

# K Raheja Corp Real Estate Private Limited

(Formerly known as Feat Properties Private Limited)



To,  
The Chief Conservator of Forest,  
Ministry of Environment, Forests & Climate Change  
Regional Office (WCZ), Ground Floor, East Wing,  
New Secretariat Building, Civil Lines, Nagpur- 440001.

Date: 17<sup>th</sup> November 2025

Subject : Submission of six-monthly EC Compliance Report for period April 2025 to September 2025 for proposed 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.

Reference : Environmental Clearance by SEIAA, Maharashtra, vide EC Identification No: EC24C3801MH5433389N dated 3rd January 2025.  
Transfer of Environmental Clearance by SEIAA, Maharashtra, vide EC Identification No: EC25C3801MH5572010T dated 15th July 2025

Dear Sir,

With reference to above, we wish to inform you that we have proposed 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. The project has been approved and granted Environmental Clearance by SEIAA, Maharashtra vide EC Identification No: EC24C3801MH5433389N dated 3rd January 2025.

As per the condition stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for period of April 2025 – September 2025 along with the desired information and copies of documents are as under:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Reports

We hope the above is to your satisfaction. Please acknowledge the receipt & oblige.

Thanking You.

Yours faithfully,

M/s. K Raheja Corp Real Estate Private Limited

A handwritten signature in blue ink, appearing to read 'N. R. Mehta'.

Nikhil Mehta

Encl: a/a

CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai- 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara.

CIN : U40300MH2007PTC287012

Regd. Off. : Raheja Tower, Plot No.C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.  
Phone : +91-22-2656 4000 • Website : [www.krahejacorp.com](http://www.krahejacorp.com)



**MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS**

**MINISTRY OF ENVIRONMENT & FORESTS  
REGIONAL OFFICE (W), NAGPUR**

**Monitoring Report**

**PART - I  
DATA SHEET**

1.	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others - Construction project (Redevelopment Project)
2.	Name of the project	Proposed 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.	Clearance letter (s)/OM no. and date	Environmental Clearance by SEIAA, Maharashtra vide EC Identification No: EC24B038MH115072 dated 2nd February 2024. Environmental Clearance by SEIAA, Maharashtra vide EC Identification No: EC24C3801MH5433389N dated 3 <sup>rd</sup> January 2025 Transfer of Environmental Clearance granted from M/s Nishuvi corporation to M/s. K Raheja Corp Real Estate Private Limited by SEIAA Maharashtra, vide EC Identification No: EC25C3801MH5572010T dated 15th July 2025
4.	Location	Mumbai
	(a) District	Mumbai Suburban
	(b) State	Maharashtra
	(c) Latitude / Longitude	Latitude:18°59'42.59"N Longitude:72°48'57.11"E
5.	(a) Address for correspondence (b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Mr Nikhil Mehta M/s. K Raheja Corp Real Estate Private Limited Raheja Tower, Plot No. C-30, Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai, Bandra, 400051
6.	Salient Features	
	(a) Of the project	<ul style="list-style-type: none"> <li>• Total Plot Area (sq. m.): 9874.63 sq. m</li> <li>• FSI area (sq. m.): 40486.03 Sq. mtr.</li> <li>• Non FSI area (sq. m.): 68357.83 Sq. mtr.</li> <li>• Total Built Up Area: 108843.86 Sq. mtr.</li> </ul>

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		Building Name	Configuration	
		Wing B (Commercial Rehab., Res. Sale & Rehab Building)	Basement + Ground floor + 1 <sup>st</sup> upper commercial floor + 2 <sup>nd</sup> part podium floor for parking & part floor for office + 3 <sup>rd</sup> to 6 <sup>th</sup> podium floor for parking + 7 <sup>th</sup> part podium floor for parking & part floor for amenities + 8 <sup>th</sup> & 9 <sup>th</sup> floor as amenities floor + service floor + 10 <sup>th</sup> to 21 <sup>st</sup> upper residential floors + service floor + 22 <sup>nd</sup> to 50 <sup>th</sup> upper residential floor + service floor	
		Wing 13 (Commercial Rehab)	Ground + 1 <sup>st</sup> to 4 <sup>th</sup> floors (commercial)+ 5 <sup>th</sup> to 7 <sup>th</sup> (parking Podium) + 8 <sup>th</sup> RG & Amenity	
		Building E (Rehab)	Ground + 8 floors (service basement)	
		(b) Of Environmental Management Plans		
		<ul style="list-style-type: none"> <li>• Debris/ Topsoil Management</li> <li>• Transplantation of trees</li> <li>• Toilets for labour + drinking water + first aid arrangement</li> <li>• Portable STP</li> <li>• Environmental Monitoring</li> <li>• Sewage Treatment Plant</li> <li>• Solid waste management</li> <li>• Rainwater harvesting</li> <li>• Greenbelt</li> <li>• Disaster Management Plan</li> <li>• Water conservation measures</li> <li>• Energy conservation measures</li> </ul>		
7.	Breakup of the project area			
	(a) Submergence area: forest & non forest.	Nil		
	(b) Others		The entire project area is non-agricultural land.	



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8.	Breakup of the project affected population with enumeration of those losing houses /dwelling units only, agricultural land only, both dwelling units & agricultural land & landless labourers /artisan.	Nil
	(a) SC, ST /Adivasis	Nil
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	Nil
9.	Financial details	
	(a) Project cost as originally planned and sub-sequent revised estimates and year of price reference.	Estimated Cost of the Project: 552.70 Cr.
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	<p><b>Construction phase:</b></p> <ul style="list-style-type: none"> <li>a) Capital Cost: 16.19 Lakhs.</li> <li>b) O &amp; M cost: 49.95 Lakhs.</li> </ul> <p><b>Operation phase:</b></p> <ul style="list-style-type: none"> <li>a) Capital Cost: 489 Lakhs.</li> <li>b) O&amp;M cost: 47.09 Lakhs.</li> </ul>
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	Yet to finalize.
	(d) Whether (c) include the cost of environmental management as shown in the above.	Not applicable since (c) is yet to finalize
	(e) Actual expenditure incurred on the project so far	Rs. 8.07 Cr
	(f) Actual expenditure incurred on the environmental management plans so far	Rs. 22 Lakhs
10.	Forest land requirement.	The project land is not a forest land.
	(a) The status of approval for diversion of forest land for non-forestry use	Not applicable.
	(b) The status of clearing felling	Not applicable.
	(c) The status of compensatory afforestation, if any	Not applicable.
	(d) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	Not applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Nil
12.	Status of construction.	

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	a) Date of commencement (Actual and / or planned)	4 <sup>th</sup> September 2024 (Actual)
	b) Date of completion (Actual and/ or planned)	Jan 2030 (Planned)
13.	Reason for the delay if the project is yet to start.	Not Applicable
14.	Dates of site visits	
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	Not yet visited by Regional Officer
	(b) Date of site visit for this monitoring report	April 2025 – September 2025
15.	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	Environmental Clearance by SEIAA, Maharashtra, vide EC Identification No: EC24B038MH115072 dated 2nd February 2024. Environmental Clearance by SEIAA, Maharashtra vide EC Identification No: EC24C3801MH5433389N dated 3 <sup>rd</sup> January 2025 Transfer of Environmental Clearance granted from M/s Nishuvi corporation to M/s. K Raheja Corp Real Estate Private Limited by SEIAA Maharashtra, vide EC Identification No: EC25C3801MH5572010T dated 15th July 2025

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## EC COMPLIANCE REPORT

### HALF YEARLY EC COMPLIANCE REPORT

<b>Ref</b>	Environmental Clearance granted vide letter No. EC Identification No: EC24B038MH115072 dated 2 <sup>nd</sup> February 2024. <b>(Annexure II A)</b> Environmental Clearance granted vide letter No. EC Identification No: EC24C3801MH5433389N dated 3 <sup>rd</sup> January 2025. <b>(Annexure II B)</b> Transfer of Environmental Clearance granted from M/s Nishuvi corporation to M/s. K Raheja Corp Real Estate Private Limited by SEIAA Maharashtra, vide EC Identification No: EC25C3801MH5572010T dated 15th July 2025 <b>(Annexure II-C)</b>
<b>To</b>	M/s. K Raheja Corp Real Estate Private Limited
<b>For</b>	Proposed 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.
<b>Status</b>	Rehab Building: 7 <sup>th</sup> Slab in progress. Blockwork and plaster in progress below 2 <sup>nd</sup> floor.

<b>Specific Conditions</b>		
<b>A. SEAC Conditions: -</b>		
<b>Sr. No.</b>	<b>Conditions</b>	<b>Reply</b>
1.	<b>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 30.01.2004 issued by the Environment Department, Govt. of Maharashtra.</b>	Yes, Copy of IOD received from concern authority and Approved layout is enclosed as <b>Annexure III &amp; Annexure IV</b> respectively.
2.	<b>PP to obtain following NOCs &amp; remarks as per amended planning: a) SWD NOC b) Civil Aviation NOC c) Storm Water Connection NOC d) SWM/C&amp;D NOC e) HE remarks.</b>	Yes, we have received all the NOCs from concerned authorities. We are enclosing herewith <ul style="list-style-type: none"> <li>• Water supply NOC <b>Annexure V</b></li> <li>• SWD NOC enclosed <b>Annexure VI</b></li> <li>• SWM/C&amp;D NOC enclosed as <b>Annexure VII</b></li> <li>• Civil Aviation NOC enclosed as <b>Annexure VIII</b></li> </ul>
3.	<b>PP to submit copy of Certified Compliance of earlier EC to be obtained from the Regional Office of MoEFCC, Nagpur.</b>	No work was taken up on site after EC. Excavation is recently initiated
4.	<b>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.</b>	AQMS and smog machines are installed at site

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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.	Architect certificate attached as <b>Annexure IX.</b>
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	Site barricading of 10 meters is done on site work.
7.	PP to obtain revised CRZ clearance for increased FSI and non FSI in the proposed project.	The project was heard on 11.11.2023 in 179 <sup>th</sup> MCZMA meeting
8.	PP to use treated sewage water of other occupied societys/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.	Noted.
9.	PP to complete tree plantation within the site during construction phase.	Noted.
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.	AQMS and smog machines are installed at site and costing is included in EMP
11.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.	Noted.

**Specific Conditions**

**B. SEIAA Conditions: -**

Sr. No.	Conditions	Reply
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	Yes we affirm that we will provide RG area of 1254.66 m <sup>2</sup> on mother earth without any construction.



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	the same.	
2.	This EC is restricted up to 211.75 m height only as per Civil Aviation NOC.	Noted and agreed.
3.	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.	Noted and agreed.
4.	PP to achieve at least 5% of total energy requirement from solar / other renewable sources.	Energy Saving by solar is 5%
5.	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.	Noted and agreed.
6.	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, dated-20.09.2024)	Noted and agreed.

