



File No: SIA/MH/INFRA2/496662/2024

Government of India

Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), MAHARASHTRA)

\*\*\*



Dated 03/01/2025



To,

Nimish Kapashi  
NISHUVI CORPORATION  
Nishuvi, 4th floor, 75, Dr annie Besant road, Worli, Mumbai , Worli , MUMBAI, MAHARASHTRA, 400081  
nkapashi@inducorp.co.in

**Subject:** Grant of EC under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Expansion of Redevelopment project under Reg. 33(7) & Reg. 30 , of property bearing C.S.NO 1/47, 2/47, 117, 118,119, 120 & 121 of Lower Parel div., situated at 75, Annie Besant Street, Worli, G/South ward, Mumbai by M/s. Nishuvi Corporation submitted to Ministry vide proposal number SIA/MH/INFRA2/496662/2024 dated 14/09/2024.

2. The particulars of the proposal are as below :

<b>(i) EC Identification No.</b>	EC24C3801MH5433389N
<b>(ii) File No.</b>	SIA/MH/INFRA2/496662/2024
<b>(iii) Clearance Type</b>	EC
<b>(iv) Category</b>	B2
<b>(v) Project/Activity Included Schedule No.</b>	8(a) Building / Construction
<b>(vii) Name of Project</b>	Proposed Expansion of Redevelopment project under Reg. 33(7) & Reg. 30 , of property bearing C.S.NO 1/47, 2/47, 117, 118,119, 120 & 121 of Lower Parel div., situated at 75, Annie Besant Street, Worli, G/South ward, Mumbai by M/s. Nishuvi Corporation
<b>(viii) Name of Company/Organization</b>	NISHUVI CORPORATION
<b>(ix) Location of Project (District, State)</b>	MUMBAI, MAHARASHTRA
<b>(x) Issuing Authority</b>	SEIAA
<b>(xii) Applicability of General Conditions</b>	no
<b>(xiii) Applicability of Specific Conditions</b>	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 27/11/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).

6. The SEIAA, in its meeting held on 27/11/2024, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Nimish Kapashi under the provisions of EIA Notification, 2006 and as amended thereof.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary.

9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. This issues with the approval of the Competent Authority.

#### Annexure 1

##### Specific EC Conditions for (Building / Construction)

##### 1. Specific Condition

S. No	EC Conditions											
1.1	<u>During discussion following points emerged:</u> <u>Conditions:</u> <table border="1"> <thead> <tr> <th>Sr. No.</th><th>Conditions</th></tr> </thead> <tbody> <tr> <td></td><td>PP to obtain 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 showing all required RG area as per prevailing Hon'ble Supreme Court Order</td></tr> <tr> <td></td><td>PP to obtain revised NOC for (i) SWD NOC, (ii) Civil Aviation NOC (iii) Storm Water Connection NOC (iv) C &amp; D Waste Management NOC (v) HE remarks. The local planning authority shall not issue occupation certificate unless all NOCs are in place.</td></tr> <tr> <td></td><td>PP to submit copy of Certified Compliance of earlier EC to be obtained from the Regional Office of MoEFCC, Nagpur.</td></tr> <tr> <td></td><td>PP to provide on line air quality monitoring system along with provision of legible</td></tr> </tbody> </table>		Sr. No.	Conditions		PP to obtain 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 showing all required RG area as per prevailing Hon'ble Supreme Court Order		PP to obtain revised NOC for (i) SWD NOC, (ii) Civil Aviation NOC (iii) Storm Water Connection NOC (iv) C & D Waste Management NOC (v) HE remarks. The local planning authority shall not issue occupation certificate unless all NOCs are in place.		PP to submit copy of Certified Compliance of earlier EC to be obtained from the Regional Office of MoEFCC, Nagpur.		PP to provide on line air quality monitoring system along with provision of legible
Sr. No.	Conditions											
	PP to obtain 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 showing all required RG area as per prevailing Hon'ble Supreme Court Order											
	PP to obtain revised NOC for (i) SWD NOC, (ii) Civil Aviation NOC (iii) Storm Water Connection NOC (iv) C & D Waste Management NOC (v) HE remarks. The local planning authority shall not issue occupation certificate unless all NOCs are in place.											
	PP to submit copy of Certified Compliance of earlier EC to be obtained from the Regional Office of MoEFCC, Nagpur.											
	PP to provide on line air quality monitoring system along with provision of legible											

