804.50 Sq. Mts. <hr/> Net Area Plot size : 58,094.50 Sq. Mts Plot Area for Hotel : 29,047.25 Sq. Mts. Area of R.G not to be acquired : 29,047.25 Sq. Mts	
2.	Type of Building	<i>HOTEL BUILDING</i>	<i>HOTEL BUILDING</i>
		Wings 'A' with 3 Upper Floors and Wing 'B' with 9 Upper Floors over 2 Basements + Ground + 1 level Podium.	Wing 'A' with 8 Upper Floors and Wing 'B' with 9 Upper Floors (unchanged) over 2 Basements + Ground + 1 level Podium.
		Guest Rooms + Ancillary Users (Administration Office / Business Centre etc) for the Hotel.	
Sr. No	Particulars	Previous EC dated 26 <sup>th</sup> June 2013	Expansion now proposed
3.	Permissible FSI	3.5	3.5
4.	Permissible Built Up Area (FSI)	88,594.0 Sq. Mts.	88,594.0 Sq. Mts.
5.	Proposed Built Up Area (FSI)	63,529.25 Sq. Mts. (FSI 2.5)	80,500.00 Sq. Mts. (FSI 3.3)
6.	Construction Area	1,22,499.0 Sq. Mts.	1,46,696.0 Sq. Mts.
7.	No. of Car Parks	1,612	1598 Nos. + 6 Heavy Vehicles = 1604 Nos.

8.	Water Requirement	1,545.0 M <sup>3</sup> /day	1,606 .0 M3/day
9.	STP Proposed	900.0 M <sup>3</sup> /day	900.0 M <sup>3</sup> /day
10.	Total Solid Waste Generation (Dry + Wet)	2,823 Kgs/day	2,823 Kgs /day
11.	No of Guests Rooms	640 Bays and 602 Keys	640ys and 602 Keys

3. The proposal has been considered by SEIAA in its 77<sup>th</sup> 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 :

**General Conditions for Pre- construction phase:-**

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. 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.
- (ii) 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.
- (iii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (iv) 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. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (v) "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.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.



### General Conditions for Construction Phase-

- (i) 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.
- (ii) 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.
- (iii) 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.
- (iv) 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.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) 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.
- (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) 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.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) 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.
- (xv) 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.
- (xvi) 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).

- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) 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.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) 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.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) 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.
- (xxx) 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.
- (xxxii) 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.

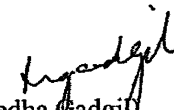
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

**General Conditions for Post- construction/operation phase-**

- (i) 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.
- (ii) 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.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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.
- (viii) 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>.
- (ix) 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 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) 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.

- (xi) 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<sub>2</sub>, NO<sub>x</sub> (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.
  - (xii) 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.
  - (xiii) The environmental statement for each financial year ending 31<sup>st</sup> 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 (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
11. This Environment Clearance is issued for proposed construction of Residential Star Category Hotel Building and an Ancillary building on land bearing CTS No. 1483, 1491, 1495, 1496A, 1496B, 1503/4 & 1500D (New CTS No. 1483/A (part), 1483/C & 1483/D) at village Marol, Mumbai by M/s Chalet Hotels Pvt Ltd

  
(Medha Gadgil)  
Additional Chief Secretary,  
Environment department &  
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
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, Municipal Corporation Greater Mumbai (MCGM)
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 16/12/15 )