**General Conditions:**

**a) Construction Phase: -**

Sr. No.	Conditions	Reply
i.	The solid waste generated should be properly collected & segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<p><b>Solid Waste Generation &amp; disposal during construction Phase -</b></p> <ul style="list-style-type: none"> <li>• <b>Dry Waste</b> - 10 kgs/day will be segregated and handed over to authorized vendor</li> <li>• <b>Wet Waste</b> - 14 kgs/day handed over to municipal facility</li> <li>• <b>Construction Waste</b> - 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</li> </ul>

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		<p>rules 2016.</p> <p>Copy of C&amp;D permission enclosed as <b>Annexure VII</b></p> <ul style="list-style-type: none"> <li>• <b>Empty cement bags 300000 nos.</b> - 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</li> <li>• <b>Scrap metal generate - 5 Tons</b> - 100 % to be sold for recycling.</li> <li>• <b>Aggregates - 30 MT</b> - Will be used for boundary wall, will be used for internal roads etc.</li> <li>• <b>Broken Tiles - 2000 sqm</b> - Waste tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces.</li> <li>• <b>Empty Paint Cans (20 liter/ can) - 1400 nos.</b> - To be handed over to recycler.</li> </ul>
ii.	<b>Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.</b>	<b>Construction Waste - 25000 cum - 30%</b> 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.
iii.	<b>Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of Maharashtra Pollution Control Board.</b>	No hazardous waste is generated at site till date as no construction work is started.
iv.	<b>Adequate drinking water &amp; 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.</b>	<ul style="list-style-type: none"> <li>• Safe drinking water, sanitation and sewerage facility will be provided at site for construction workers.</li> <li>• Portable Sewage treatment plant will be provided.</li> </ul> <p>Photographs of labour facilities provided at site enclosed as <b>Annexure X</b>.</p>
v.	<b>Arrangement shall be made that wastewater and storm water do not get</b>	Separate drainage line will be provided for both storm water and wastewater generated



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	<b>mixed.</b>	within site to avoid mixing.  Copy of SWD remarks enclosed as <b>Annexure VI.</b>
vi.	<b>Water demand during construction phase should be reduced by use of pre-mixed concrete, curing agents and other best practices.</b>	The measures such as, use of ready-mix concrete, curing compound, admixture is to reduce water demand will be undertaken during construction phase.
vii.	<b>The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority</b>	There is no ground water source at site.
viii.	<b>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</b>	There is no ground water source at site.
ix.	<b>Fixtures for showers, toilet flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor-based control.</b>	Yes, low flow rate fixtures and low flush cisterns will be used during operation phase.
x.	<b>The Energy Conservation Building Code shall be strictly adhered to.</b>	Yes, the condition is noted.
xi.	<b>All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.</b>	Being a redevelopment project there will not be a significant amount of Topsoil which will be generated
xii.	<b>Additional soil for leveling of the proposed site shall be generated within the sites (to the maximum extent possible) so that natural drainage system of the area is protected and improved.</b>	Natural drainage pattern of site will be maintained. Additional soil required to maintain site ground level will be generated within site.
xiii.	<b>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.</b>	Regular monitoring of soil is being carried out at site.  Please refer <b>Annexure I</b> for Monitoring reports.

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xiv.	<b>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.</b>	Noted & agreed
xv.	<b>The diesel generator set to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.</b>	Presently no DG sets are deployed at construction site.
xvi.	<b>Vehicles hired for bringing construction material to the site should be in good condition and should have pollution check certificate and should conform to applicable air and noise standards and should be operated only during non-peak hours.</b>	The vehicles hired for bringing construction material at site are thoroughly checked with a valid PUC certificate. PUC register maintained at site.  Copy of the PUC register enclosed as <b>Annexure XI</b>
xvii.	<b>Ambient noise level should conform to residential standards both during day and night. Incremental pollution loads on the ambient air 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 confirm to the stipulated standards by CPCB/MPCB.</b>	We affirm that, regular noise level monitoring will be carried out at site.  Please refer <b>Annexure I</b> for Monitoring reports.
xviii.	<b>Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of Act, 1986. The height of stack of DG sets should be equal to the height needed preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.</b>	DG sets will be used as backup, care is taken that adequate acoustic is provided to prevent noise and should conform to rules made under the Environment (Protection) Act 1986, prescribed for air and noise emission standards.
xix.	<b>Regular supervision of the above and other measures for monitoring should</b>	Regular supervision of the above and other measures for monitoring is being ensured



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	<p>be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.</p>	through company officials. Monitoring is carried out throughout construction phase to avoid disturbance to the surroundings.
<b>General Conditions:</b>		
<b>b) Operation Phase: -</b>		
Sr. No.	Conditions	Reply
i.	<p>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 landfilling after recovering recyclable material.</p>	<p><b>Solid Waste Generation &amp; disposal during Operation Phase –</b></p> <ul style="list-style-type: none"> <li>• Dry Waste - 270 kgs/day will be segregated and recyclable waste will be handed over to authorized vendor</li> <li>• Wet Waste - 350 kgs/day will be treated in OWC</li> <li>• E Waste – 2000 kg/year will be collected and sent to MPCB authorized recyclers.</li> <li>• STP Sludge – 5 kgs/day dried and used as manure in gardening</li> </ul>
ii.	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management Handling) Rules, 2016.</p>	No E-waste generation envisaged from the project.
iii.	<p>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. 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.</p>	<ul style="list-style-type: none"> <li>• STP of total capacity 145 KLD (B-135 KLD &amp; E-25 KLD) will be provided for the treatment of sewage generated from the project.</li> <li>• MBBR Technology is proposed to ensure sustainable environment.</li> <li>• Reutilization of treated water from STP for flushing and gardening</li> <li>• Balance treated sewage will be disposed off to existing sewer line.</li> </ul>
iv.	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to</p>	<ul style="list-style-type: none"> <li>• STP of total capacity 145 KLD (B-135 KLD &amp; E-25 KLD) will be provided for the treatment of sewage generated from the</li> </ul>

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	<b>occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</b>	project. <ul style="list-style-type: none"> <li>Organic waste converter 2 nos. of OWCs capacity 500 kgs/day and 50 kgs/day will be installed prior to operation.</li> <li>Also, development of the green belt will be carried out before the operational stage.</li> </ul>
v.	<b>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.</b>	Yes, we affirm that we will be comply with all the facilities will be in place prior to application for OC.
vi.	<b>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.</b>	Parking is planned in such a way that there will not be any traffic congestion issue. Parking will be fully internalized. <b>Proposed Parking</b> 4 Wheelers – 657 nos. 2 Wheelers – 133 nos.
vii.	<b>PP to provide electric charging points for electric vehicles (EVs).</b>	Condition is Noted & will be complied with We will provide electric charging points for electric vehicles (EVs).
viii.	<b>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</b>	<ul style="list-style-type: none"> <li>RG proposed - 1254.66 sqm (Mother earth- 1316.07 sqm)</li> <li>Miyawaki area: 100 sqm (300 tree + canopy + sub tree + 100 shrubs)</li> <li>Number of trees to be planted: 892 nos.</li> <li>Number of tress to be transplanted: 21 nos.</li> <li>Number of trees to be transplanted: 21 nos.</li> </ul>
ix.	<b>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</b>	Yes, a separate environmental management cell with qualified staff will be in place.
x.	<b>Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-ups. This cost shall be</b>	Yes, break up of Environmental Management Plan is as given below: <b>Construction phase:</b> a) Capital Cost: 61.3 Lakhs.



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	<p>included as part of the project cost. The funds embarked for the environment protection measures shall not be diverted for other purposes.</p>	<p>b) O &amp; M cost: 36.8 Lakhs.</p> <p><b>Operation phase:</b></p> <p>a) Capital Cost: 675.5 Lakhs.</p> <p>b) O&amp;M cost: 208.65 Lakhs.</p>
<b>s</b>		
xi.	<p>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 the clearance letter are available with Maharashtra Pollution Control Board and may also be seen at website at <a href="http://envis.maharashtra.gov.in">http://envis.maharashtra.gov.in</a></p>	Yes, we had published advertisement in two local newspapers, copy of same is attached as Annexure XII.
xii.	<p>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.</p>	Yes, said condition is complied.
xiii.	<p>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 of CPCB &amp; SPCB. The critical pollutant level namely SPM, RSPM, SO2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicate for the project shall be monitored and displayed in the public domain.</p>	Yes, said condition is noted and will be complied with.
<p><b>c) General EC Conditions: -</b></p>		
<b>Sr. No.</b>	<b>Conditions</b>	<b>Reply</b>

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*[Signature]*



**EC COMPLIANCE REPORT**

i.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
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	We have obtained Consent to Establish from MPCB vide Format1.0/CC/UAN No.0000216206/CE/2411001681 dated 27.11.2024  Copy of Consent to Establish received is enclosed as <b>Annexure XIII</b> .
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.	Yes, the condition is noted.
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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Six monthly compliance reports and monitoring data are submitted to the concerned authorities regularly.
v.	The environmental statement for each financial year ending 31 <sup>st</sup> March in Form -V as is mandated to be submitted by 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.	Noted & agreed.
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	Noted & agreed.



April 2025 - September 2025

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**EC COMPLIANCE REPORT**

	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 & Wildlife angle including clearance from the standing committee of the National Board of for Wildlife as if applicable & this environment clearance does not necessarily implies that forestry & wildlife clearance granted to the project which will be considered separately on merit.	Yes, said condition is noted. The proposed project site is not located within forest land hence obtaining Forestry & Wildlife clearance is not applicable to us.





## **List of Annexures**

<b>Sr. No.</b>	<b>Annexures</b>
1	Annexure I – Monitoring Report
2	Annexure II – EC copy
3	Annexure III – IOD Approval
4	Annexure IV – IOD Plan
5	Annexure V – Water NOC
6	Annexure VI – SWD NOC
7	Annexure VII – SWM / C&D NOC
8	Annexure VIII – Civil Aviation NOC
9	Annexure IX – Architect Certificate
10	Annexure X – Photographs of labour facilities
11	Annexure XI - PUC
12	Annexure XII – Newspaper advertisements
13	Annexure XIII – Consent copies



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-25/06/109

Issue Date: 01/07/2025

<b>Name of Customer &amp; Contact details</b>	Nishuvi Corporation				
<b>Name of Site</b>	KRCR - NISHUVI, WORLI75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-40001				
<b>Location of Sampling</b>	Near Main Gate				
<b>Date of Sampling</b>	19/06/2025				
<b>Sampling Time</b>	09:10 to 05:10 hr.	<b>Duration</b>	:	8 Hr.	
<b>Sample Drawn By</b>	ACD	<b>Transported By</b>	:	ACD	
<b>Date of Sample Receipt</b>	25/06/2025	<b>Sample Identification</b>	:	A-25/06/109	
<b>Sample Quantity &amp; Container</b>	SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; O <sub>3</sub> : 1 Bottle. NH <sub>3</sub> :1 Bottle; Bladder:1; CT:1				
<b>Date of Sample Analysis</b>	25/06/2025 to 30/06/2025				
<b>Sampling Environmental Conditions</b>	Temperature: 27-30°C; Rain fall: No; P <sub>bar</sub> : 756 mmHg.				
<b>Transportation Condition</b>	Bottles	Filter papers in plastic	Bladder at ambient temp.		
<b>Sampling Equipment</b>	RDS-I-19 & FDS-I-10				
<b>Calibration Status</b>	Calibration on 23/11/2024 due on 23/11/2025 Calibration on 24/05/2025 due on 23/05/2026				
<b>Project/ Job number</b>	4800190256 Date: 11.07.2024				
<b>Reference of Sampling</b>	AESPL/LAB/QR/7.3.3/R-03				
<b>Method of Sampling &amp; Preservation</b>	AESPL/LAB/SOP/7.3.1/A-01				
<b>Environmental Condition while Testing</b>	Ambient Temperature: 28.3°C and Humidity: 49%				
Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	21.5	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2/Sec 1)
2.	Nitrogen dioxide as NO <sub>2</sub>	34.6	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6)
3.	PM <sub>10</sub>	70.5	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23)
4.	PM <sub>2.5</sub>	23.7	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24)
5.	Carbon monoxide as CO	0.68	04 **	mg/m <sup>3</sup>	IS 5182 (part 10)

[#] Specified under National Ambient Air Quality Standards by CPCB:

[\*] 24 hourly monitoring values; [\*\*] 1 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS) 2009.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.