S. No	EC Conditions
	<p>display board (Digital) of air quality status on 24x7 basis.</p> <p>PP to submit an undertaking that, there are no changes in the plan and construction carried out on site as submitted to the SEAC/SEIAA in earlier meetings. The undertaking shall be signed by PP, Architect and Consultant.</p> <p>PP to provide 10-meter-high physical barriers all around the site to avoid nuisance to the nearby habitants. PP also to ensure that; the construction vehicle shall have separate entry/exit for carrying construction related materials</p> <p>PP to obtain revised CRZ clearance for increased FSI and non FSI in the proposed project.</p> <p>PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.</p> <p>PP to complete tree plantation within the site during construction phase.</p> <p>PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.</p> <p>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</p>

**Decision:** -

In view of above discussion, SEAC-2 decided to recommended the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above condition.

**Annexure 2**

**Details of Products & By-products**

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI	FSI	38725.99	1760.04	40486.03	sqm	Road
Total construction area	Total construction area	85439.8	23404.06	108843.86	sqm	Road
Building configuration	Building configuration	3	-1	2	building nos	Road
Non FSI area	Non FSI area	46713.81	21644.02	68357.83	sqm	Road

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/496662/2024

Environment & Climate

Change Department

Room No. 217, 2<sup>nd</sup> Floor,

Mantralaya, Mumbai- 400032.

To

M/s. Nishuvi Corporation,  
C.S.NO 1/47, 2/47, 117, 118,119, 120 & 121,  
Lower Parel div., situated at 75,  
Annie Besant Street,  
Worli, G/South ward, Mumbai.

Subject : Environmental Clearance for Proposed Expansion of Redevelopment project under Reg. 33(7) & Reg. 30 , of property bearing C.S.NO 1/47, 2/47, 117, 118,119, 120 & 121 of Lower Parel div., situated at 75, Annie Besant Street, Worli, G/South ward, Mumbai by M/s. Nishuvi Corporation

Reference : Application no. SIA/MH/INFRA2/496662/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 233<sup>rd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 284<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 18<sup>th</sup> November, 2024.

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

Sr. No.	Description	Details	
1	Proposal Number	<b>SIA/MH/INFRA2/496662/2024</b>	
2	Name of Project	Proposed Expansion of Redevelopment Under Reg. 33(7) & Reg. 30 , of Property Bearing C.S.No 1/47, 2/47, 117, 118,119, 120 & 121 of Lower Parel Div., Situated At 75, Annie Besant Street, Worli, G/South Ward, Mumbai by M/s. Nishuvi Corporation	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr Nimish Kapashi
		Regd. Office address	Nishuvi, 4 <sup>th</sup> floor, 75, Dr Annie Besant Road, Worli, Mumbai, 400018
		Contact number	9821036710

		e-mail	nkapashi@inducorp.co.in			
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA 0193 Validity: 15.12.2024				
7	Applied for	Expansion				
8	Location of the project	CTS no 1/47, 2/47, 117, 118, 119,120 & 121 Of Lower Parel Div., Situated At 75, Annie Besant Street, Worli, G/South Ward, Mumbai				
9	Latitude and Longitude	Latitude: 18°59'42.59"N Longitude: 72°48'57.11"E				
10	Plot Area (Sq.m.)	9874.63 sqm				
11	Deductions (Sq.m.)	Area of Road Set back- 680.06 sqm				
12	Net Plot area (Sq.m.)	9194.57 sqm				
13	Ground coverage (m <sup>2</sup> ) & %	5579.55 (61%)				
14	FSI Area (Sq.m.)	40486.03 Sq. m				
15	Non-FSI (Sq.m.)	68357.83Sqm				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	108843.86 Sqm				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	<ul style="list-style-type: none"> <li>Concession received dated 20.09.2024</li> </ul>				
18	Earlier EC details with Total Construction area, if any.	<ul style="list-style-type: none"> <li>The project has received EC vide letter SIA/MH/INFRA2/411621/2022 dated 02.02.2024</li> <li>The EC has been granted for the FSI area of 38,725.99 sqm , Non FSI of 46,713.81 sqm and total construction area of 85,439.80 sqm. consisting of 4 no's of wings i.e A,B,C,E.</li> </ul>				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	No work is taken up on site				
20	Previous EC / Existing Building		Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Reason for Modification / Change
Building A (Rehab) to be retained	Ground floor	3.75 m	Deleted now		--	Building A is now deleted and is accommodated in wing B
Wing B (Commercial Rehab )	Ground + 1st to 4th floors (commercial)+ 5th to 7th (parking Podium) + 8th RG & Amenity	31.95 m	Wing B (Commercial Rehab , Res. Sale & Rehab Building )	Basement + Ground floor + 1st upper commercial floor + 2nd Part podium floor for parking & part floor for Office + 3rd to 6th Podium floor for parking + 7th part podium	241.20 Mts	Change of planning. Work is not started

