o/c

NIRLON LIMITED
Western Express Highway,
Goregaon (E), Mumbai - 400 063.
T +91-22-4028 1919 / 2685 2256 - 59.
F +91-22-4028 1940.
www.nirlonltd.com, Email:info@nirlonltd.com
CIN:L17120 MH1958PLC 011045

NIRLON

16 June, 2016

To

Central Pollution Control Board
Parivesh Bhawan
Opp. VMC Ward Office No. 10, Subhanpura
Vadodara-390 023
Tel. – 0265 2392603
westzonecpcb@yahoo.com

Subject: Submission of six monthly Compliance Report (June 2016) of conditions given in Environment Clearance.

Reference: EC letter no. SEAC 2013/CR – 263/TC - 2, dated 17th May, 2013 (copy enclosed).

Dear Sir,

Environmental Clearance for the modifications proposed in Nirlon Knowledge Park at CTS No. 257/1, 257/B, 257/C, 257/D, 257/E, 257/F, 557, 558, 559, 586/3, Part of 257/E, Village Goregaon (E) and Pahadi, Tal: Borivali, Mumbai by M/s Nirlon Limited was granted by State Level Expert Appraisal Committee, Maharashtra vide' above mentioned letter.

Enclosed please find compliance of conditions laid down in the Environment Clearance as required under Section 10 of the EIA Notification, 2006 (amended).

Please note that all construction activities are completed at site and buildings are occupied. Please find enclosed the Occupation Certificate of the last Phase we have completed, for other Phases we have already addressed the compliance conditions during construction phase in the earlier reports.

Thanking you

Yours truly

For Nirlon Ltd.
(Authorized Signatory)

Encl:

a. Environment Clearance Letter
b. Compliance report with Annexure

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NIRLON

16 June, 2016

To

Ministry of Environment and Forests, Western Zone
Kendriya Paryavaran Bhavan,
Link Road No.3, Bhopal-462016
Ph.0755-2465494
rcccfbhopal@gmail.com

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(Authorized Signatory)

Encl:

a. Environment Clearance Letter
b. Compliance report with Annexure

Annexure - 1

Government of Maharashtra

SEAC 2013/CR- 263/TC-2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 17th May, 2013

To,

M/s Nirlon Ltd.
Western Express Highway,
Goregaon (East), Mumbai - 400 063.

Subject: Enviornmental clearance for Nirlon IT Park in the Environment Clearance for Nirlon ltd. Information Technology (IT) Park in CTS No.257/1, 257/B, 257/C, 257/D, 257/E, 257/F, 557, 558, 559, 586/3, Part of 257/E village Goregaon (E) and Pahadi, T-Borivili, Mumbai by M/s Nirlon Ltd - Environmental clearance regarding.

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 12th meeting decided to 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 60th Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed Nirlon IT Park in the Environment Clearance for Nirlon ltd. Information Technology (IT) Park in CTS No.257/1, 257/B, 257/C, 257/D, 257/E, 257/F, 557, 558, 559, 586/3, Part of 257/E village Goregaon (E) and Pahadi, T-Borivili, Mumbai. SEAC considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as:

Name of the Project	Expansion of Nirlon Knowledge Park.
Project Proponent	M/s Nirlon Ltd.
Consultant	Aditya Environmental Services Pvt. Ltd.
Type of project	Expansion of Existing IT Park
Location of the Project	CTS Nos. 257/1, 257/B, 257/C, 257/D, 257/E/2/A/2, 257/ F1and 257/F2 of village Goregaon and CTS no., 557, 561of Pahadi Goregaon at Goregaon (East)Borivali Tehsil, Mumbai.
Total Plot Area (sq.m.) Deductions Net Plot area	1,06,608.10 sqm 9,608.50 sqm 96,999.60 sqm
Permissible FSI	1,88,149.22 sqm

<table>
<tr><td>Proposed Built-up Area
(FSI & Non-FSI)</td><td>Existing*
FSI area (sqm): 1,35,493.03
Non FSI area (sqm): 1,10,393.00
Grand Total (sqm): 2,45,886.03