Himani P. Joshi  
(Report Reviewed By)



Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



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**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [gglab@aespl.co.in](mailto:gglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-25/06/265

Issue Date: 24/06/2025

<b>Name of Customer</b>	:	Nishuvi Corporation			
<b>Name of Site</b>	:	KRCR - NISHUVI, WORLI75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018			
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	:	Site Office Pantry
<b>Date of Sample Drawn</b>	:	19/06/2025	<b>Time of Sample Drawn</b>	:	09:40 am
<b>Sample Drawn By</b>	:	ACD	<b>Transported By</b>	:	ACD
<b>Date of Sample Receipt</b>	:	19/06/2025	<b>Sample Identification</b>	:	Mw-25/06/265
<b>Sample Quantity &amp; Container</b>	:	250 ml; Glass bottle.			
<b>Date of Sample Analysis</b>	:	20/06/2025 to 21/06/2025			
<b>Environmental Conditions at site</b>	:	Surrounding area is clean.			
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>	:	4800190256 Date:11.07.2024			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/M-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 22.1°C and Humidity: 50 %			
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500:2012	Method of Analysis	
1.	Total Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185:2016	
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185:2016	

**Conformity Statement:** Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.



**Himani P. Joshi**  
(Report Reviewed By)

**N. K Shendye**  
(Authorized Signatory)

-End of Test Report



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report

### (Noise)

Ref. No.: AESPL/LAB/C/ N-25/06/106

Issue Date: 25/06/2025

Name of Customer	Nishuvi Corporation		
Name of Site	Nishuvi, 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.		
Discipline & Group	Chemical: Atmospheric Pollution		
Description of Sample	Ambient Noise		
Location Details	At the Periphery of site		
Date of Sampling	05/03/2025	Period of Sampling	Spot
Start & End Time of Sampling (Daytime)	10.00 Hr. - 10.35Hr.	Start & End Time of Sampling (Nighttime)	20.10 Hr.-20.35Hr.
Monitored By	ACD	Transported By	ACD
Date of Data Receipt	07/03/2025	Sample Identification	N-25/06/106
Environmental Condition	Climate: Clear	Ambient Temp:	30°C
Transportation Condition	Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
Sampling Equipment	Noise meter - Centre C-390 SL-I-02		
Calibration Status	Calibrated on 16/11/2024; calibration due on 15/11/2025		
Project/ Job Number	4800190256 Date: 11.07.2024		
Reference of Sampling	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling	IS 9989		
Sr. No.	Location	Noise Day Time dB(A)	Noise Nighttime dB(A)
1.	Near Site Office	62.4	47.6
2.	East Site	63.6	46.4
3.	West Site	64.2	48.2
4.	Main Gate (South Site)	65.2	51.6
5.	North Site	63.4	50.2
6.	Garden Site	62.6	48.9
7.	Ramp Area	63.4	45.8
Limit as per EP Act for Industrial area		65	55

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.

#### Note:

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4. Results apply as data received.

Himani P. Joshi.  
(Report Reviewed By)



Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Laboratory: P-1, MIDC Commercial Plots, Mohopada, Rasayani, Raigad Pin 410222

E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in) Tel: 9112844844

CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-25/06/35

Issue Date: 27/06/2025

<b>Name of Customer &amp; contact details</b>		: Nishuvi Corporation			
<b>Name of Site</b>		: KRCR - NISHUVI, WORLI 75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018			
<b>Nature of Sample</b>	: Soil	<b>Location of Sample</b>	: Nishu Rihab		
<b>Date of Sample Drawn</b>	: 19/06/2025	<b>Time of Sample Drawn</b>	: 09:50 am		
<b>Sample Drawn By</b>	: ACD	<b>Transported By</b>	: ACD		
<b>Date of Sample Receipt</b>	: 19/06/2025	<b>Sample Identification</b>	: S-25/06/35		
<b>Sample Quantity</b>	: 1kg; PG bag				
<b>Date of Sample Analysis</b>	: 19/06/2025 to 26/06/2025				
<b>Environmental Conditions at site</b>		: Area: Clean, Colour: Brown			
<b>Transportation Condition</b>		: Kept soil in polythene bag in a dry place			
<b>Project/ Job number</b>		: 4800190256 Date: 11.07.2024			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/S-01			
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 28.9°C and Humidity: 46%			
Sr. No.	Parameter with Unit	Result		Method of analysis	
1.	pH	7.37		IS 2720 (part 26)	
2.	Water content, %	20.6		IS 2720 (part 2)	
3.	Organic Carbon, %	0.20		IS 2720 (part 22)	
4.	Available Nitrogen, %	0.0120		Soil Testing in India Ministry of Agriculture, Government of India, January	
5.	Available Phosphorus, kg/ha	52			
6.	Available Sulphur, mg/kg	26			
7.	Chloride, mg/kg	35			
8.	Potassium as K, kg/ha	60		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22	
9.	Copper as Cu, mg/kg	< 0.02		EPA Method 3050 B.2	
10.	Texture, %	Coarse sand	19	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22	
		Clay	40		
		Silt	20		
		Fine sand	21		

**Note:**

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4. The results apply to the sample as received.



*Himani*

*Sushma*

**Himani P. Joshi.**  
(Report Reviewed By)

**Sushma A. Gujar.**  
(Authorized Signatory)

-End of Test Report-



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Laboratory: P-1, MIDC Commercial Plots, Mohopada, Rasayani, Raigad Pin 410222

E-mail: [gglab@aespl.co.in](mailto:gglab@aespl.co.in) Tel: 9112844844

CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787

## Test Report

(Soil)

Ref. No.: AESPL/LAB/C/S-25/06/35

Issue Date: 27/06/2025

Name of Customer	:	Nishuvi Corporation			
Name of Site	:	KRCR - NISHUVI, WORLI 75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018			
Nature of Sample	:	Soil	Location of Sample	:	Nishu Rihab
Date of Sample Drawn	:	19/06/2025	Time of Sample Drawn	:	09:50 am
Sample Drawn By	:	ACD	Transported By	:	ACD
Date of Sample Receipt	:	19/06/2025	Sample Identification	:	S-25/06/35
Sample Quantity	:	1kg; PG bag			
Date of Sample Analysis	:	19/06/2025 to 26/06/2025			
Environmental Conditions at site		:	Area: Clean, Colour: Brown		
Transportation Condition		:	Kept soil in polythene bag in a dry place		
Project/ Job number		:	4800190256 Date: 11.07.2024		
Reference of Sampling		:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation		:	AESPL/LAB/SOP/7.3.1/S-01		
Environmental Condition while Testing		:	Ambient Temperature: 28.9°C and Humidity: 46%		
Sr. No.	Parameter with Unit	Result	Method of analysis		
11.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 3050 B.2		
12.	Arsenic as As, mg/kg	< 0.02	EPA Method 3050 B.2		

**Note:**

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4. The results apply to the sample as received.

*Himani*



*Sushma*

Himani P. Joshi.  
(Report Reviewed By)

Sushma A. Gujar.  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-25/06/258

Issue Date: 23/06/2025

Name of Customer & Contact Details	:	Nishuvi Corporation			
Name of Site	:	KRCR - NISHUVI, WORLI75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018			
Nature of Sample	:	Drinking water	Location of Sample	:	Site Office Pantry
Date of Sample Drawn	:	19/06/2025	Time of Sample Drawn	:	9.40 am
Sample Drawn By	:	ACD	Transported By	:	ACD
Date of Sample Receipt	:	19/06/2025	Sample Identification	:	W- 25/06/258
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	19/06/2025 to 21/06/2025			
Environmental Conditions at site	:	Water Temperature: 25°C, Air Temperature: 28°C, surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	4800190256 Date: 11.07.2024			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 31.2°C and Humidity: 33%			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	7.6	6.5 – 8.5	No relaxation	IS-3025(P-11)
2.	Chlorides as Cl <sup>-</sup> , mg/l	28	250 Max	1000 Max	IS-3025(P-32)
3.	Hardness as CaCO <sub>3</sub> , mg/l	38	200 Max	600 Max	IS-3025(P-21)
4.	Calcium as Ca <sup>2+</sup> , mg/l	8.0	75 Max	200 Max	IS-3025(P-40)
5.	Magnesium as Mg <sup>2+</sup> , mg/l	4.4	30 Max	100 Max	IS-3025(P-46)
6.	Total Dissolved Solids 180°C, mg/l	100	500 Max	2000 Max	IS-3025(P-16)
7.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
8.	Iron as Fe, mg/l	0.032	0.3 Max	No relaxation	IS-3025(P-53)
9.	Fluoride as F, mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60)
10.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
11.	Free ResCl <sub>2</sub> , mg/l	< 0.2	0.2 Min	1.0 Min	IS-3025(P-26)

**Conformity Statement:** Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests

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4. The results apply to the sample as received.

*Himani*

Himani P. Joshi.  
(Report Reviewed By)



*Reshma*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-25/09/88

Issue Date: 01/10/2025

<b>Name of Customer &amp; Contact details</b>	Nishuvi Corporation				
<b>Name of Site</b>	KRCR - NISHUVI, WORLI 75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018				
<b>Location of Sampling</b>	Near main gate				
<b>Date of Sampling</b>	18/09/2025				
<b>Sampling Time</b>	09:30 to 05:30 hr.	<b>Duration</b>	:	08 Hr.	
<b>Sample Drawn By</b>	ACD	<b>Transported By</b>	:	ACD	
<b>Date of Sample Receipt</b>	24/09/2025	<b>Sample Identification</b>	:	A-25/09/88	
<b>Sample Quantity &amp; Container</b>	SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1				
<b>Date of Sample Analysis</b>	24/09/2025 to 30/09/2025				
<b>Sampling Environmental Conditions</b>	Temperature:27-30°C; Rain fall: No; P <sub>bar</sub> : 756 mmHg.				
<b>Transportation Condition</b>	Bottles	Filter papers in plastic	Bladder at ambient temp.		
<b>Sampling Equipment</b>	RDS-I-13 & FDS-I-13				
<b>Calibration Status</b>	Calibration on 24/05/2025 due on 23/05/2026 Calibration on 24/05/2025 due on 23/05/2026				
<b>Project/ Job number</b>	4800190256 Date:11.07.2024				
<b>Reference of Sampling</b>	AESPL/LAB/QR/7.3.3/R-03				
<b>Method of Sampling &amp; Preservation</b>	AESPL/LAB/SOP/7.3.1/A-01				
<b>Environmental Condition while Testing</b>	Ambient Temperature: 28.3°C and Humidity: 49%				
Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	20.5	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2/Sec 1)
2.	Nitrogen dioxide as NO <sub>2</sub>	28.7	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6)
3.	PM <sub>10</sub>	68.3	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23)
4.	PM <sub>2.5</sub>	23.7	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24)
5.	Carbon monoxide as CO	0.62	04 **	mg/m <sup>3</sup>	IS 5182 (part 10)