					floor for parking & part floor for amenities + 8th & 9th floor as amenities floors + Service floor + 10th to 21st upper residential floors + Service floor + 22nd to 50th upper residential floors + Service floor		
	Wing C (Residential composite)	St + 1st to 7th Podium parking + 8th Amenity floor + 9th to 53rd + 54th part floors	183.10m	Deleted now	--	--	Now deleted and wing C is now accommodated in proposed wing B
	Building E (Rehab)	Ground + 8 floors	27.70 M	Building E (Rehab)	Ground + 8 floors (services in basement)	27.70 m	No change. Work not started
21	No. of Tenements & Shops			Wing B: Rehab Shops- 36 Nos , Office area & 184 resi Nos Bldg E: 42 Nos Resi flats & 1 shop			
22	Total Population			Wing B- Commercial : Fixed-222 nos, Floating-66 Nos Wing B- Residential- : 930 Nos Bldg E: 168 Nos. 1386 nos			
23	Total Water Requirements CMD			175 KLD Domestic - 106 KLD, Flushing - 55 KLD, Gardening - 14 KLD			
24	Under Ground Tank (UGT) location			Wing B-Basement – manhole at 1.5m from ground floor Wing E- Service basement — manhole at 1.5m from ground floor			
25	Source of water			MCGM (Municipal Corporation of Greater Mumbai)			
26	STP Capacity & Technology			145 KLD (B=135 KLD & E=25 KLD), MBBR			
27	STP Location			Basement with 40% open to sky			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			160 KLD, 35% of sewage discharge in the sewer line.			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
	Dry waste	10 kg/day	Will be handed over to a recycler				
	Wet waste	14 kg/day	Handed over to municipal waste				

			collector
Construction waste	Top soil	Nil	Being a redevelopment project there will not be a significant amount of Topsoil which will be generated
	Excavation material	25000 cum	10% will be used on site for refilling, back filling of Existing Basement and internal road. The remaining quantity Will be transported in covered vehicle to the designated site permitted in Debris NOC. following the debris management plan and C and D rules 2016.
	Cement Bags	300000 Bags	Mostly RMC plant will be used. But for finishing of internal walls cement bags will be required. Empty bags to be handed over to recycler
	Paint container (@20L)	1400 cans	To be handed over to recycler.
	Scrap metal	5 Tons	100 % to be sold for

			generated		recycling.
		Aggregates	30 MT	Will be used for boundary wall, Will be used for internal roads etc	
		Broken Tiles	2000 sqm	Waste tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces.	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
	Dry waste	270 kg/day		Will be handed over to a recycler	
	Wet waste	350 kg/day		Composting by OWC- manure produced will be used at a site for landscaping, 2 OWC of total Capacity – 100 & 300 kg/day	
	E-Waste	2000 kg/ year		Will be collected and sent to MPCB authorized recyclers.	
	STP Sludge (dry)	5 kg/day		Dry sewage sludge will be used as manure for gardening.	
31	R.G. Area in sq.m.	RG required – 1254.66 sqm RG proposed – 1316.07 sqm on mother earth			
		Miyawaki area :-100 sqm(300 tree+ canopy+ sub tree + 100 shrubs)			
		Number of trees to be planted: 892 nos (500 on site and 392 off site)			
		Number of trees to be cut: 21 nos			
		Number of trees to be transplanted: 21 nos 30 to 35 trees species will be planted. Native species will be planted and no palm tree will be planted			