Proposed
FSI area (sqm): 22,685.00
Non FSI area (sqm): 18,483.00
Grand Total (sqm): 41,168.00

After expansion (including existing)
FSI area (sqm): 1,58,178.03
Non FSI area (sqm): 1,28,875.97
Total (sqm): 2,87,054.00

* FSI of Old building of Nirlon Ltd in the campus (retained): 29,971.19 sqm is additional.</td></tr>
<tr><td>Ground-coverage Percentage (%)</td><td>41.92%</td></tr>
<tr><td>Estimated cost of the project</td><td>135 crores (for expansion only)</td></tr>
<tr><td>No. of building & its configuration(s)</td><td>
<table>
<tr><td>Phase I</td><td>As per existing Environmental Clearance</td><td>After Expansion</td><td>Remark</td></tr>
<tr><td>B1,B2,B3</td><td>2B + G + 7,8,9</td><td>2B + G + 7,8,9</td><td>No change/ Construction completed</td></tr>
<tr><td>MLCP 1</td><td>2B + G + 9</td><td>2B + G + 9</td><td>No change/ Construction completed</td></tr>
<tr><td>Phase II</td><td></td><td></td><td></td></tr>
<tr><td>B7</td><td>2B + G + 9</td><td>2B + G + 8</td><td>No change/ Construction completed</td></tr>
<tr><td>Phase III</td><td></td><td></td><td></td></tr>
<tr><td>Hotel,

B6</td><td>2B + G +18,

2B+G+2</td><td>2B + G + 15
2B+G+3</td><td>No change in the building foot-print. A hotel was proposed earlier. However, it will now be an I.T.office building.</td></tr>
<tr><td>Phase IV</td><td></td><td></td><td></td></tr>
<tr><td>B4,B5</td><td>2B + G + 9</td><td>1B + G + 11</td><td rowspan="2">B4, B5 and MLCP 2 proposed as a single unit.</td></tr>
<tr><td>MLCP 2</td><td>2B + G + 9</td></tr>
<tr><td>Nirlon Corporate</td><td>5</td><td>G + Mezzanine</td><td>Amenity building</td></tr>
</table>
</td></tr>
</table>

	Office		+ 6		
	Two wheeler parking structure (B8)	-	Stilt + 3 levels	A dedicated 2 wheeler parking structure for approximately 750 vehicles is proposed.	
Number of expected residents/users	23300 employees				
Tenant density per hector	2402 per hector.				
Height of the building (s)	1. B1, B2, B3: 51.6 m above FGL 2. B4 & B5: 50.9 m above FGL 3. B6: 69.7 m above FGL 4. B7: 47.4 m above FGL 5. MLCP 1: 35.2 m above FGL 6. Nirlon Corporate Office: 35m above FGL 7. Two wheeler parking building: 14m above FGL				
Right of way	35m wide DP road Site abutting Western Express Highway (80m including service roads), internal campus road all 12m wide. Nearest Fire station is at Dindoshi, Goregaon east which is about 8 -10 minutes drive from the project site.				
Turning radius	9 m				
Total Water Requirement	Dry season Fresh water (CMD): 466 +261 Recycled water (CMD): 973 Total Water Requirement (CMD): 1700 Fire fighting (Cum):1000 Wet Season Freshwater (CMD): 466 +157 Recycled water (CMD): 973 Total Water Requirement (CMD): 1596 Fire fighting (Cum):1000				
Rain Water Harvesting (RWH)	Level of the Ground water table – Pre monsoon Approx. 2.7 to 6.4 m BGL, Post monsoon – 1.82 to 5.5 m BGL Size and no of RWH tank(s) and Quantity- 3 m x 3 m x 2.2 m Deep- 9Nos Location of the RWH tank(s) as per attached plan – Refer Annex XI Size, no of recharge pits and Quantity- 1 m dia x 3 m deep recharge pit with borewells – 45nos. Budgetary allocation (Capital cost and O&M cost) Rs. 71 lacs				
Storm water drainage	Natural water drainage pattern – Open / Closed drain sloping from south east to North West which is in line with natural gradient. Quantity of storm water (from entire project site) - Approx. 32f00 cum per season Size of SWD – 0.6m x 0.6 m to 1m x 1.2 m Budgetary cost Rs. 417 lacs				
Sewage and Waste water	Sewage generation after expansion (CMD) - 1003 STP technology - MBR and MBBR				