[#] Specified under National Ambient Air Quality Standards by CPCB:

[\*] 24 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

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*Himani*

*Reshma*

**Himani P. Joshi**  
(Report Reviewed By)

**Reshma S. Patil**  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-25/09/193

Issue Date: 23/09/2025

Name of Customer	:	Nishuvi Corporation			
Name of Site	:	KRCR - NISHUVI, WORLI75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018			
Nature of Sample	:	Drinking water	Location of Sample	:	Labour Camp
Date of Sample Drawn	:	18/09/2025	Time of Sample Drawn	:	11:00 am
Sample Drawn By	:	ACD	Transported By	:	ACD
Date of Sample Receipt	:	18/09/2025	Sample Identification	:	Mw-25/09/193
Sample Quantity & Container	:	250 ml; Glass bottle.			
Date of Sample Analysis	:	19/09/2025 to 20/09/2025			
Environmental Conditions at site	:	Surrounding area is clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	4800190256 Date: 11.07.2024			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01			
Environmental Condition while Testing	:	Ambient Temperature: 23.4°C and Humidity: 59 %			
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500:2012	Method of Analysis	
1.	Total Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185:2016	
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185:2016	

**Conformity Statement:** Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

Himani P. Joshi  
(Report Reviewed By)



N. K. Shendye  
(Authorized Signatory)

-End of Test Report



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report

### (Noise)

Ref. No.: AESPL/LAB/C/N-25/09/95

Issue Date: 27/09/2025

<b>Name of Customer &amp; Contact Details</b>		Nishuvi Corporation		
<b>Name of Site</b>		KRCR - NISHUVI, WORLI 75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018		
<b>Discipline &amp; Group</b>		Chemical: Atmospheric Pollution		
<b>Description of Sample</b>		Ambient Noise		
<b>Location Details</b>		At the Periphery of Site		
<b>Date of Sampling</b>		18/09/2025	<b>Period of Sampling</b>	: Spot
<b>Start &amp; End Time of Sampling</b>		12.00Hr - 12.40Hr.	<b>Start &amp; End Time of</b>	: 22.00Hr-22.35Hr
<b>Monitored By</b>		ACD	<b>Transported By</b>	: ACD
<b>Date of Data Receipt</b>		24/09/2025	<b>Sample Identification</b>	: N-25/09/95
<b>Environmental Condition</b>		<b>Climate:</b> Clear	<b>Ambient Temp:</b> 29°C	
<b>Transportation Condition</b>		Noise Data sheet is kept in folder and safely transported to laboratory		
<b>Sampling Equipment</b>		Noise meter - Centre C-390 SL-I-02		
<b>Calibration Status</b>		Calibrated on 16/11/2024; calibration due on 15/11/2025		
<b>Project/ Job Number</b>		4800190256 Date: 11.07.2024		
<b>Reference of Sampling</b>		AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling</b>		IS 9989		
Sr. No.	Location	Noise Day Time dB(A)	Noise Nighttime dB(A)	
1.	Near gate No-03	64.5	52.4	
2.	Near gate No-02	62.4	53.1	
3.	Near gate No- 01	63.7	52.4	
4.	Near Reception Area	64.1	54.6	
5.	Near DG B-01	64.8	52.3	
6.	Near DG B-02	63.8	51.6	
7.	Near Podium	62.9	52.6	
<b>Limit as per EP Act for Commercial area</b>		65	55	

**Conformity Statement:** Noise Levels at all the locations are found to be below the stipulated limits.

**Note:**

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results applied as data received.



*Himani*  
Himani P. Joshi.  
(Report Reviewed By)

*Reshma*  
Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report

(Soil)

Ref. No.: AESPL/LAB/C/S-25/09/23

Issue Date: 26/09/2025

Name of Customer & contact details		Nishuvi Corporation					
Name of Site		KRCR - NISHUVI, WORLI 75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018					
Nature of Sample	:	uncultivated soil	Location of Sample	:	Rehab Area		
Date of Sample Drawn	:	18/09/2025	Time of Sample Drawn	:	11:10 am		
Sample Drawn By	:	ACD	Transported By	:	ACD		
Date of Sample Receipt	:	18/09/2025	Sample Identification	:	S-25/09/23		
Sample Quantity	:	1kg; PG bag					
Date of Sample Analysis	:	18/09/2025 to 25/09/2025					
Environmental Conditions at site		Area: Clean, Colour: Brown					
Transportation Condition		Kept soil in polythene bag in a dry place					
Project/ Job number		4800190256 Date: 11.07.2024					
Reference of Sampling		AESPL/LAB/QR/7.3.3/R-03					
Method of Sampling & Preservation		AESPL/LAB/SOP/7.3.1/S-01					
Environmental Condition while Testing		Ambient Temperature: 28.1°C and Humidity: 68%					
Sr. No.	Parameter with Unit	Result		Method of analysis			
1.	pH@25°C	8.24		IS 2720 (part 26)			
2.	Water content, %	20.6		IS 2720 (part 2)			
3.	Organic Carbon, %	0.34		IS 2720 (part 22)			
4.	Total Kjeldahl Nitrogen, %	0.0110		AESPL/LAB/SOP/7.2.1.2/S-24 Issue			
5.	Available Phosphorus, kg/ha	58		AESPL/LAB/SOP/7.2.1.2/S-24 Issue No. 2 & Issue date 01.07.2022			
6.	Available Sulphur, mg/kg	22					
7.	Chloride, mg/kg	30					
8.	Potassium as K, kg/ha	60					
9.	Lead as Pb, mg/kg	< 0.02		EPA Method 3050 B.2			
10.	Texture, %	Coarse sand	19	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22			
		Clay	37				
		Silt	23				
		Fine sand	21				

**Note:**

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

Himani P. Joshi.  
(Report Reviewed By)



Sushma A. Gujar.  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787

## Test Report

(Soil)

Ref. No.: AESPL/LAB/C/S-25/09/23A

Issue Date: 26/09/2025

<b>Name of Customer &amp; contact details</b>	: Nishuvi Corporation		
<b>Name of Site</b>	: KRCR - NISHUVI, WORLI 75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018		
<b>Nature of Sample</b>	: uncultivated soil	<b>Location of Sample</b>	: Rehab Area
<b>Date of Sample Drawn</b>	: 18/09/2025	<b>Time of Sample Drawn</b>	: 11:10 am
<b>Sample Drawn By</b>	: ACD	<b>Transported By</b>	: ACD
<b>Date of Sample Receipt</b>	: 18/09/2025	<b>Sample Identification</b>	: S-25/09/23
<b>Sample Quantity</b>	: 1kg; PG bag		
<b>Date of Sample Analysis</b>	: 18/09/2025 to 25/09/2025		
<b>Environmental Conditions at site</b>	: <b>Area:</b> Clean, <b>Colour:</b> Brown		
<b>Transportation Condition</b>	: Kept soil in polythene bag in a dry place		
<b>Project/ Job number</b>	: 4800190256 Date: 11.07.2024		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling &amp; Preservation</b>	: AESPL/LAB/SOP/7.3.1/S-01		
<b>Environmental Condition while Testing</b>	: Ambient Temperature: 28.1°C and Humidity: 68%		
Sr. No.	Parameter with Unit	Result	Method of analysis
11.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 3050 B.2
12.	Arsenic as As, mg/kg	< 0.02	EPA Method 3050 B.2

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4. The results apply to the sample as received.



Himani  
**Himani P. Joshi.**  
(Report Reviewed By)

Sushma A. Gujar.  
**Sushma A. Gujar.**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-25/09/200

Issue Date: 22/09/2025

Name of Customer & Contact Details	:	Nishuvi Corporation			
Name of Site	:	KRCR - NISHUVI, WORLI75, Dr Annie Besant Rd, Bhim Nagar, Worli, MUMBAI-400018			
Nature of Sample	:	Drinking water	Location of Sample	:	Labour Camp
Date of Sample Drawn	:	18/09/2025	Time of Sample Drawn	:	11.00 am
Sample Drawn By	:	ACD	Transported By	:	ACD
Date of Sample Receipt	:	18/09/2025	Sample Identification	:	W- 25/09/200
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	18/09/2025 to 20/09/2025			
Environmental Conditions at site	:	Water Temperature: 21°C, Air Temperature: 28°C, surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	4800190256 Date: 11.07.2024			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 28.6°C and Humidity: 78%			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Desirable	Permissible	
1.	pH @ 25°C	7.2	6.5 – 8.5	No relaxation	IS-3025(P-11)
2.	Hardness as CaCO <sub>3</sub> , mg/l	14	200 Max	600 Max	IS-3025(P-21)
3.	Calcium as Ca, mg/l	4.8	75 Max	200 Max	IS-3025(P-40)
4.	Magnesium as Mg, mg/l	<1.0	30 Max	100 Max	IS-3025(P-46)
5.	Iron as Fe, mg/l	0.030	0.3 Max	No relaxation	IS-3025(P-53)
6.	Fluoride as F, mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60)
7.	Total Dissolved Solids@ 180°C, mg/l	20	500 Max	2000 Max	IS-3025(P-16)
8.	Chloride as Cl, mg/l	10	250 Max	1000 Max	IS-3025(P-32)
9.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
10.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
11.	Free ResCl <sub>2</sub> , mg/l	0.4	0.2 Min	1.0 Min	IS-3025(P-26)

**Conformity Statement:** Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests

**Note:**

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4. The results apply to the sample as received.

*Himani*

Himani P. Joshi.  
(Report Reviewed By)



*Reshma*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-

<b>PARIVESH</b> <i>(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)</i>	<b>ENVIRONMENTAL CLEARANCE</b>
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**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)**

To,

The -1  
 NISHUVI CORPORATION  
 Nishuvi, 4th floor, 75, Dr annie Besant road, Worli, Mumbai -400081

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/411621/2022 dated 23 Dec 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	<b>EC24B038MH115072</b>
2. File No.	SIA/MH/INFRA2/411621/2022
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed 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
7. Name of Company/Organization	NISHUVI CORPORATION
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

(e-signed)  
 Pravin C. Darade , I.A.S.  
 Member Secretary  
 SEIAA - (MAHARASHTRA)

Date: 02/02/2024



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

*This is a computer generated cover page.*

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/ 411621/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Nishuvi Corporation,  
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** : Environment Clearance for Proposed 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

**Reference** : Application no. SIA/MH/MIS/ 411621/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 203<sup>rd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 271<sup>st</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 30<sup>th</sup> November, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	<b>SIA/MH/MIS/ 411621/2022</b>	
2	Name of Project	Proposed 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 Regd. Office address Contact number e-mail	Mr Nimish Kapashi
			Nishuvi, 4 <sup>th</sup> floor, 75, Dr Annie Besant Road, Worli, Mumbai, 400018
			9821036710
			<a href="mailto:nkapashi@inducorp.co.in">nkapashi@inducorp.co.in</a>

