भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FORESTS
& CLIMATE CHANGE

Regional Office (WCZ)
Ground Floor, East Wing
New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-mef@gov.in

F.No:EC-271/RON/2017-NGP/

Date:10/04/2017

To,

Scientist 'D'
Member Secretary
IA Division (Infra-2)
Ministry of Environment, Forest & Climate Change
Indira Paryavaran Bhawan,
Aliganj, Jorbagh Road,
New Delhi-110003

Sub: Environmental clearance for the proposed IT Building on plot bearing CTS No. 112, 115 of village Tungwa & CTS No. 86 & 87 of village Paspoli, Saki Vihar Road, Powai, Taluka Kurla, Mumbai, Maharashtra of M/s. Larsen & Toubro ltd.

Ref:

1. SEIAA, Maharashtra letter no. SEAC-2014/C.R.151/C-1 dated 28.01.2016

Sir,

I am directed to invite your kind attention on the above subject and letter under reference. Site inspection of the proposed IT Building on plot bearing CTS No. 112, 115 of village Tungwa & CTS No. 86 & 87 of village Paspoli, Saki Vihar Road, Powai, Taluka Kurla, Mumbai, Maharashtra of M/s. Larsen & Toubro Ltd. has been carried out on 28.02.2017. Monitoring report is enclosed herewith.

Following observations were made during the site inspection:

Construction of the project is yet to start. Photographs showing the project site are enclosed as **Annexure-1**.

Following partial compliances were observed:

Conditions during Post-Construction/Operation Phase

Condition no. xi:

PA did not upload the copy of six monthly compliance report to their website.

Condition no. xiii:

PA did not upload the copy of environment statement to their website.

This issues with the approval of APCCF (Central), Regional Office, Nagpur.

A. Suresh Kumar 10/04/17

Suresh Kumar Adapa
Scientist 'D'

Encl: as above

Copy to:

1. Director RO HQ, Ministry of Environment, Forest & Climate Change, Government of India, 1st Floor Agni Wing, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi-110 003
2. Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
3. Mr. Narendra Kharkhanis, (Head- L&T Realty, Special Project, Powai West), L& T Limited, 10th Floor, Tower-A, TC-II, Saki Vihar Road, Gate no.5, Powai, Mumbai-400072
4. Guard File

A. Suresh Kumar 10/04/17

Suresh Kumar Adapa
Scientist 'D'

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.
Monitoring Report
Part – I

Data Sheet

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Building Construction
2.	Name of the project	Proposed IT Building on plot bearing CTS No. 112, 115 of village Tungwa & CTS No. 86 & 87 of village Paspoli, Saki Vihar Road, Powai, Taluka Kurla, Mumbai, Maharashtra of M/s. Larsen & Toubro ltd.
3.	Clearance letter (s) / OM/ no and date:	File No. : SEAC-2014/CR-151/C-1 Dtd. 28th January, 2016
4.	Location	CST No. 112, 115 of village Tungwa & CTS No. 86, 87 of village Paspoli, Saki Vihar Road, Powai, Kurla, Mumbai.
a.	District (s)	-----
b.	State (s)	Maharashtra.
c.	Latitude / Longitude	-----
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax number)	Mr. Narendra Karkhanis, (Head –L & T Realty, Special Project, Powai West Project), LARSEN & TOUBRO LTD , 10thFloor, Tower -A, TC-II, Saki Vihar Road, Gate No. 5, Powai, Mumbai – 400 072. Email : narendra.karkhanis@larsentoubro.com
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Amit Bhatkande, (Senior Engineer. – L & T Realty, Powai West Project) LARSEN & TOUBRO LTD, 10thFloor, Tower -A, TC-II, Saki Vihar Road, Gate No. 5, Powai, Mumbai – 400 072 Email : amit.bhatkande@larsentoubro.com
6.	Salient features	

<table>
<tr>
<td>a.</td>
<td>of the project</td>
<td>Total Plot Area = 2,34,831 sq.m.
As per FSI: 93,381.64 sq.m.
Non FSI: 56,237.06 sq.m.
Total construction Area: 1,49,618.70 sq.m.

Buildings and Configurations:
<table>
<tr><th>Sr. No.</th><th>Wings</th><th>Configuration</th></tr>
<tr><td>1</td><td>Wing A</td><td>3rd Basement + 2 levels of part basement/Part Podiums + Stilt/Ground floor + 1st to 18th Upper Floors</td></tr>
<tr><td>2</td><td>Wing B</td><td>3rd Basement + 2 levels of part basement/Part Podiums + Stilt/Ground floor + 1st to 2nd Floors</td></tr>
<tr><td>3</td><td>Wing C</td><td>3rd Basement + 2 levels of part basement/Part Podiums + Stilt/Ground floor + 1st to 18th Upper Floors</td></tr>
</table>
</td>
</tr>
<tr>
<td>b.</td>
<td>of the environmental management plans</td>
<td>1. <u>Sewage Treatment Plant:</u>

Sewage Treatment Plant with capacity 500m^3/day will be provided for treating the wastewater.