32	Power requirement	During Operation Phase:																																											
		<table border="1"> <tr> <td>Details</td><td colspan="3">BEST</td></tr> <tr> <td>Connected load (kW)</td><td colspan="3">4061 KW</td></tr> <tr> <td>Demand load (kW)</td><td colspan="3">1765 KW</td></tr> </table>				Details	BEST			Connected load (kW)	4061 KW			Demand load (kW)	1765 KW																														
Details	BEST																																												
Connected load (kW)	4061 KW																																												
Demand load (kW)	1765 KW																																												
a) Total Energy saving (%): 23 % b) Solar energy (%): 5 % 77 KW																																													
33	Energy Efficiency																																												
34	D.G. set capacity	2 x 500 KVA																																											
35	No. of 4-W & 2-W Parking with 25% EV	4W = 386 Nos . 2W – 133 No's. Transport vehicle- 1 nos																																											
36	No. & capacity of Rain water harvesting tanks /Pits	RWH tank Capacity (2 day holding capacity): 80 cum Wing B-65cum , wing E-15 cum.																																											
37	Project Cost in (Cr.)	Rs 802 Cr																																											
38	EMP Cos	<p>Construction phase -</p> <table border="1"> <thead> <tr> <th>Parameter</th><th>Description &amp; Criteria</th><th>Capital Cost in lakhs</th><th>Recurring cost in Lakhs/year</th></tr> </thead> <tbody> <tr> <td>Water for dust suppression</td><td>During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant</td><td>2.5 1 nos of DS machine</td><td>25</td></tr> <tr> <td>Sensors based AQMS</td><td></td><td>4</td><td>0.5</td></tr> <tr> <td>Shade net</td><td></td><td>4</td><td>0.2</td></tr> <tr> <td>Wind breakers for storage areas</td><td>Barrication for cement and goods storage areas</td><td>1.5</td><td>0.1</td></tr> <tr> <td>Tyre washing stations</td><td>Pit and grills for vehicles</td><td>1</td><td>0.5</td></tr> <tr> <td>CnD Waste chutes</td><td></td><td>2.5</td><td>0.1</td></tr> <tr> <td>Noise Monitoring</td><td>noise on daily basis.</td><td>0.6</td><td>0</td></tr> <tr> <td>Soil erosion control</td><td>Cleaning and maintaining the site.</td><td>0.2</td><td>0.1</td></tr> <tr> <td>Water</td><td>Ambient air,</td><td>0</td><td>0.5</td></tr> </tbody> </table>				Parameter	Description & Criteria	Capital Cost in lakhs	Recurring cost in Lakhs/year	Water for dust suppression	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant	2.5 1 nos of DS machine	25	Sensors based AQMS		4	0.5	Shade net		4	0.2	Wind breakers for storage areas	Barrication for cement and goods storage areas	1.5	0.1	Tyre washing stations	Pit and grills for vehicles	1	0.5	CnD Waste chutes		2.5	0.1	Noise Monitoring	noise on daily basis.	0.6	0	Soil erosion control	Cleaning and maintaining the site.	0.2	0.1	Water	Ambient air,	0	0.5
Parameter	Description & Criteria	Capital Cost in lakhs	Recurring cost in Lakhs/year																																										
Water for dust suppression	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant	2.5 1 nos of DS machine	25																																										
Sensors based AQMS		4	0.5																																										
Shade net		4	0.2																																										
Wind breakers for storage areas	Barrication for cement and goods storage areas	1.5	0.1																																										
Tyre washing stations	Pit and grills for vehicles	1	0.5																																										
CnD Waste chutes		2.5	0.1																																										
Noise Monitoring	noise on daily basis.	0.6	0																																										
Soil erosion control	Cleaning and maintaining the site.	0.2	0.1																																										
Water	Ambient air,	0	0.5																																										