	Capacity of STP (CMD) – 1200 (existing 800 and proposed 400) Location of the STP – One STP of 800 CMD at the north west of the campus and other STP of 400 CMD on the west of building B4 & B5. DG sets (during emergency)] – 26.5 MVA (Total 12 number of DG sets) Budgetary allocation (Capital cost and O&M cost) Capital cost Rs. 845 Lacs and O&M cost 96 Lacs per year
Solid Waste Management	Waste generation in the Pre Construction and Construction phase: Pre construction: 900 cum of demolition waste Disposal of the construction debris: As per MCGM norms Operation Phase: Approx. 2600 (including existing) Dry waste (Kg/day): approx. 932 Wet waste (Kg/day): approx. 1668 E-waste (Kg/month): approx. 2000 STP Sludge (Dry sludge) (Kg/day): approx. 20 Mode of Disposal of waste: Dry waste: Sold to recyclers Wet waste: Composted in OWC and used as manure E-waste: Registered vendors Hazardous waste: Registered recyclers STP Sludge (Dry sludge): Used as manure Budgetary allocation (Capital cost and O&M cost) Capital cost: approx. 10 lacs Running cost: Approx. 10.8 lacs per year
Green Belt Development	Total RG area: RG are under green belt: 15166.55 sqm RG on the podium: 5691.38 sqm Plantation: Number and list of trees species to be planted in the ground RG: 283 old trees retained and additionally 222 trees are planted in phase I and phase II. Approximately another 350 trees will be planted. Number and list of shrubs and bushes species to be planted in the podium RG: Approximately 8000 shrubs and bushes are planted. Budgetary allocation (Capital cost and O&M cost) Capital cost Rs.3209 Lacs for landscape work. O&M cost – 32.4 lacs per year.
Energy	Power supply: Maximum demand – 22.7MW Connected load – 28.5MW Source - REL Energy saving by non-conventional method: Roof = RCC 4 inch slab with 3 inches of over deck roof insulation of R-15. U value = 0.352 W/m2 °C (0.062 Btu/hr.ft2.°F) External Walls= AAC block walls. U value= U factor: 0.329 W/m2 °C (0.058 Btu/hr.ft2.°F) Fenestration= Double glazed window, Glass U value= 2.8 W/m2 K. SHGC =Less than 0.28, VLT = 40-50% Lighting Power Density : Less than 1 w/ sft.

	High efficient air cooled and Water cooled chillers. Heat recovery wheels with more than 75% efficiency. CO monitoring for basement parking. Detail calculations & % of saving –More than 14% better than ASHRAE benchmark (American Standard for Heating, Refrigeration and Air-conditioning Equipment). Budgetary allocation (capital cost and O&M cost) DG Set: Number and capacity of the DG sets to be used – 12 DG sets of 2.0 and 2.25 MVA with total capacity of 26.5 MVA. Type of fuel used – High Speed
Traffic Management	Nos. of the junction to the main road & design of confluence Parking details: Number and area of basement:-approx 87000 sqm of basement and MLCP area for car parking and two wheeler parking. Number and are of pedia-No parking of podium Total Parking area-87000 sqm Area per car 2-Wheeler:- 6.00sqm/two wheeler 4-Wheeler:- 33.5 sqm/car Width of all internal road (m): 12 m
Environmental Management Plan Budgetary Allocation	Construction phase of expansion project(with Break-up): Capital cost – approx. 77 lacs Operation Phase of entire knowledge park- Capital cost – 8702 lacs O&M cost – 175.2 lacs Responsibility for further O&M – PMS team

3. The proposal has been considered by SEIAA in its & 60th 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 :-

(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. 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) 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.