Recycled wastewater will be used for Flushing, gardening etc.

2. <u>Water Management:</u>

Rain Water Harvesting shall be provided to recharge the ground water table.

3. <u>Solid Waste Management:</u>

• Non-Biodegradable waste shall be handed over to authorize recycler.
• Biomedical waste will treated in OWC to get manure
• STP Sludge will be used as manure.</td>
</tr>
<tr>
<td>7.</td>
<td colspan="2">Break Up Of the project Area</td>
</tr>
</table>

a.	Submerge area: forest & :non-forest	Non Forest
b.	Others	Total Plot Area = 2, 34,831 sq.m. As per FSI: 93, 381.64 sq.m. Non FSI: 56, 237.06 sq.m. Total construction Area: 1, 49,618.70 sq.m.
8.	Break up of the project affected: Population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis:	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 580 Cr.
b.	Allocation made for environmental management plans with item wise and year wise break-up	Capital EMP Cost: 1618 Lakhs Cost for EMP O & M: 69.75 Lakhs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	------
d.	Whether (c) includes the cost of environmental management as shown in the above	------
e.	Actual expenditure incurred on the project so far	NIL
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	

a.	The status of approval for diversion of forest land for non-forestry use	Not applicable.
b.	The status of clearing and felling	Not applicable.
c.	The status of compensatory afforestation, if any.	Not applicable.
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	Not applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information.	91 no.s of trees will be retained. 78 trees will be cut. 176 trees will be transplanted.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	Construction yet to start.
b.	Date of completion (Actual and/ of planned)	---
13.	Reasons for the delay if the project is yet to start	------
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	-
b.	Date of site visit for this monitoring report	28.02.2017

Compliance status of conditions stipulated in environmental clearance granted for the proposed IT Building on plot bearing CTS No. 112, 115 of village Tungwa & CTS No. 86 & 87 of village Paspoli, Saki Vihar Road, Powai, Taluka Kurla, Mumbai, Maharashtra by SEIAA, Government of Maharashtra vide letter no. SEAC-2014/C.R.151/C-1 dated 28.01.2016

Conditions during 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 provision, 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.	**PA agreed to comply with.**
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.	**PA agreed to comply with.**
iii.	This environmental clearance is issued subject to utilization of excess treated water.	**PA agreed to comply with.**
iv.	Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.	Construction of the project is yet to start. Photographs showing the project site are enclosed as **Annexure-1.**
v.	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 environmental clearance does not necessarily implies that forestry & wild life clearance granted to the project which will be considered separately on merit.	Project is located at a distance of 190 meters from the boundary of eco-sensitive zone of Sanjay Gandhi National Park.
vi.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	**PA agreed to comply with.**

vii.	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 before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	**PA agreed to comply with.** Building plan was sanctioned by Executive Engineer, Building Proposal (Eastern Suburbs)-II, Brihan Mumbai Mahanagar Palika vide letter no. CE/1238/BPES/AS dated 21.12.2015.
viii.	"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.	**Complied.** MPCB granted consent to establish for the project vide letter no. Format 1.0/BO/CAC-Cell/EIC-MU-6944-15/CE/CAC-7790 dated 14.06.2016. Copy submitted to Environment Department vide letter dated 20.09.2016.
ix.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	**PA agreed to comply with.**

Conditions during Construction Phase:
Construction of the project is yet to start. Photographs showing the project site are enclosed as **Annexure-1**.

Conditions during Post-Construction/Operation Phase:

i.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed 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 in Para 2. Prior certification from appropriate authority shall be obtained.	**Construction of the project is yet to start.**
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.	**Construction of the project is yet to start.**

iii.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	**Construction of the project is yet to start.**
iv.	A complete set of all the documents submitted to Department should be forwarded to the MPCB.	**Complied.** PA submitted that a complete set of all the documents submitted to MPCB at the time of obtaining consent to establish.
v.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	**PA agreed to comply with.**
vi.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	**Construction of the project is yet to start.**
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 and this department.	As per the details provided, PA earmarked an amount of Rs. 1618 Lakhs towards capital expenditure for environmental protection measures. Also an amount of Rs. 69.75 Lakhs has been earmarked for recurring expenditure.
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.	**Complied.** Advertisement regarding the grant of EC was made in newspapers dated 06.02.2016.
ix.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	**Complied.** PA submitted 2 six monthly compliance reports since the grant of EC.
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	**Details not provided.**

	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 mainly; SPM, RSPM, SO2, NOx (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.	**Partly complied.** PA did not upload the copy of six monthly compliance report to their website.
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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	**Complied.** PA submitted 2 six monthly compliance reports since the grant of EC.
xiii.	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.	**Partly complied**. PA submitted the environment statement to MPCB, however the copy of the same was not uploaded to their website.
4.	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	**PA agreed to comply with.**
5.	In case of submission of false document and non compliance of stipulated conditions, Authority/	**PA agreed to comply with.**