Monitoring	drinking water, noise and soil testing on monthly basis.		
6 monthly Environment compliance	Status report of every 6 month to MPCB, RO Nagpur	0	1
Site Sanitation	Toilet facility provided to the labors & Septic tank	3	6
Gardening Set up	Landscape development during construction phase. Phase wise	5	0.5
Disinfection – Pest Control	Cleaning and maintaining the site.	1	0.5
First aid facilities	Maintaining the first aid box available at site.	1	0.1
Health Check Up	Six monthly health checkup and doctor visit as per requirement	0	1
Training and awareness	Monthly awareness program for firefighting and safety measures.	0	0.5
Site barricading for Air and noise pollution	6 m height of site barricading	35	0.2
<b>Total</b>		61.3	36.8
<b>Operation phase –</b>			
Sr no	Method Adopted	Setting-up Cost (Rs Lakhs) composite bldg. (rehab and sale) (in Rs. Lacs)	
1	Rain water harvesting	4	
2	SWM	15	
3	STP	45	

	4	Energy System including Solar PV on terrace , LED, VFD, Electrical charging points , High Reflective materials, CO2 sensors , highly efficient pumps & motors etc	64
	5	Landscaping + Miyawaki	25
	6	Off site tree plantation	15
	7	LFD	4
	8	Basement dewatering	1.5
	9	Basement ventilation	10
	10	Basement air cleaning units	15
	11	DMP	477
		Total	675.5
	Sr no	Method Adopted	O&M ( Rs Lakhs/annum) composite bldg. (rehab and sale)
	1	Rain water harvesting	4
	2	SWM	15
	3	STP	45
	4	Energy System including Solar PV on terrace , LED, VFD, Electrical charging points , High Reflective materials, CO2 sensors , highly efficient pumps & motors etc	64
	5	Landscaping + Miyawaki	25
	6	Off site tree plantation	15
	7	LFD	4
	8	Basement dewatering	1.5
	9	Basement ventilation	0.6

			10	Basement air cleaning units	2.6
			11	DMP	31.95
				Total	208.65
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	With CER Shall be implemented as per OM F.NO. 22-65/2017-IA.III dated September 30,2020			
40	Details of Court Cases/litigations w.r.t the project and project location, if any	NA			

The comparative statement of the earlier EC and proposed changes as submitted by the PP is as below,

Sr. No.	Description	Details as per EC	Proposed Expansion	Remarks
1.	Plot Area	9874.63 sqm	9874.63 sqm	No change
2.	Deductions	680.06 sqm	680.06 sqm	No change
3.	Net Plot area	9194.57 sqm	9194.57 sqm	No change
4.	FSI Area	38725.99 Sq. m	40486.03 Sq. m	Increase in FSI as per DCPR 2034
5.	Non-FSI Area	46713.81 Sq. m	68357.83Sqm	Increase in Non FSI
6.	Total Construction Area	85439.80 Sq. m	108843.86 Sqm	Increase in Total construction area
7.	Ground Coverage	5483.00 sqm (59%)	5579.55 (61%)	Change in ground coverage due to change in planning
8.	Project cost	Rs 566.39 Cr	Rs 802 Cr	Increase in project cost
9.	Building Configuration	Building A (Rehab) to be retained	Deleted now	Building A is now deleted and is
		Ground floor		

					accommodated in wing B
		Wing B (Commercial Rehab )	Ground + 1st to 4th floors (commercial)+ 5th to 7th (parking Podium) + 8th RG & Amenity	Wing B (Commercial Rehab , Res. Sale & Rehab Building )	Basement + Ground floor + 1st upper commercial floor + 2nd Part podium floor for parking & part floor for Office + 3rd to 6th Podium floor for parking + 7th part podium floor for parking & part floor for amenities + 8th & 9th floor as amenities floors + Service floor + 10th to 21st upper residential floors + Service floor + 22nd to 50th upper residential floors + Service floor
		Wing C (Residential composite)	St + 1st to 7th Podium parking + 8th Amenity floor + 9th to 53rd + 54th part floors	Deleted now	Now deleted and wing C is now accommodated in proposed wing B
		Building E (Rehab)	Ground + 8 floors	Building E (Rehab)	Ground + 8 floors
10	Height of the buildings	Wing B	31.95 m	Wing B	241.20 Mts
		Wing C	183.10m		Deleted
		Wing E	27.70 m	Wing E	27.70 M
					Mo change