6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA 0193 Validity: 18.06.2024					
7	Applied for	New Project					
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> ) & %	5483.00 sqm (59%)					
14	FSI Area (Sq.m.)	38725.99 sqm					
15	Non-FSI (Sq.m.)	46713.81 sqm					
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	85439.80 sqm					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Concession dated 17/10/2022 approved for FSI 38725.99 sqm					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Nil					
20	Previous EC / Existing Building			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Reason for Modification / Change	
NA	NA	NA	Building A (Rehab)	Ground floor (to be Retained)	3.75 m	--	
NA	NA	NA	Wing B (Commercial Rehab)	Ground + 1 <sup>st</sup> to 4 <sup>th</sup> floors (commercial)+ 5th to 7th (parking Podium) + 8th RG & Amenity	31.95 m	--	
NA	NA	NA	Wing C (Residential)	St + 1st to 7th Podium parking + 8th Amenity	183.10 m	--	

				composite)	floor + 9th to 53rd + 54th part floors		
	NA	NA	NA	Building E (Rehab)	Ground + 8 floors	27.70 m	--
21	No. of Tenements & Shops			Bldg A: 1 Nos Wing B: Shops- 36 Nos & commercial offices Wing C: 287 Nos Bldg E: 43 Nos including 1 shop			
22	Total Population			Bldg A: 5 Nos Wing B: Fixed -630 Nos, Floating-97 Nos Wing C: 1365 Nos Bldg E: 172 Nos. Total-2269 nos			
23	Total Water Requirements CMD			249 KLD (Domestic - 155 KLD, Flushing - 83 KLD, Gardening - 11 KLD)			
24	Under Ground Tank (UGT) location			Below Ground			
25	Source of water			MCGM (Municipal Corporation of Greater Mumbai)			
26	STP Capacity & Technology			240 KLD (A, B, C =215 KLD & E=25 KLD), MBBR			
27	STP Location			Underground with 40% open to sky			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			214 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	Topsoil	Nil	Being a redevelopment project there will not be a significant amount of Topsoil which will be generated
				Excavation material	7000 cum	30% will be used on site for refiling, 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.
			Empty cement bags	2500 00 Nos.	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
			Scrap metal generate	3 MT	100 % to be sold for recycling.
			Aggregates	25 MT	Will be used for boundary wall, will be used for internal roads etc
			Broken Tiles	1800 sqm	Waste tiles to be used for skirting. Broken pieces to be used for china mosaic waterproofing of terraces.
			Empty Paint Cans (20 liter/ can)	1200 nos	To be handed over to recycler.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	423 kg/day	Will be handed over to a recycler	
		Wet waste	516 kg/day	Composting by OWC- manure produced will be used at a site for landscaping, 2 OWC of total Capacity – 500 & 50 kg/day	
		E-Waste	1403 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 – 1258.13 sqm (Mother earth-755.93 sqm & Podium – 502.20 sqm)				
		Miyawaki area: -100 sqm (300 tree+ canopy+ sub tree + 100 shrubs)				
		Number of trees to be planted: 683 nos.				
		Number of trees to be cut: 0 nos.				
32	Power requirement	Number of trees to be transplanted: 35 nos.				
		During Operation Phase:				
		<table border="1"> <tr> <td>Details</td><td>BEST</td></tr> <tr> <td>Connected load (kW)</td><td>4413 KW</td></tr> <tr> <td>Demand load (kW)</td><td>1826 KW</td></tr> </table>	Details	BEST	Connected load (kW)	4413 KW
Details	BEST					
Connected load (kW)	4413 KW					
Demand load (kW)	1826 KW					
33	Energy Efficiency	a) Total Energy saving (%): 16 % b) Solar energy (%): 5 % 76 KW				
34	D.G. set capacity	2 x 630 KVA				
35	No. of 4-W & 2-W Parking with 25% EV	Proposed no: 657 (4-wheeler) Proposed no: 133 (2-wheeler)				
36	No. & capacity of Rain water harvesting tanks /Pits	3 RWH tank is proposed which is having a total capacity of 69 cu.m/day (Building A - 4cum, Building E – 15 cum, 50 cum)				
37	Project Cost in (Cr.)	Rs. 566.39 Cr				
38	EMP Cost	<b>1. Construction phase –</b> a) Capital Cost: 16.19 Lakhs. b) O & M cost: 49.95 Lakhs. <b>2. Operation phase –</b> a) Capital Cost: 489 Lakhs. b) O & M cost: 47.09 Lakhs.				
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				

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 271<sup>st</sup> (Day-2) meeting held on 30<sup>th</sup> November, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:

- a) Water supply; b) Sewer connection; c) SWD NOC; d) CFO NOC; e) Tree NOC; f) SWM / C& D NOC; g) HRC NOC.
- 3. PP to obtain CRZ NOC for proposed project.
- 4. PP to relocate OWC from RG area & submit revised location & layout of OWC.
- 5. PP to submit architect certificate mentioning that % of RG area provided on ground & podium is as per prevailing DCR with adequate length & width ratio.
- 6. PP to count trees planted on ground only for calculation of nos. of trees to be planted as per norms & revise tree list accordingly.
- 7. PP to implement mitigation measures of wind analysis report during construction.
- 8. PP to provide slope of ramp 1:10 & submit revised parking layout accordingly.
- 9. PP to redesign 215 KLD STP showing anoxic tank open to sky & collection tank part open to sky & provide minimum 40% open to sky area to STP & submit revised layout of STP with tank size details.
- 10. PP to provide air monitoring stations within the project & include the cost of same in EMP.
- 11. PP to provide two-row plantations of tall trees along the boundary.
- 12. PP to use advanced technologies like foggers for dust suppression in addition to sprinkling of water in construction phase; PP to revise the cost of mitigation measures for dust suppression in construction phase EMP. PP to submit dust mitigation plan.

**B. SEIAA Conditions-**

- 1. PP has provided mandatory RG area of 1273.00 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 120 m height as PP has not obtained HRC NOC.
- 3. 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.
- 4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
- 5. 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.
- 6. SEIAA after deliberation decided to grant EC for FSI-38725.99 m<sup>2</sup>, Non FSI- 46713.81 m<sup>2</sup>, total BUA- 85439.80 m<sup>2</sup>. (Plan approval No- EB/3266/GS/A/337/2/Amend, dated-17.10.2022 and dated 01.11.2023)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent

authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- XVI. 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  
(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, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.



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
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	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:			
		Details			BEST
		Connected load (kW)			4061 KW
		Demand load (kW)			1765 KW
33	Energy Efficiency	a) Total Energy saving (%): 23 % b) Solar energy (%): 5 % 77 KW			
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	Construction phase -			
		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
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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

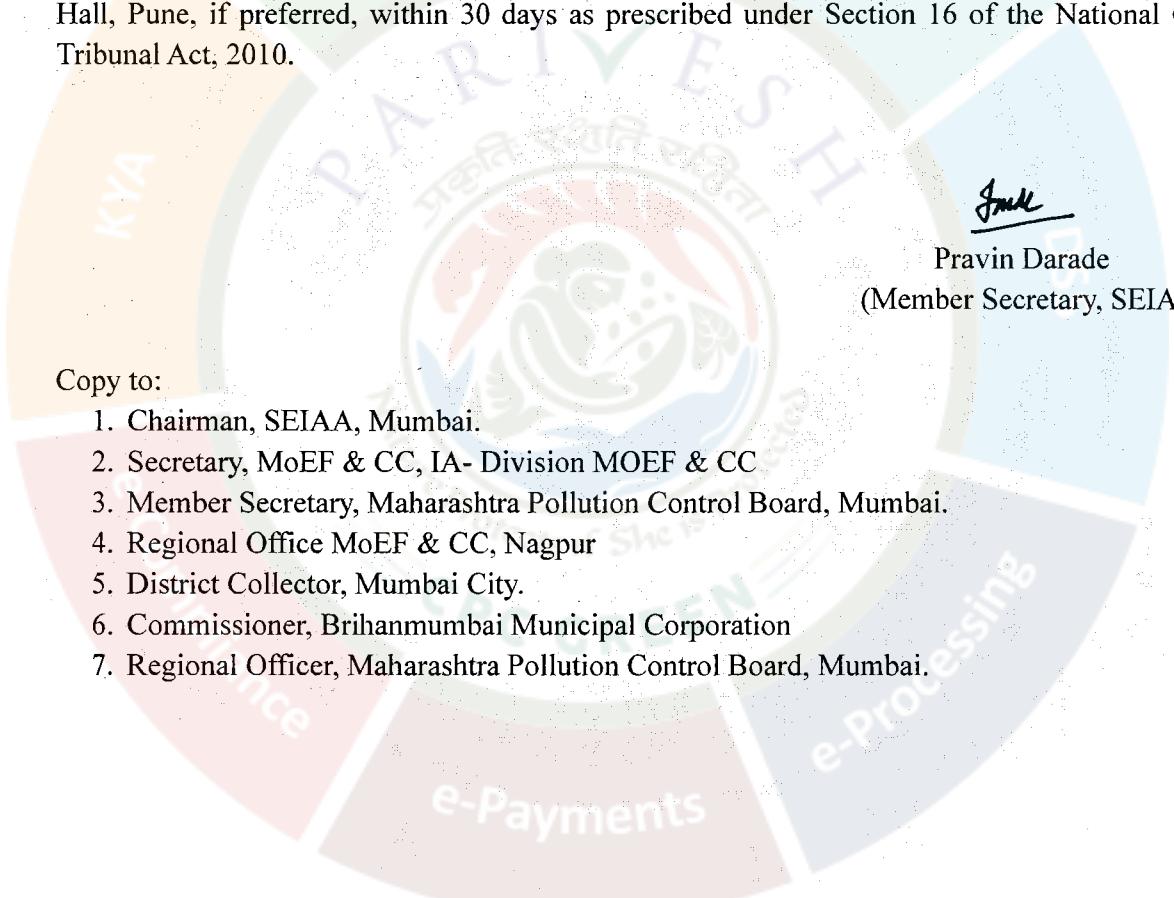
starting proposed work at site.

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.