(iii) "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.

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

(v) 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.

(vi) 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.

(vii) 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.

(viii) 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

(ix) 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.

(x) Arrangement shall be made that waste water and storm water do not get mixed.

(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 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.

(xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(xiv) 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.

(xv) 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.

(xvi) 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.

(xvii) 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.

(xviii) 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.

(xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xx) 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.

(xxi) 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.

(xxii) 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).

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

(xxiv) 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.

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

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

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

(xxviii) The installation of the Sewage Treatment Plant (STP) should be certified by an indepeadent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Discharge of this unused treated affluent, 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 affluent, 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.

(xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

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

(xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxxii) 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.

(xxxiii) 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.

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

(xxxv) 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 gudelines/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.

(xxxvi) 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.

(xxxvii) 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.

(xxxviii) 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.

(xxxix) 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

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

(xli) 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.

(xlii) 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.

(xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.

(xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB

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

(xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(xlvii) 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.

(xlviii) 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.

(xlix) 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.

(l) 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.

(li) 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_2, 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.

(lii) 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.

(iii) 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.

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 , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(Vaka R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021

3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510

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. Commissioner, Municipal Corporation, Greater Mumbai (MCGM)

7. Regional Office, MPCB, Mumbai.

8. Collector, Mumbai.

9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003

10. Select file (TC-3).

Annexure - 2

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CHE/A-0110/BP(WS)/AP of

FULL OCCUPATION CERTIFICATE 13 MAR 2015

To,
M/s. Nirlon Ltd.,
Owner.

Sub : Permission to occupy the completed I.T. Building No.-3 (B-4 & B-5) on sub plot A-2 of land bearing C.T.S. No.257/1, 257/B to D, 257/E/2A/2, 257/F/1 & 2 of Village Goregaon and C.T.S. No.557 & 561 of Village Pahadi Goregaon at W.E. Highway, Goregaon (East), Mumbai.

Ref :- Your Architect's letter dtd.01.01.2015.

.....

Gentleman,

The development work of I.T. Building No.-3 (B-4 & B-5) comprising of Basement + Ground (pt) + Stilt (pt) + Mezzanine floor + 1st to 4th parking floors + 5th to 11th upper floors on sub plot A-2 of land bearing C.T.S. No.257/1, 257/B to D, 257/E/2A/2, 257/F/1 & 2 of Village Goregaon and C.T.S. No.557 & 561 of Village Pahadi Goregaon at W.E. Highway, Goregaon (East), Mumbai completed under the supervision of Shri Sanjay Razdan, Architect having Lic. No.CA/86/10351, Shri Umesh Joshi, Lic. Structural Engineer having Lic. No. STR/J/26 and Lic. Site Supervisor, Shri Dileep A. Pandya having Lic. No.P/15/SS-I, may be occupied on the following conditions:-

1) That the certificates under Section 270-A of M.M.C. Act shall be obtained from A.E.W.W. "P/South" Ward and a certified copy of the same shall be submitted to this office.

2) That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

3) That all the remaining terms and conditions of the approved layout U/No.-TP/LO/77/LOP shall be complied with before asking B.C.C. for bldg. under reference.

A set of certified completion plan is returned herewith.

Yours faithfully,

13/3/15

Ex. Eng.(Bldg.Prop.) W.S. 'P' Ward

D:\Patil SP\OC\A-0110 AP.doc

Annexure - 3

Sr no	Condition	Compliance
i	This environmental clearance is issued subject to land use verification. Local authority/planning authority should ensure this with respect to Rules, Regulation, Circulars, etc. issued if any. 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.	The present land use in accordance with the land use of BMC. A copy of the D P remark issued on 23rd November, 2015 is enclosed as **Annex a**.
ii	The height, construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body and it should ensure the same along with survey number before approving layout plan and 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.	All constructions were done based on the approved plans from local authority. Commencement Certificate of the buildings are obtained based on the plans approved by the local authority. Presently there is no construction activity all the construction activity is completed and OC is received.
iii	"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 site.	Consent to Establish for buildings before construction and consent to operate from MPCB is obtained in Phase wise manner. CtO application of Phase IV along with renewal of earlier phases is attached as **Annex b.**
iv	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	There is no ongoing construction presently onsite.
v	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 environment infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	STP expansion is complete and is in operation stage. OWC is in operation since the beginning of Phase I. Completion certificates from environment section of MCGM is obtained before occupying the buildings. Green belt development has been completed. There is no ongoing construction presently onsite.
vi	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.	There is no Construction activity ongoing onsite presently.