11.	No. of Tenements	Bldg A: 1 Nos Wing B: Shops- 36 Nos & commercial office Wing C: Resi - 287 Nos Bldg E: Resi- 43 Nos including 1 shop	Wing B: Rehab Shops- 36 Nos , Office area & 184 resi Nos Bldg E: 42 Nos Resi flats & 1 shop	Reduction in tenements due to change in planning
12.	Occupancy	Bldg A: 5 Nos Wing B: Fixed -630 Nos, Floating-97 Nos Wing C: 1365 Nos Bldg E: 172 Nos. Total-2269 nos	Wing B- Commercial : Fixed-222 nos, Floating-66 Nos Wing B- Residential- : 930 Nos Bldg E: 168 Nos. 1386 nos	Reduction in population
13	Total Water Requirement	249 KLD Domestic - 155 KLD, Flushing - 83 KLD, Gardening - 11 KLD	175 KLD Domestic - 106 KLD, Flushing - 55 KLD, Gardening - 14 KLD	Reduction in water consumption
14	Sewage Generation	214 KLD	145 KLD	Reduction in Sewage generation
15	STP Capacity	240 KLD	160 KLD	Reduction
16.	Solid waste Quantities	Biodegradable Waste: 516 Kg/day Non-Biodegradable Waste: 423 Kg/day Total Solid Waste: 938 Kg/Day	Biodegradable Waste: 350 Kg/day Non-Biodegradable Waste: 270 Kg/day Total Solid Waste: 621 Kg/Day	Reduction
17.	RG Area	RG required: 1254.66 sq m , RG proposed – 1258.13 sqm	RG required: 1254.66 sq m , RG proposed – 1316.07 sqm	Increase in Rg area
18.	Parking 4W & 2W	4W – 657 No's 2W – 133 No's.	4W = 386 Nos . 2W – 133 No's. Transport vehicle- 1 nos	Reduction due to reduction in flats
21.	Power requirement	Connected load: 4413 KW, Maximum Demand :1826 KW,	Connected load: 4061 KW, Maximum Demand :1765 KW,	As per calculations
22.	D.G. set capacity	2 x 630 KVA	2 x 500 KVA	As per calculations
23.	RWH tank	RWH tank Capacity (2 day holding	RWH tank	As per

	Capacity	capacity): 69 cum	Capacity (2 day holding capacity): 80 cum	calculations
--	----------	-------------------	--	--------------

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SIA/MH/MIS/411621/2022 dated 02.02.2024 for FSI area of 38,725.99 sq.mt, non- FSI area of 46,713.81 sq.mt and total construction area of 85,439.80 sq.mt. Proposal has been considered by SEIAA in its 284<sup>th</sup> (Day-3) meeting held on 18<sup>th</sup> November, 2024 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 obtain 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 showing all required RG area as per prevailing Hon'ble Supreme Court Order
2. PP to obtain revised NOC for (i) SWD NOC, (ii) Civil Aviation NOC (iii) Storm Water Connection NOC (iv) C & D Waste Management NOC (v) HE remarks. The local planning authority shall not issue occupation certificate unless all NOCs are in place.
3. PP to submit copy of Certified Compliance of earlier EC to be obtained from the Regional Office of MoEFCC, Nagpur.
4. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.
5. PP to submit an undertaking that, there are no changes in the plan and construction carried out on site as submitted to the SEAC/SEIAA in earlier meetings. The undertaking shall be signed by PP, Architect and Consultant.
6. PP to provide 10-meter-high physical barriers all around the site to avoid nuisance to the nearby habitants. PP also to ensure that; the construction vehicle shall have separate entry /exit for carrying construction related materials
7. PP to obtain revised CRZ clearance for increased FSI and non FSI in the proposed project.
8. PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
9. PP to complete tree plantation within the site during construction phase.
10. PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.
11. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 1254.66 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 211.75 m height only as per Civil Aviation NOC.
3. EC is also restricted up to 120 m height as PP has not obtained the HRC NOC.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. SEIAA after deliberation decided to grant EC for-FSI- 40,486.03 m<sup>2</sup>, Non FSI- 68,357.83 m<sup>2</sup>, total BUA-1,08,843.86 m<sup>2</sup>. (Plan approval No-EB/3268/GS/A, dated- 20.09.2024)