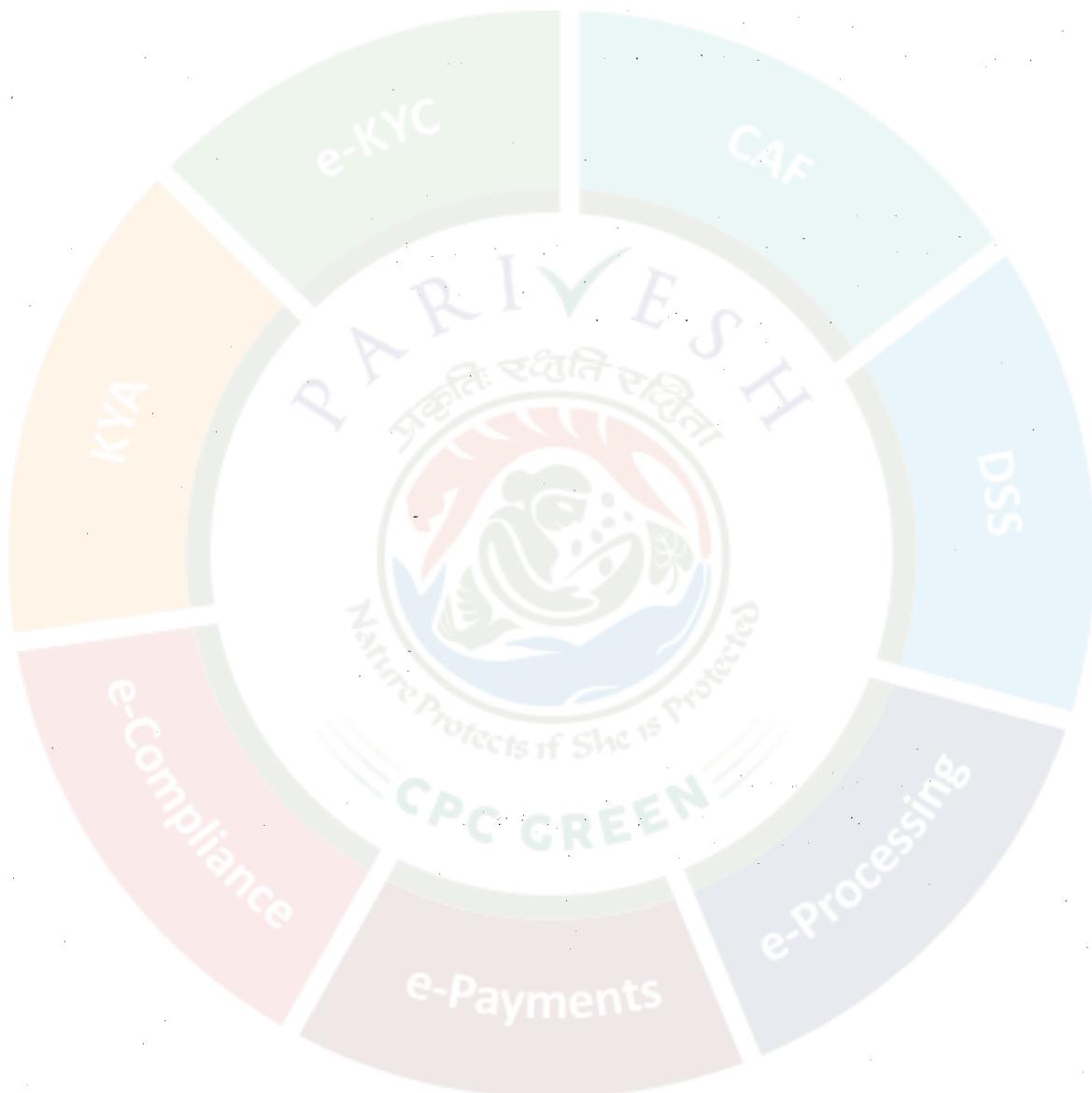


*Pravin Darade*

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.





File No:SIA/MH/INFRA2/522386/2025  
Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment Authority(SEIAA),  
MAHARASHTRA)

\*\*\*



Dated 15/07/2025



To,

Mr Nikhil Mehta  
NISHUVI CORPORATION  
Raheja Tower, Plot No. C-30, Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai,  
Bandra, MUMBAI SUBURBAN, MAHARASHTRA, 400051  
krahejacorp2022@gmail.com

**Subject:** Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

**Sir/Madam,**

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/522386/2025 dated 15/07/2025 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

<b>(i) EC Identification No.</b>	EC25C3801MH5572010T
<b>(ii) File No.</b>	SIA/MH/INFRA2/522386/2025
<b>(iii) Clearance Type</b>	Transfer of 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 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
<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>(xi) EC Date</b>	15/07/2025
<b>(xii) Details of Transferee</b>	Raheja Tower, Plot No. C-30, Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai, Bandra, 483,27,400051

**(xiv) Details of Transferor**

NISHUVI CORPORATION, Nishuvi, 4th floor,  
75, Dr annie Besant road, Worli, Mumbai ,Worli  
,482,27,400081

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at [click here](#).
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated Invalid date to Raheja Tower under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated 15/07/2025.
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated 15/07/2025.
5. This issue with the approval of the Competent Authority.

**Send Approval Copy To (In case of multiple use comma as separator)**



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/522386/2025

Environment & Climate

Change Department,

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

Mantralaya, Mumbai- 400032.

Date:

To,

M/s.K RAHEJA CORP REAL ESTATE PRIVATE LIMITED ,

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.

**Sub : Transfer of Environmental Clearance granted to M/s. Nishuvi Corporation for 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 M/s.K RAHEJA CORP REAL ESTATE PRIVATE LIMITED**

**Ref : 1. Your application for transfer of EC- SIA/MH/INFRA2/522386/2025**

**2. EC Letter no. SIA/MH/INFRA2/496662/2024 dated 03.01.2025**

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/522386/2025 in prescribed Form -7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.
2. Environment Clearance was granted to M/s. Nishuvi Corporation vide SIA/MH/INFRA2/496662/2024 dated 03.01.2025 for 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. Now, you have applied for transfer of EC dated 03.01.2025 as you have made development agreement with M/s. Nishuvi Corporation.
3. You have submitted following documents in support of your application for transfer of EC-
  - i. Development Agreement dated 25.12.2023.
  - ii. NOC from current EC holder M/s. Nishuvi Corporation.
  - iii. Letter for Acceptance of conditions of EC by M/s. K. Raheja Corp Real Estate Pvt. Ltd.
4. SEIAA noted the above facts and decided to transfer EC dated 03.01.2025 from M/s. Nishuvi Corporation to M/s.K RAHEJA CORP REAL ESTATE PRIVATE LIMITED.
5. This letter shall be read with the EC letter dated 03.01.2025
6. All the other terms and conditions mentioned in the EC letter dated 03.01.2025 shall remain the same.



Jayashree Bhoj  
(Member Secretary, SEIAA)



## BRIHANMUMBAI MUNICIPAL CORPORATION

### **Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. EB/3268/GS/A/IOD/1/New Dated- 24 June 2025

MEMORANDUM

Municipal Office,  
Mumbai

To,

K.RAHEJA CORP REAL ESTATE PRIVATE LIMITED

Raheja Tower, Plot No. C-30, ' G ' Block, Bandra Kurla Complex, Bandra(East), Mumbai

With reference to your Notice 337 (New) , letter No. \_\_\_\_\_ dated. 2/12/2016 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment on the plot bearing C.S.No 1/47,2/47,117 to 121 of Lower Parel division Dr.A.B.road,Worli,Mumbai - 4000181/47,2/47,117 to 121 furnished to me under your letter, dated 2/12/2016. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

#### **A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.**

- 1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 3 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 4 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 5 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
- 6 That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through

A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.

- 7 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 8 That the registered undertaking for following shall not be submitted before C.C. : (1) Agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward officer before demanding full C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before full O.C. (2) For agreeing to pay the difference in premium paid and calculated as per revised land rates. (3) Demolish the excess area if constructed beyond permissible F.S.I. (4) Part / Pocket terrace will not be misuse. (5) Minimum Nuisance during construction activity. (6) Builder to sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA) / RERA Act, amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA / RERA. (7) Owner shall not have any objection if the neighboring plot owner comes for development with deficiency in open spaces (8) That the condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency. (9) (10) (11) Traffic attendant will be engaged to control the vehicular movement (13) The area reserved for parking shall not be used for the purpose of parking only. (14) That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work. (15) Service Areas will not be misuse. (16) Not mis-use service floor.
- 9 That RUT, Indemnity Bond shall be submitted to indemnify MCGM from any risk, dispute, danger created out of proposed contravening toilet before issue of C.C.
- 10 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 11 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 12 That All Dues Clearance Certificate from A.E.W.W. "G/S' Ward shall not be submitted before issue of C.C.
- 13 That the premium/deposits as follows will not be paid - 1. Condonation of deficient open spaces. 2. Development charges as per M.R.& T.P.(Amendment) Act,1992 3. Labour Welfare Cess 4. Additional Development Cess if applicable. 5. Extra Water Charges & Extra Sewerage Charges. 6. Inadequate size of R.G.
- 14 That the work will not be carried out strictly as per approved plan and in conformity with the D.C.P.R. in force.
- 15 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 16 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revalidated Janata Insurance Policy from time to time.
- 17 That the N.O.C. from Electricity Suppliers company shall not be submitted.
- 18 That the fresh Tax Clearance Certificate from A.A. & C 'GS' Ward shall not be submitted.
- 19 That the remarks from H.E. Department shall not be submitted.

20 That the debris shall not be dumped on the Municipal ground only.

21 That the board displaying the details of development of the work shall not be displayed at site.

22 That the necessary remarks for construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City / Consultant before asking for plinth C.C. .

23 That the N.O.C. from Dy.Ch.E.(S.P.) P&D / Consultant for proposed sewer line shall not be submitted before C.C.

24 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.

25 That the N.O.C. from M.C.Z.M.A. from C.R.Z. point of view shall not be submitted.

26 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.

27 That the N.O.C. from Collector of Mumbai for excavation work shall not be submitted before C.C.

28 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micro piling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.

29 That the work shall not be carried out between 6.00 A.M. to 10.00 P.M. only in accordance with Rule 5A(3) of Noise pollution (R & C) Rules 2000 and provision of notification issued by Ministry of Environment & Forest Dept.

30 That remarks from E.E.(M.& E.) / Consultants for ventilation shall not be submitted.

31 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for Inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

32 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.

33 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

34 In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.

35 That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.

36 That the requisition of clause No.49 of D.C.P.R.2034 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.

37 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.

- 38 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
- 39 That the Third party insurance shall not be submitted.
- 40 That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case shall not be complied with.
- 41 That adequate safeguards are not employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 42 That the debris shall not be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste / Debris.
- 43 That the NOC from MOEF shall not be submitted
- 44 That the work shall not be carried out between 6:00 A.M. to 10:00 P.M. only.
- 45 That the amended Layout shall not be got approved.
- 46 That the Guidelines for Air Pollution Mitigation shall not be followed.

#### **C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**

- 1 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 2 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 3 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.
- 4 That the additional development cess if applicable shall not be paid before full C.C.
- 5 That N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- 6 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 7 That the NOC from High Rise Committee shall not be submitted before issue of the C.C. beyond the 120.00 Mts.