vii	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 waste water and solid wastes generated during the construction phase should be ensured.	There is no Construction activity ongoing onsite presently.
viii	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.	Segregation of solid waste at source is practised. The non-biodegradable waste is disposed of through registered vendors. Refer **Annex ci**
ix	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.	An OWC of 1T/ batch capacity. The manure is used for gardening within the campus and also given free of cost to nurseries. Refer **Annex cii**.
x	Arrangement shall be made that waste water and storm water do not get mixed.	Separate lines are made for storm water and wastewater flow. Wastewater line is connected to the STP in all earlier Phases. Presently there is no construction ongoing in the site.
xi	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Topsoil from the construction area were stripped, stored and utilised for gardening during the initial phases of development. Presently there is no Construction activity ongoing in the Site
xii	Additional soil for levelling of the proposed site shall be generated within the site (to the extent possible) so that natural drainage system of the area is protected and improved.	Presently there is no Construction activity ongoing in the site.
xiii	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO / Agriculture Dept.	Plantation for earlier Phases are done in consultation with local authorities. Tree plantation work has been completes. Pl. refer **Annex d** for the certificate obtained from Tree Authority, MCGM.
xiv	Disposal of muck 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 approved sites with the approval of competent authority.	Presently there is no Construction activity ongoing on site.

xv	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.	Soil and ground water sampling and analysis are carried out through external agencies every six months. Reports are enclosed as **Annex e.**
xvi	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.	Presently there is no Construction activity ongoing on site.
xvii	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.	Presently there is no Construction activity ongoing on site.
xviii	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should confirm to Environment (Protection) Rules prescribed for air and noise emission standards.	DG sets were not used during construction. Presently there is no Construction activity ongoing on site.
xix	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Presently there is no Construction activity ongoing on site.
xx	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should confirm to applicable air and noise emission standards and should be operated only during non - peak hours.	Presently there is no Construction activity ongoing on site.
xxi	Ambient noise levels should confirm 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, so as to confirm to the stipulated standards by CPCB / MPCB.	Ambient noise levels are within the prescribed limits. Test reports are enclosed as **Annex e.**
xxii	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 100 km of Thermal Power Station)	Fly ash has been used in completed buildings. Presently there is no Construction activity ongoing on site.
xxiii	Ready mixed concrete must be used in building construction.	Presently there is no Construction activity ongoing on site.

xxiv	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipment's, etc. as per National Building Code including measures for lighting.	Stability certificate for all the constructed buildings were submitted along with compliance report of December 2013. Presently there is no Construction activity ongoing on site.
xxv	Storm water control and its re-use as per CGWB and BIS standards for various applications.	This has been taken care in all the phases which are constructed so far. Presently there is no Construction activity ongoing on site.
xxvi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	RMC used in completed building. Presently there is no Construction activity ongoing in the Campus.
xxvii	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Groundwater quality and yield is regularly monitored. Data of year wise ground water yield is enclosed. Please refer **Annex e** for Groundwater quality and for ground water yield refer **Annex f.**
xxviii	The installation of Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharged in 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.	Shall be complied. The second phase of STP expansion is just completed and commissioned. Refer **Annex g** for details STP installed.
xxix	Local body should ensure that no occupation certification is issued prior to operation of STP / MSW site etc. with due permission of MPCB.	All necessary permission from local body is obtained in past Phases. Presently there is no Construction activity ongoing in the Campus.
xxx	Permission to draw ground water shall be obtained from the competent Authority prior to construction / operation of the project.	Permission was obtained before the construction of IT Park. Document was submitted along with the compliance report of December 2013.
xxxi	Separation of gray water and black water should be done by the use of dual plumbing line for separation of gray and black water.	Already practised. An MBR and MBBR technology based STP of 1200 kld is operational and the treated water is entirely used for HVAC, Flushing and horticulture.

