



**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment**  
**Authority(SEIAA), Maharashtra)**

To,

The Partner

RAUNAK JIGNA ASSOCIATES

Laxmi Narayan Residency, Unnathi Gardens III, Opp. Ma niketan ,  
 Pokhran road no. 02, Thane west 400610 -400610

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
 under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
 in respect of project submitted to the SEIAA vide proposal number  
 SIA/MH/MIS/266431/2022 dated 06 Apr 2022. The particulars of the environmental  
 clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | <b>EC22B038MH175465</b>   |
| 2. File No.                                   | SIA/MH/MIS/266431/2022  |
| 3. Project Type                               | Expansion   |
| 4. Category                                   | B2  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                            | Application for Expansion in EC of<br>Residential and Commercial project with<br>SRA Scheme "Raunak Centrum "at Plot<br>bearing CTS No. 126 pt., Rahul Nagar 2,<br>village: Chembur, Tal: Kurla (L Ward),<br>Mumbai, Maharashtra by Raunak Jigna<br>Associates. |
| 7. Name of Company/Organization               | RAUNAK JIGNA ASSOCIATES   |
| 8. Location of Project                        | Maharashtra   |
| 9. TOR Date                                   | N/A   |

The project details along with terms and conditions are appended herewith from page  
 no 2 onwards.

Date: 10/08/2022

(e-signed)  
**Manisha Patankar Mhaikar**  
**Member Secretary**  
**SEIAA - (Maharashtra)**

*Note: A valid environmental clearance shall be one that has EC identification  
 number & E-Sign generated from PARIVESH. Please quote identification  
 number in all future correspondence.*

*This is a computer generated cover page.*



# STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/266431/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Raunak Jigna Associates,  
Plot bearing CTS No. 126 pt., Rahul Nagar 2,  
Village: Chembur, Tal: Kurla (L Ward), Mumbai.

**Subject :** Environmental Clearance for Proposed expansion in EC of Residential and Commercial project with SRA Scheme "Raunak Centrum" at Plot bearing CTS No. 126 pt., Rahul Nagar 2, Village: Chembur, Tal: Kurla (L Ward), Mumbai by M/s. Raunak Jigna Associates.

**Reference :** Application no. SIA/MH/MIS/266431/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 178<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 247<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/MIS/266431/2022
2	Name of Project	Proposal for expansion in EC of residential and commercial project with SRA Scheme at plot bearing CTS no. 126 pt., Rahul Nagar 2, Village: Chembur, Tal: Kurla (L Ward), Mumbai, Maharashtra by Raunak Jigna Associates
3	Project category	8 (a) category (B2)
4	Type of Institution	Private
5	Project Proponent	Name Shri. Rajan Bandelkar Regd. Plot no.1, Mohan Mill Compound, Office Ghodbunder Road, Thane (W) - address 400607 Contact number 022-25847000 E-mail associatesjigna@gmail.com