#### **D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

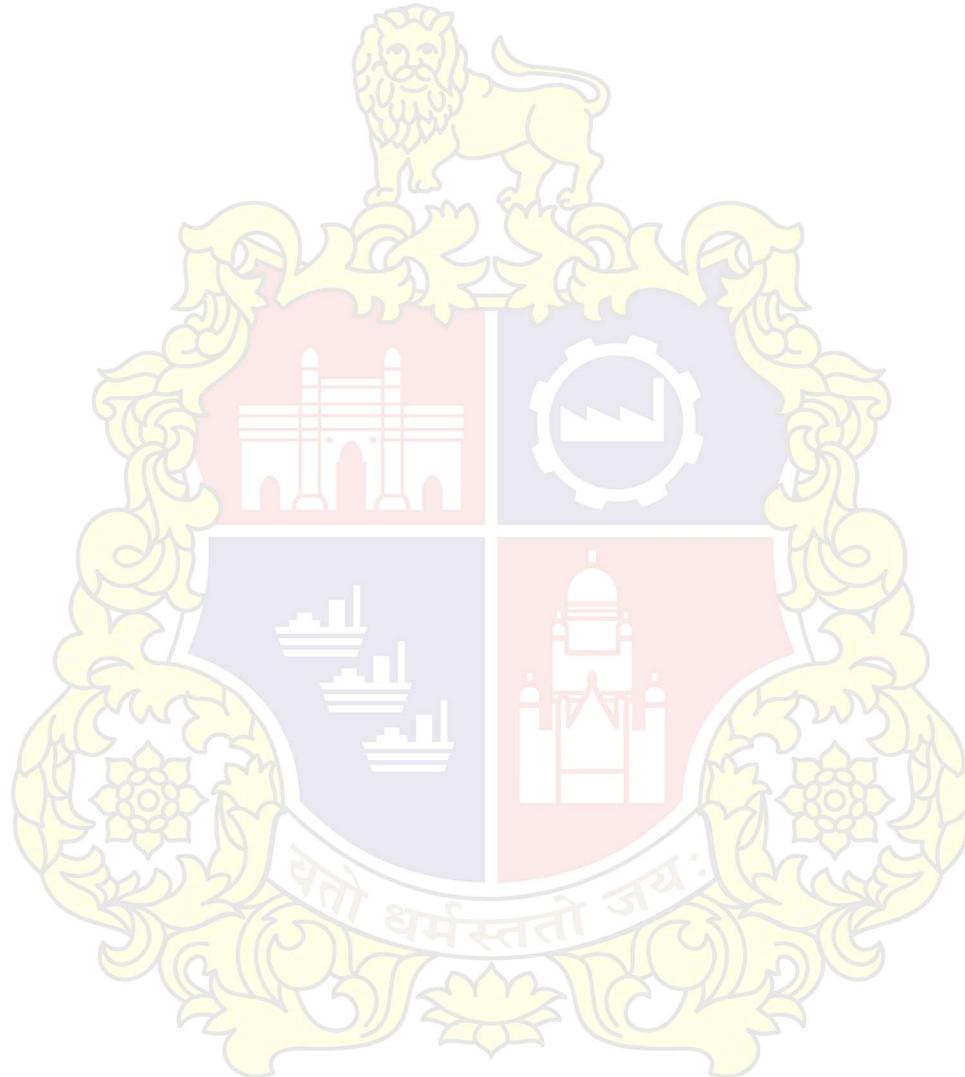
- 1 That dense tree plantation in LOS shall not be provided.
- 2 That some of the drains will not be laid internally with C.I. Pipes.
- 3 That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
- 4 That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation

certificate/B.C.C.

- 5 That 10'-0" wide paved pathway upto staircase will not be provided.
- 6 That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 7 That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
- 8 That carriage entrance shall not be provided.
- 9 That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
- 10 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
- 11 That the Drainage completion certificate from (S.P.)(P&D)City / Consultants will not be submitted.
- 12 That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 13 That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
- 14 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
- 15 That the Fresh property card in the name of the owner shall not be submitted.
- 16 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 17 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No.¬ TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
- 18 That the additional development cess if applicable shall not be paid before O.C.
- 19 That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. 1) Ownership documents; 2) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. 3) Copies of soil investigation reports. 4) R.C.C. details and canvass mounted structural drawings. 5) Structural Stability Certificate from Licensed Structural Engineer. 6) Structural Audit Reports. 7) All details of repairs carried out in the buildings. 8) Supervision certificate issued by the Licensed Site Supervisor. 9) Building Completion Certificate issued by Licensed Surveyor/ Architect. 10) NOC and completion certificate issued by the C.F.O. 11) Fire safety audit carried out as per the requirement of C.F.O.
- 20 That the certified copy of sale agreement incorporating the following conditions shall not be submitted to this office. 1) That the prospective society / end user shall not preserve and maintain the documents / plans received from Owner / Developer / Architect and subsequently carry out necessary

repairs / structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.

- 21 The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.19 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
- 22 That the construction of road including storm water drain and footpath shall not be constructed.
- 23 That the Certificate under section 270A of MMC Act will not be obtained from H.E. Dept. regarding adequacy of water.



- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- ( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 23 June day of 2026 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,  
Zone, Wards.**

#### **SPECIAL INSTRUCTIONS**

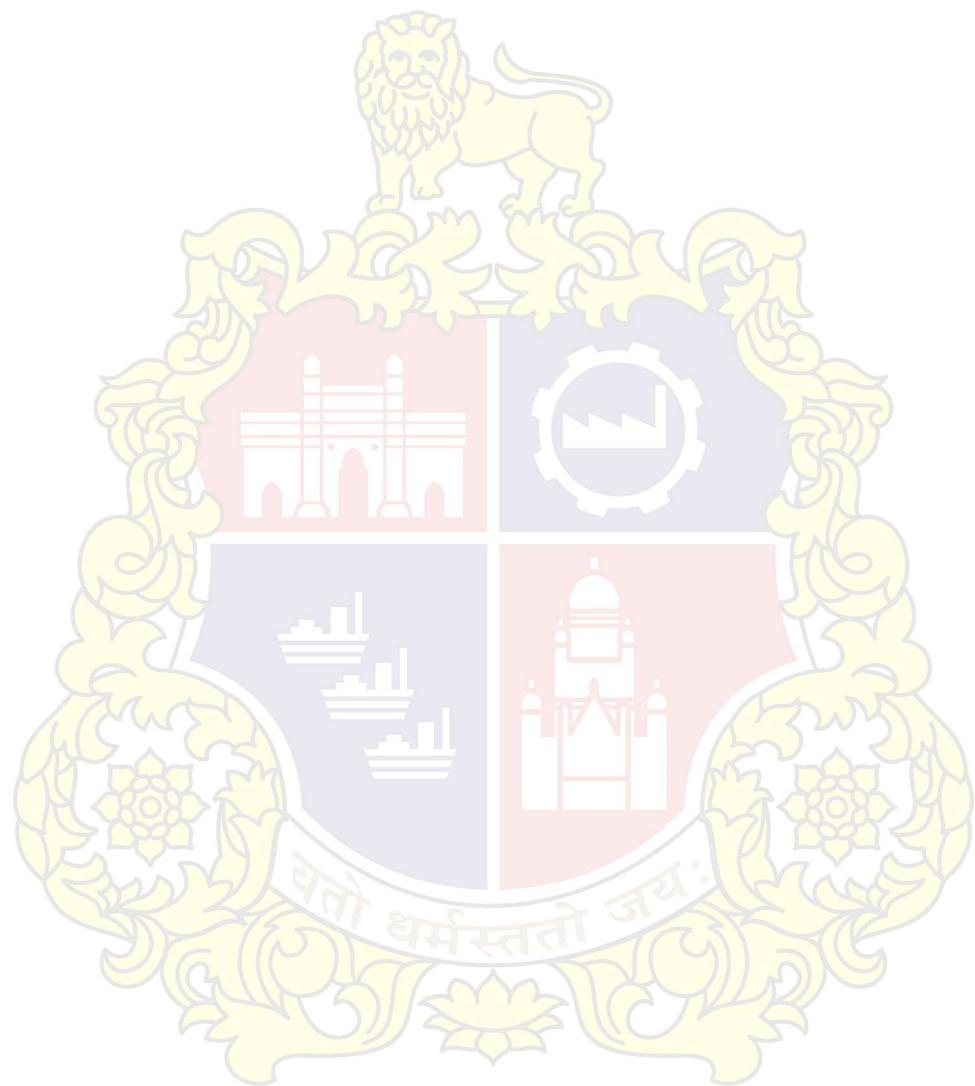
- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

  - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
  - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c) Not less than 92 ft. (!TownHall]) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



**No. EB/CE/**

**/BS**

**/A/**

## **NOTES**

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalt lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

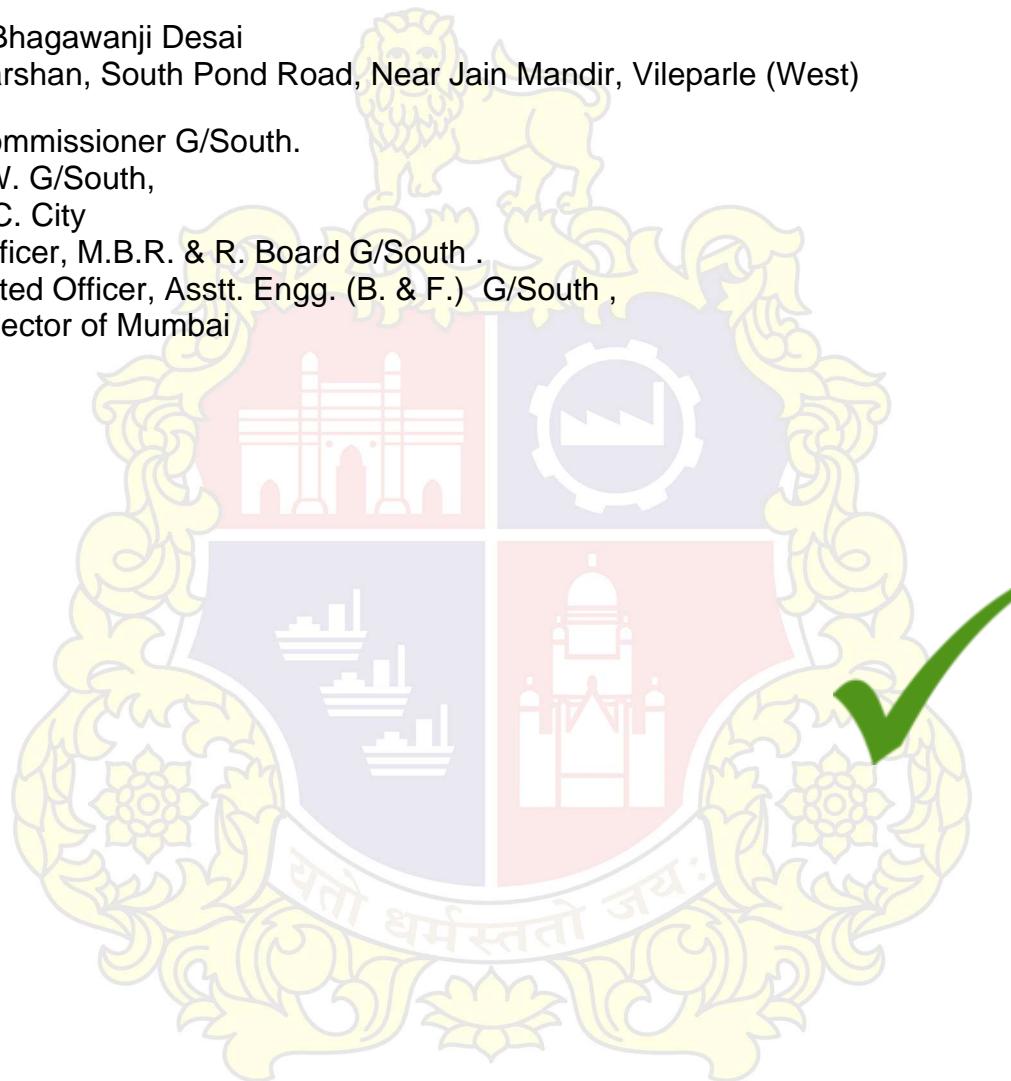
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

**Executive Engineer, Building Proposals  
Zones ..... wards.**

**EB/3268/GS/A/IOD/1/New**

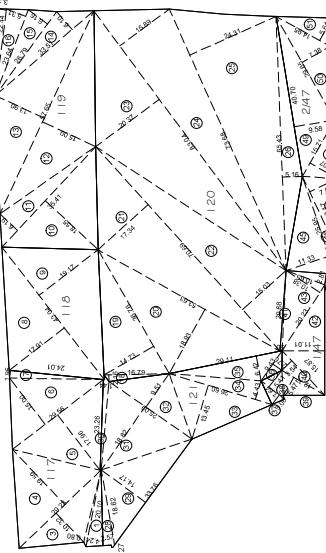
Copy To :- 1. Pankaj Bhagawanji Desai  
Labh Darshan, South Pond Road, Near Jain Mandir, Vileparle (West)

2. Asst. Commissioner G/South.
3. A.E.W.W. G/South,
4. Dy.A & C. City
5. Chief Officer, M.B.R. & R. Board G/South .
6. Designated Officer, Asstt. Engg. (B. & F.) G/South ,
7. The Collector of Mumbai



# LAYOUT PLAN 1/4

FILE: EB / 3266 / GS / A  
AMENDED PLAN FOR APPROVAL



## PLAT FORM CALCULATION

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SC. NO. 214

SC. NO. 215

SC. NO. 216

SC. NO. 217

SC. NO. 218

SC. NO. 219

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SC. NO. 267

SC. NO. 268

SC. NO. 269

SC. NO. 270



**BRIHANMUMBAI MUNICIPAL CORPORATION**

HYDRAULIC ENGINEER'S DEPARTMENT Remark Issued u/n HE/004337/2024/G/S/CTY

Dated : 09 Jul 2024

Office of the :

Office of Ex. Eng.(P & R) 'B' Ward Office,  
3rd Floor, Near J J Hospital, Babula Tank  
Cross Road, Mumbai-400009.