	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 of conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	**PA agreed to comply with.**
7.	**Validity of Environmental Clearance:** The environmental clearance accorded shall be valid for the period of 7 years.	**PA agreed to comply with.**
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.	**PA agreed to comply with.**
9.	The above stipulations would be enforced among others under the Water (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.	**PA agreed to comply with.**
10.	Any appeal against this environmental clearance shall lie with the National green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st floor, D-Wing , Opposite Council hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	**PA agreed to comply with.**

A-Suresh Kum
10/04/18
सुरेश Scientist 'D'
SURESH KUMAR ADAPA
वैज्ञानिक 'डी'
SCIENTIST 'D'
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
Ministry of Environment, Forest & Climate Change
क्षेत्रीय कार्यालय (पश्चिम मध्य क्षेत्र)
Regional Office (WCZ)
नागपुर/Nagpur-440001

Summary Note

1. **Implementation of Conditions**:
   Site inspection of the project has been carried out on 28.02.2017. Construction of the project is yet to start. Photographs showing the project site are enclosed as **Annexure-1**.

   Following partial compliances were observed:

   Conditions during Post-Construction/Operation Phase

   Condition no. xi:

   PA did not upload the copy of six monthly compliance report to their website.

   Condition no. xiii:

   PA did not upload the copy of environment statement to their website.

2. **Review w.r.t to MOEFs letter dated 30.5.2012:**
   The above mentioned report is prepared after site visit on 28.02.2017 for the expansion of proposed IT building on plot bearing CTS No.112,115 of village Tungwa & CTS No. 86,87 of village Paspoli, Saki Vihar Road, Powai, Kurla, Mumbai.

3. **Court Cases and show cause/closure notices:**
   PA submitted undertakings that
   a. There are no adverse order issued against the project
   b. No show cause notices issued by MPCB are pending against the project.

   MPCB issued Consent to Establish for the project vide letter no. Format 1.0/BO/CAC-Cell/EIC-MU-6944-15/CE/CAC-7790 dated 14.06.2016

A. Suresh Kumar 10/04/17
सुरेश कुमार अडापा 'Scientist 'D'
SURESH KUMAR ADAPA
वैज्ञानिक 'डी'
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पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
Ministry of Environment, Forest & Climate Change
क्षेत्रीय कार्यालय (पश्चिम मध्य क्षेत्र)
Regional Office (WCZ)
नागपुर / Nagpur-440001

Annexure-1

Photographs showing the Project Site

LARSEN & TOUBRO

Date: 13th February 2017

TOWHOMSOEVER IT MAY CONCERN

This is to certify that there are no show cause notices issued by MPCB or pending against our Residential cum IT park project named as **'L & T West Mixed Use Project'** at CTS no. 86, 87 of Village Paspoli and CTS no. 112, 115 of Village Tungwa, Saki Vihar Road, Powai, Kurla, Mumbai by M/s. Larsen & Toubro Ltd.till date.

LARSEN & TOUBRO LTD. MUMBAI

Shri. K. Mukund Raj
Business Head – Powai West Project
L & T Realty Constitute Attorney of
M/s. Larsen & Toubro Ltd

LARSEN & TOUBRO

Date: 13th February 2017

TOWHOMSOEVER IT MAY CONCERN

"This is to certify that there are no Orders that affects the right, title or interest of Larsen & Toubro Ltd , in respect of the Project/ Land comprising of Residential, Retail and Commercial Complex with IT enabled building located on plot bearing CTS no. 86, 87 of Village Paspoli and CTS no. 112, 115 of Village Tungwa, Saki Vihar Road, Powai, Kurla, Mumbai and further that there are no adverse Orders passed against the said Owner ,till date."

LARSEN & TOUBRO LTD MUMBAI

Shri. K. Mukund Raj
Business Head – Powai West Project
L & T Realty Constitute Attorney of
M/s. Larsen & Toubro Ltd

LARSEN & TOUBRO

Ref No. **LTR/16/5/2017**

Date: 28.02.2017

TOWHOMSOEVER IT MAY CONCERN

On behalf of M/s. Larsen & Toubro Ltd., expansion of mixed use project at CTS No. 86, 87 of village Paspoli and CTS No. 112, 115 of village Tungwa, saki vihar Road, Kurla, Mumbai, undersigned agreed to comply with the condition no. ii, iii, iv, xlvi, 4,6,7,8,9 & 10 of environmental clearance granted for the project by SEIAA, Maharashtra vide letter no. SEAC-2014/C.R-151/C-1 dated 28.01.2016.

M/s. Larsen & Toubro Ltd.

L & T MUMBAI

Authorised Signatory