GOVERNMENT OF MAHARASHTRA

No.: EC (Luxora)-2009/89/CR-122/TC1
Environment Department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032.
Dated: 14.05.2009

To,
M/s. Luxora Infrastructure Pvt. Ltd.,
208, Parvati Industrial Estate,
Sun Mill compound, Lower Parel (w),
Mumbai – 400 013

Subject: Environmental Clearance for construction and development Integrated Township project at Pipla, Nagpur. By Luxora Infrastructure Pvt. Ltd.,

Dear Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form1, Form 1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the **State Level Environment Impact Assessment Authority (SEIAA)** in its 8th meeting held on 21st April, 2009. The project details are as per **Annexure - I**

The SEIAA after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Department hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned in **Annexure - II.**

Yours,

(Vaisa Nair-Singh)
Secretary (Environment)

Attested
Executive Magistrate
Nagpur (Rural)

ANNEXURE I

Project Details

1. The project proponent M/s. Luxora Infrastructure Pvt. Ltd., is proposing Integrated Township project at Pipla, Nagpur at a cost of Rs. 2125.01 crore. Total plot area is 1,36,57,352.15 Sq. ft. Total proposed built up area is 65,72,940.316 Sq. ft. Or as actually approved by Nagpur Municipal Corporation (NMC) considering height restriction of 68.85 m by the Civil Aviation Department.
2. Total water requirement shall be evaluated phase wise. The Total quantity of water requirement for the Phase I : 3.57 MLD, Phase II : 5.56 MLD, Phase III: 8.24 MLD, Phase IV: 10.67 MLD, Phase V: 11.79 MLD. Potable water demand shall be fulfilled through proposed water supply project of Nagpur Municipal Corporation (NMC); Non potable water demand shall be fulfilled through recycled water from treatment unit STP & WWTP.
3. Wastewater shall be generated from Phase I: 1.05 MLD, Phase II: 2.07 MLD, Phase III: 3.67 MLD, Phase IV: 5.07 MLD, Phase V: 5.58 MLD. A separate network of sewerage system shall be constructed within the township. The total capacity of sewage treatment plant is 6 MLD which shall be constructed phase wise/ stage wise manner (i.e. 2 MLD each)
   - Stage – I (Phase I + II) – 2 MLD
   - Stage – II (Phase I + II + III) – 4 MLD
   - Stage – II (Phase I + II + III + IV) – 6 MLD
4. Treated wastewater from sewage treatment plant (STP) shall be used for toilet flushing, gardening and plantation in the complex premises.
5. Solid waste generated during operation phase shall 10Mt/day shall be segregated into recyclable and non-recyclable waste. And incineration recycled waste shall be reuse to vendors. Vermiculture and mechanical waste shall be used for gardening. Sludge generated from STP shall be 180 m^3 and shall be used as manure.
6. Construction of both underground and elevated water tank for the bungalows shall be avoided
7. Parking shall be provided. For one car: 12.5 sq. ft., one two wheeler: 3.0 sq. ft., one cycle :1.40 sq. ft. There shall be 3,290 nos. for Four wheeler, 6,568 nos. for two wheeler and 5402 Nos. for cycle parking provided.

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8. Total Reserved Green (RG) area phase wise shall be as follows:
    - Phase I – 14.20 Ha
    - Phase II – 18.58 Ha
    - Phase III – 22.96 Ha
    - Phase IV – 27.34 Ha
    - Phase V – 31.72 Ha

    Total 52,000 nos. of trees shall be planted within premises as per committed to SEAC
9. In rainwater harvesting, run off shall be from Terrace area and roof area. Water accumulated from roof area shall be 0.28 MLD. The rainwater shall be harvested into recharge pits. The recharge pits for every individual building shall be provided with total nos. of pits more than 788.
10. Storm water from paved areas shall be partly directed into the central pond and partly collected and treated. Rest shall be allowed to flow into the nallaha. 2,01,410 m^3 water can be reused during rainy season. The overflow of the pond shall be allowed into the collection chamber near to the treatment unit. The HFL of the central pond shall be 103.75 for elevated tank and 100.20 for subsequent tank.
11. Fire hydrants shall be provided for building which are below 15 m height especially for bungalows and row houses. Separate ventilation shall be provided at basement floor level.
12. Building above 15m height shall be protected by wet riser cum down comer, automatic sprinklers, high pressure water spray or foam generating systems and also equipped with automatic fire detection and alarm facilities.
13. Fixed carbon dioxide fire extinguishers shall be provided on premises where water or foam cannot be used as fire extinguishers, If necessary Bromochloride Floromethane fire extinguishers shall be provided instead of carbon dioxide fire extinguishers.
14. Cutting and grinding are the main activities which shall create noise shall be carried out in covered area/insulated area.
15. The total power requirement shall be 100 MW, which shall be source from MSEDCL.
16. The total EMP cost of the project shall be Rs. 5,500 Lakh .The Annual (O & M) cost of the project shall be Rs. 260 Lakh.

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17. The corpus fund of Rs. 10.0 Cr. shall be generated for annual maintenance of operation and maintenance of EMP. This amount shall be transferred to the apex authority of the Housing Society at the time of transfer of the property.
18. The township shall be maintained by the project proponent till it is taken over to the local municipal authority.
19. Energy conservation measures such as :

- Minimize use of air conditioning so as to use of architectural design.
- Solar energy shall be used specially for hot water requirement (100 /lit/flat/day) and landscape lighting.
- Solar water heater shall be installed.
- In order to optimize energy efficiency of the building to reduce environmental impacts from excessive energy use, rooftop and external wall insulation shall be provided. Exterior Insulation and Finish Systems (EIFS) shall be used.
- Chlorofluro carbon free equipment like Heating, Ventilation & Air conditioning (HVAC) equipment and unitary air conditioners shall be installed
- There shall be double glazing on all external openings on all west side of the wall.
- Conservation of scares resources like timber shall be done.
- Maximize the use of natural lightening and ventilation through design.
- Purchase of energy efficient appliances. (CFL FITTINGS)
- Adjusting the settings and illumination levels to ensure minimum energy used for comfort levels. Design based on lux level calculations.
- Use of compact fluorescent lamps and low voltage lighting.
- Awareness on energy conservation will be raised among the users of the buildings in the complex.

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ANNEXURE II

PART A- SPFCIFIC CONDITIONS

I. Construction Phase

(i) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submeitted to the Ministry before start of any construction work at the site.

(ii) All required sanitary and hygienice measures should be in place before starting construction activities and to be maintained throughout the construction phase.

(iii) A First Aid Room will be provided in the project both during construction and operation of the project.

(iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

(v) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vi) Disposal of muck 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.

(vii) 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 toxis contaminants.

(viii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

(ix) 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.

(x) 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.

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(xi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.

(xii) 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.

(xiii) 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.

(xiv) 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).

(xv) Ready mixed concrete must be used in building construction.

(xvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xviii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

(xix) Seperation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

(xx) 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.

(xxi) Use of glass may be reduced upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxiii) 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

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vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.

vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts above the highest ground water table.

viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.

ix) 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.

x) A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc. and submit to the Ministry in three months time.

xi) 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.

xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

xiii). The building should have adequate distance between them to allow movement of fresh air and passage of natural light. air and ventilation.

PART - B. GENERAL CONDITIONS

1 Six monthly monitoring reports should be submitted to the Department and MPCB

2. Officials from the MPCB who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to Department should be forwarded to the MPCB

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

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

5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

Member Secretary,SEIAA,
Maharashtra State.

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra.
2. 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).
3. Guard file.

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06/4/13
Executive Magistrate
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