6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/00427	Expansion	Plot bearing CTS No. 126 pt., Rahul Nagar 2, Village: Chembur, Tal: Kurla (L. Ward), Mumbai, Maharashtra.	Latitude: 19° 03' 03.67"N Longitude: 72° 52' 43.85"E	Plot Area (sq.m.) 12,420.20 m <sup>2</sup>	Deductions (sq.m.) 2,547.65 m <sup>2</sup>	Net Plot area (sq.m.) 9,872.55 m <sup>2</sup>	Ground coverage (m <sup>2</sup> ): 5,823.53 m <sup>2</sup> Ground coverage (%): 60 % (against Net plot)	FSI Area (sq.m.) 64,322.88 m <sup>2</sup>	Non-FSI (sq.m.) 60,280.88 m <sup>2</sup>	Proposed built-up area (FSI + Non FSI) (sq.m.) 1,24,603.76 m <sup>2</sup>	17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date Plans approved from Slum Rehabilitation Authority (SRA) vide no. SRA/ENG/2655/L/STGL/AP Dated. 16.11.2021.	18	Earlier EC details with Total Construction area, if any.	19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) As per EC, we have started construction on site. Till date, we have constructed Total Area of 45,823.99 m <sup>2</sup> (FSI Area: 19,682.65 m <sup>2</sup> ) on site.	20	Previous EC / Existing Building Bldg. Name Config. Height (m) Proposed Configuration Reason for Modification / Change	Rehab - Wing A, B, C 3 Basement + Gr. + 23 Upper Floors. 69.80 Rehab A, B, C - Wing Basement + Gr. + 23 Upper Floors. 69.80 No Change
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21	No. of Tenements & Shops			Flats: 1284; Shops: 49; Amenities: 35		
	Total Population			6965 Nos.		
22	Total Water Requirements CMD			890 KLD		
23	Under Ground Tank (UGT) location			Basement-1		
24	Source of water			Municipal Corporation of Greater Mumbai (MCGM)		
25	STP Capacity & Technology			3 STPs of total 920 KLD capacity with SBR technology		
26	STP Location			Basement -2		
27	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 831 KLD % of sewage discharge in sewer line: 44 %		
28	Solid Waste Management during Construction Phase			Type Quantity (Kg/d)		
29	Dry waste			Type Quantity (Kg/d)	Local body	Wet waste 8 Local body
	Wet waste					
	Construction waste (m <sup>3</sup> )					
	As per Construction Waste Management Rules, 2016					
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Type Quantity (Kg/d)	Local Body	3 Mechanical composting machines of total capacity 2000 kg/day
	Dry waste					
	E-Waste (Ton/years)					
	STP Sludge (dry)					
			1.0	Authorized recyclers	STP sludge will be composted	
			8.0			



Sr. No.	Description	Details as per earlier EC (24.06.2021)	Proposed Amendment/Expansion	Remark
1	Plot Area (m <sup>2</sup> )	12,120.20	12,420.20	No change
2	FSI Area (m <sup>2</sup> )	57,143.15	64,322.88	FSI potential increased

The Comparative Statement showing details of project vis-à-vis earlier EC is as below:

31	R.G. Area in sq.m.	RG required – 987.25 m <sup>2</sup>	RG provided on Mother earth- 1,031.66 m <sup>2</sup>	RG provided on Podium - Nil	Total RG provided - 1,031.66 m <sup>2</sup>	Existing trees on plot: Nil	Number of trees to be planted: 373 Nos.	a) In RG area: 123 Nos. b) In Miyawaki plantation: 250 Nos. (Miyawaki Area : 50 sqm)	Number of trees to be cut: Nil	Number of trees to be transplanted: Nil	
32	Power requirement	Details: MSEDCCL Connected load (kW) 8.0 MW Demand load (kW) 5.0 MW									
33	Energy Efficiency	a) Total Energy saving (%): 21.3 % b) Solar energy (%): 07 %									
34	D.G. set capacity	Total: 2080 kVA (2 X 600, 1 X 500, 1 X 380)									
35	No. of 4-W & 2-W Parking with 25% EV	4-W Parking: 801 Nos.; Parking with EV charging Facility: 200 Nos									
36	No. & capacity of Rain water harvesting tanks /Pits	3 nos. of RWH Tanks with Total Capacity 150 KL									
37	Project Cost in (Cr.)	INR 378 Crores									
38	EMP Cost	Capital Cost: 1134 Lakhs, O&M: 138 Lakhs/yr. (Including DMP cost)									
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)									
40	Details of Court Cases/Litigations w.r.t the project and project location, if any.	No court case is pending against the project									