xxxii	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.	Already complied and certified under LEED. Fixture details submitted with six monthly compliance report of December 2013.
xxxiii	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.	Already practiced. Glazing: Double glazed Unit with U-value not exceeding 2.8 W/m2 °C and Solar Heat Gain Coefficient not exceeding 0.28, VLT 49% is used. Manufactures' certificate for the glass used was submitted with the compliance report of December 2013. Presently there is no Construction activity ongoing on site.
xxxiv	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.	Roof in earlier phases are designed and constructed with thermal insulation material. Roofing is done with over deck / under deck insulation with high albedo surface (china mosaic / thematic tiles)..
xxxv	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 of / sent for recycling as per the prevailing guidelines / rules of the regulatory authority to avoid mercury contamination. Use of solar plants may be done to the extent possible like installing solar street lights, common solar water heater system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	CFLs/ TFLs are used in earlier Phases for recreation areas, parking lots, building facades and car lots. The used lamps are collected and disposed through registered vendors. Solar energy is used for hot water generation.
xxxvi	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 confirm 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 consultation with Maharashtra Pollution Control Board.	The existing DGs confirm EPA. Heights of the stacks are 9.5 m above the building terrace as per the MPCB norms. Details were submitted along with the compliance report of December 2013.
xxxvii	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Presently there is no Construction activity ongoing on site.

xxxviii	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internationalized and no public space should be utilized.	Adequate parking is provided within the campus. An exclusive multilevel parking is for only two wheelers is constructed. The traffic routing within the campus and parking details were submitted along with earlier compliance report of December 2013.
xxxix	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 doe non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.	Opaque walls and facades for earlier buildings are designed to reduce AC loads. Wall/Spandrel: 8" AAC wall 200 mm airs gap 8" Aacwall. U factor: 0.329 W/m2 ºC (0.058 Btu/hr.ft2.ºF). Wall details were submitted in the compliance report of December 2013.
xli	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Proper ventilation and light to all buildings are ensured. Distances are provided as per the norms. Minimum distance between adjacent buildings is not less than 20 m.
xlii	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.	Presently there is no Construction activity ongoing on site..
xliii	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.	Environmental Clearance is already obtained.
xliii a	Six monthly monitoring report should be submitted to department and MPCB	Regularly submitted to MoEF Regional office, MPCB, zonal office, CPCB and Maharashtra SEIAA.
xliv	A complete set of all the document submitted to department should be forwarded to MPCB.	Submitted in December 2013.
xlv	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this department.	Noted.
xlvi	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Already functional. The organogram is enclosed as **Annex h**.

xlvii	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 MPCB & this Department.	The item wise capital cost and maintenance cost is budgeted. Details were submitted with compliance report of December 2013. The budget allocated for EMP and spent as on date is given in **Annex i.**
xlviii	The project management shall advertise in at least 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 letters are available with the Maharashtra Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://ec.maharashtra.gov.in	Advertised. Copies were submitted along with the compliance report of December 2013.
xlix	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.	Regularly submitted to MoEF Regional office, MPCB, zonal office, CPCB and Maharashtra SEIAA.
l	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 passing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	The present EC is for modification of an existing project. EC letter is uploaded on the website.
li	The proponent shall upload the status of compliance of stipulated EC Conditions, including result 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, SO2, NOX (ambient levels as well as stack emissions) or critical sector parameters, indicated for project shall be monitored and displayed at a convenient location near the main gate of the company in public domain.	Complied in earlier Phases. Presently there is no Construction activity ongoing on site.

iii	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.	Regularly submitted to MoEF Regional office, MPCB, zonal office, CPCB and Maharashtra SEIAA.
iiii	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.	Sent to MoEF Regional office regularly