**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 Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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](http://parivesh.nic.in)
- XII. 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.
- XIII. 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

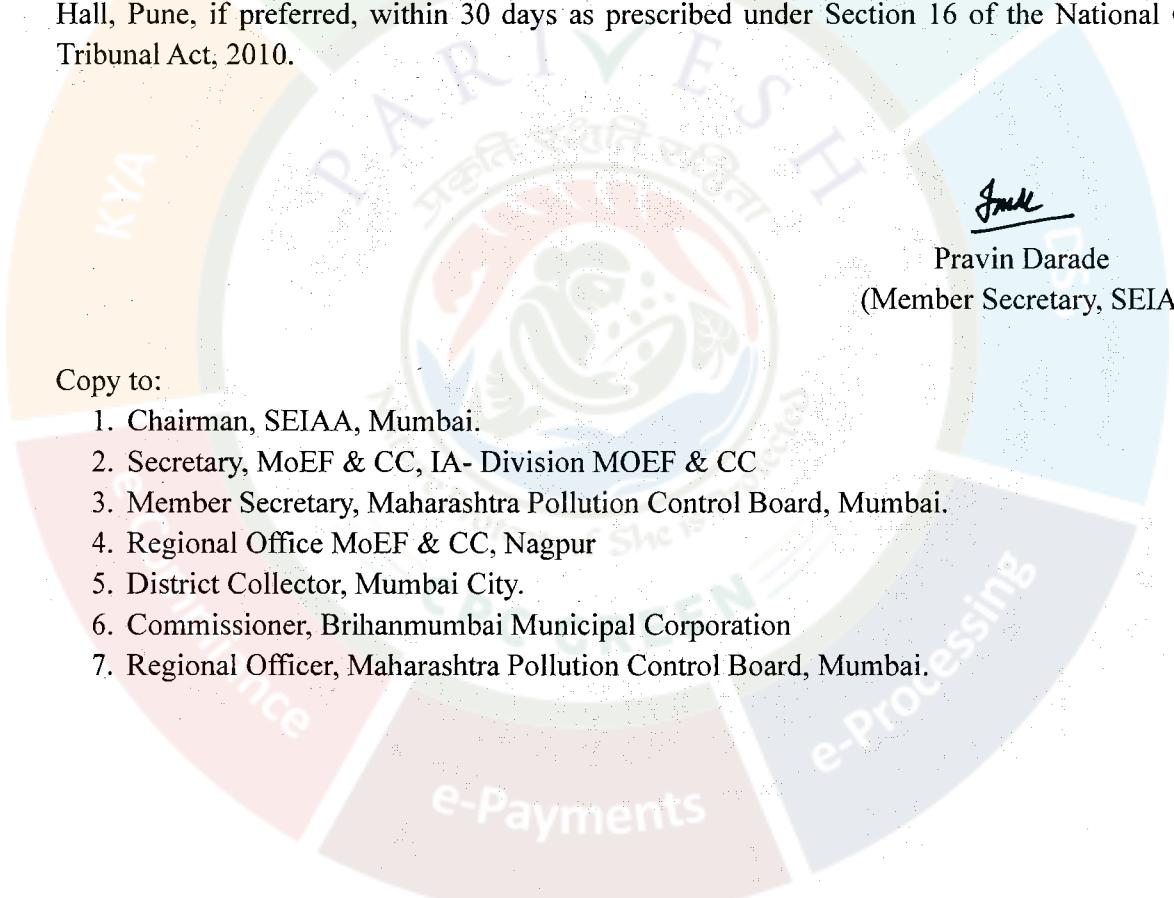
starting proposed work at site.

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 Environmental 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.



*Pravin Darade*

Pravin Darade  
(Member Secretary, SEIAA)

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 City.
6. Commissioner, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