3	Non FSI Area (m <sup>2</sup> )	52,348.95	60,280.88	due to increase in footprint.
4	Total Const. Area (m <sup>2</sup> )	1,09,492.10	1,24,603.76	
5	Building Configuration	Rehab - Wing A, B & C: 3 Basement + Gr. + 23 Upper Floors.	Rehab - Wing A, B & C: 3 Basement + Gr. + 23 Upper Floors.	No Change in planning Const. Status: 3 Basement + Gr. + 12 Upper Floors.
		Sale - Wing D: 3 Basement + Gr. + 30 Residential + 3 Basement + Gr. + 15 Upper Floors.	Sale - Wing D: 3 Basement + Gr. + 30 Residential + 3 Basement + Gr. + 15 Upper Floors.	No Change in planning Const. Status: 3 Basement + Gr. + 15 Upper Floors.
		Sale - Wing E: 3 Basement + Gr. + 27 Commercial + 30 Residential + 3 Basement + Gr. + 15 Upper Floors.	Sale - Wing E: 3 Basement + Gr. + 30 Residential + 3 Basement + Gr. + 15 Upper Floors.	Change in planning and use i.e. Commercial to Residential (No Work Started)
6	No. of tenements (Nos.)	Flats: 945 Nos.	Flats: 1282 Nos.	Increased due to change in use of Wing E
		Shops: 49 Nos.	Shops: 49 Nos.	No Change.
		Offices: 243 Nos.	Offices: Nil.	Removed from Planning.
7	Population (Nos.)	5,767 Nos.	6,965 Nos.	
8	Water requirement (KLD)	680 KLD	890 KLD	
9	Sewage generation (KLD)	635 KLD	831 KLD	
10	STP Capacity and STP technology	Total capacity 700 KLD with SBR technology	Total capacity 920 KLD with SBR technology	Increased due to increase in nos. of flats
11	Total Solid waste generation (kg/d)	Total: 2,592 (Biodegradable Waste: 1,555)	Total: 3316 (Biodegradable Waste: 1,990)	
12	Total RG Area provided (m <sup>2</sup> )	1,031.66 m <sup>2</sup>	1,031.66 m <sup>2</sup>	No Change



13	Power requirement (MW)	Demand load: 4 MW	Demand load: 5 MW	Increased due to increase in area
14	RWH Tank Capacity (KL)	2 RWH tank with 100 KL	3 RWH tank with 150 KL	Capacity increased
15	Parking (Nos)	Four-Wheeler: 670 Nos.	Four-Wheeler: 801 Nos.	Increased and provided as per DCR
16	Project Cost	Rs. 220 Cr.	Rs. 378 Cr.	Increased by Rs. 158 Cr.

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SEAC-2014/CR-08/TC-1, dated: 04.09.2014 and subsequent Amendment/ Expansion in EC vide letter No. SIA/MH/MIS/188895/2020, dated: 24.06.2021 for the plot area of 12,420.20 Sq. Mtrs, total construction area of 1,09,492.10 Sq. Mtrs and FSI area of 57,143.15 Sq. Mtrs. Proposal has been considered by SEIAA in its 247<sup>th</sup> (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

#### Specific Conditions-

#### A. SEAC Conditions-

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

2. PP to obtain following revised NOCs as per amended planning:

a) CFO NOC; b) Tree NOC; c) Civil Aviation NOC.

3. PP to submit detail calculations of 150 KLD excess water, which is shown for park reservation in water balance chart.

4. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

5. PP to submit details of trees to be planted in proposed Miyawaki with in the project site & include the cost of same in EMP.

6. PP to provide air purification system in addition to basement ventilation plan & include the cost of same in EMP.

7. PP to provide portable STP for workers during construction phase. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures. Accordingly, revise EMP of Construction & Operation phase.

#### B. SEIAA 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 - 64,322.88 m<sup>2</sup>, Non FSI- 60,280.88 m<sup>2</sup>, Total BUA- 124603.76 m<sup>2</sup>. (Plan approval No., SRA/ENG/2655/L/STGL/AP, Dated. 16.11.2021).

#### **General Conditions:**

#### **a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. 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.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling 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.
- XIII. 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.



- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. 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 by a separate environment cell /designated person.
- B) Operation phase:-**
- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized Vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt



- development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- 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. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. 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.
- XI. 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 [parivesh.nic.in](mailto:parivesh.nic.in)
- XII. 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.
- XIII. 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.
- XIV. 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.

### C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.



II. If applicable 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.

III. 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.

IV. 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.

V. 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.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. 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.

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. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environment Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. 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.

9. Any appeal against this Environment 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.

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MOEF & CC, IA-Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MOEF & CC, Nagpur
5. District Collector, Mumbai Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Manisha Patankar-Mhaiskar  
(Member Secretary, SEIAA)

*M. Patankar*  
21/8/2022