To,

Shri. Pankaj Bhagawanji Desai  
Labh Darshan, South Pond Road, Near Jain Mandir,  
Vileparle (West)

CC,  
NISHVI CORPORATION  
D/6, NISHVI, 4TH FLOOR, 75, DR A.B.  
ROAD WORLI MUMBAI 14

**Subject :** Hydraulic Engineer's Department Remark for proposed building on Plot bearing CTS / CS Number 1/47,2/47,117 to 121 of Village / Division Lower Parel at City, G/South, Mumbai.

**Reference :** 1) Your online application - Application Number EB/3266/GS/A-HE/1/New dated 04 Apr 2024  
2) Scrutiny fee receipt Number 9/7/2024/27362

As per the data furnished by Architect / Consultant / LS / LP the proposed building under reference is a Residential. Total water requirement of the building works out to 100000 lpd for residential purpose, 0 lpd for commercial purpose and 0 lpd for other purpose.

It is to inform that, Hydraulic Engineer's Remark for the proposed Individual building under reference are as follows :-

1. Water supply for the Resi+Comm building will be made available as per prevailing norms, on submission of occupation certificate.
2. The adequate size of water main in abutting existing road shall have to be laid by MCGM.
3. If borewell is to be dug on site an Register Under Taking from Architect / Consultant / LS / LP to be submitted for proposed location of borewell with latitude and longitude of borewell.
4. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from consultant. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber and shall be at minimum distance of 6.00 mt from proposed STP. Top of manhole shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
5. The internal water distribution system within building shall be provided by Terrace loop & downtime system. The design for same shall be obtained from consultant and shall be self certified.
6. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement / stilt of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
7. Automatic level control censors system & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
8. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.

Above Remark are issued as per data furnished by Architect / Consultant / LS / LP while amendment in building plans, if water demand of the building exceeds above 10% to the above water demand, then this Remark shall be treated as cancelled and fresh Remark shall have to be obtained by providing revised data.

Notes:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S. / L.P. and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.

[GIS] feb-24/38]

## BrihanMumbai Municipal Corporation

Office of Dy.Ch.E.(Sewerage Operation)PMS-City.  
11nd Floor Workshop Building, Ramchandra Bhatt marg, Opp.J.J.Hospital, Mumbai-9

No. Dy.Ch.E./S.O/PMS/13866/City, dtd **22 FEB 2024**

**Sub:** Sewerage remarks for Internal Drainage Layout leading to STP for proposed proposed Residential building on plot bearing C.S. No. 1/47, 2/47, 117 to 121 of Lower Parel Division, Dr. Annie Besent Road, Worli, Mumbai..

**Ref:** Letter from *Mis. Nikhil R. Mehta*

The Main City Sewer staff has inspected the subject site along with the License Plumber. The following are the observations:

- The existing sewer line of 650 mm dia. along Dr. Annie Besent Road is passing through the slums as shown in the sketch. Hence, it is necessary to take maximum precautions while carrying out redevelopment work.
- The size of existing Municipal Sewer line is 650 mm dia. & the direction of flow of existing sewer line is shown in attached sketch.
- Depth of manhole 'A' is 6.09 mtr. approximately.
- The sewer line along Dr. Annie Besent Road is observed in smooth working condition.
- Existing street connection B-A of 150 mm dia. is observed in working condition.

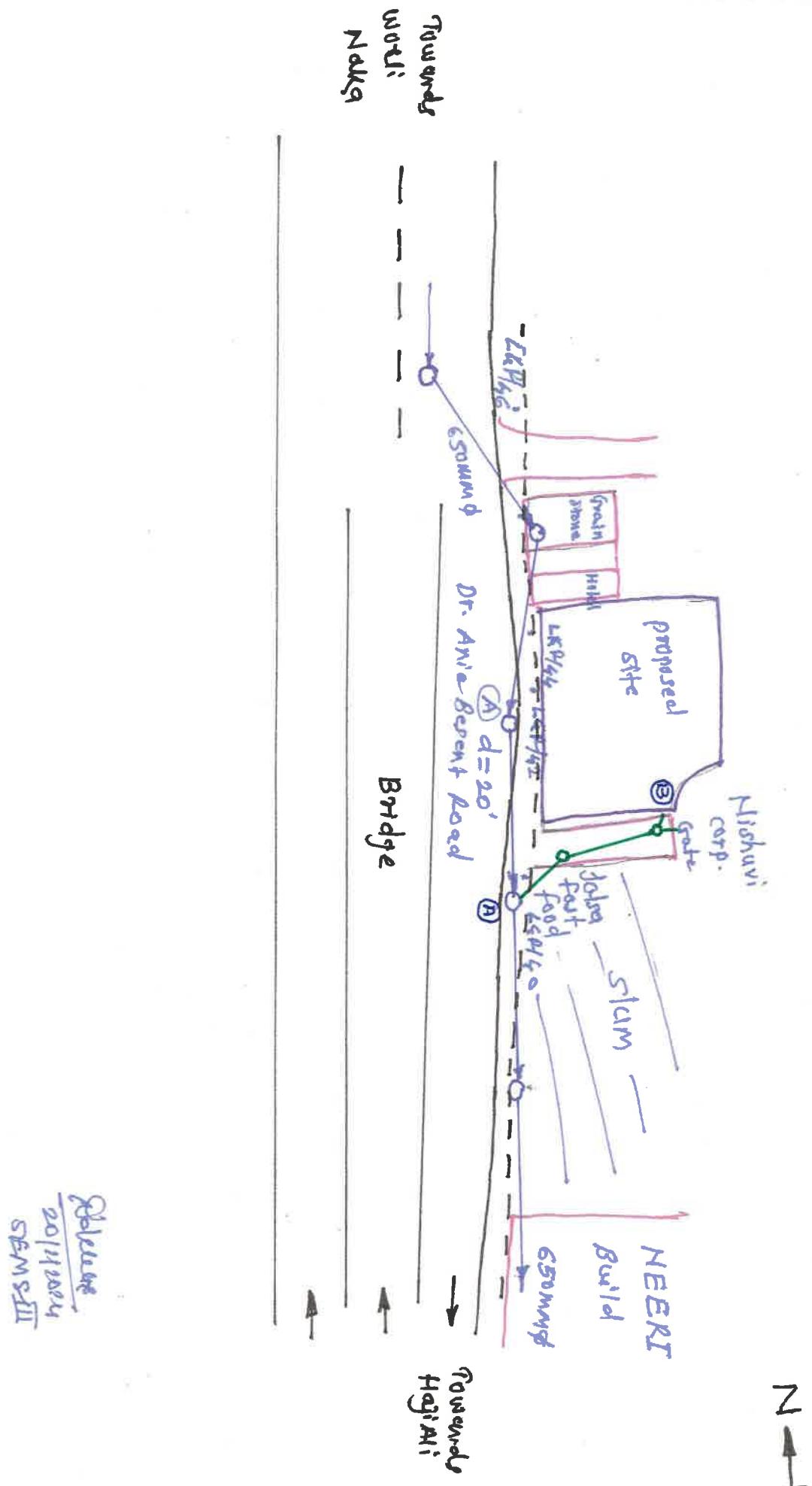
Forwarded for further needful action please

Ac:- Site Sketch

E.E.(S.P.) P&D City

  
Ex. Eng. (S.O.) PS City

M/s. Nishuvi Corporation





## BRIHANMUMBAI MUNICIPAL CORPORATION

Storm Water Drain Remarks Issued u/n /001242/2025/G/S/CTY

Dated : 15 Sep 2025

Office of the :

Dy. Ch. Eng. (Storm Water Drains )  
P.C. Eng. Hub Bldg. Dr.E. Moses Road,  
Acharya Atre Chowk , Worli Naka,  
Worli, Mumbai-400018

To,

Shri. Pankaj Bhagawanji Desai  
Labh Darshan, South Pond Road, Near Jain Mandir,  
Vileparle (West)

CC,

Mehta Nikhil Rameshchandra , L.P.  
No. - 2451,  
Raheja Tower, Plot No. C30, G Block,  
Bandra Kurla Complex, Bandra (E)

CC,

K.RAHEJA CORP REAL ESTATE PRIVATE  
LIMITED  
Raheja Tower, Plot No. C-30, ' G ' Block,  
Bandra Kurla Complex, Bandra(East),  
Mumbai

**Subject :** Storm Water Drains Remark for C.T.S./C.S. No. 1/47,2/47,117 to 121 of Village/Div. Lower Parel at City,G/South, Mumbai.

**Reference:** 1) Application No. EB/3268/GS/A-SWD/1/New dated 15 Sep 2025  
2) I.O.D No.EB/3268/GS/A-IOD dated 6/24/2025 7:19:23 PM

Dear Applicant,

With reference to the above referred letter at Sr. No. 1, the Storm Water Drain remarks for the plot under reference is as per, subject to the following conditions :-

1. The minimum formation / ground level of plot under reference shall be at least 28.04 M. (92.00') THD or 15 cm. (6") above the formation level of proposed footpath, if any, raised footpath / existing access, abutting / proposed road, whichever is higher.
2. The Storm Water Drain suggested shall be laid as per Municipal Specifications using R.C.C. pipes NP2 class below 450 mm. dia. and NP3 class pipe for 450 mm. dia. and above pipes, (I.S.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around along with provision of water entrances at 10 m c/c / catch pits having minimum size of 450mm. x 450mm. covered with M.S. / C.I. gratings. The built up drain shall be covered with Precast R.C.C. / C.I. grating for entire length. The velocity of flow shall be maintained at 1.2M. / Sec. (4' / sec.) while the drain is running full.
3. The access / internal layout roads / D.P. Roads shall be provided with closed Storm Water Drain with regular water entrances at 15 M., (50') and manholes at 15 M., (50') c/c at developer's cost.
4. Required catch pit chambers shall be provided at suitable location/ junctions. which shall be 60 cm (2') below the invert of pipes. The internal S. W. Drain arrangement shall be provided as follows :-
  - a) 450 mm. dia. R.C.C. pipes ( slope 1:150) shall be provided.
  - b) 450 mm. dia built up drain for RG/PG shall be in cement concrete of Grade M-20 having minimum thickness of walls of 20 cm. which shall be covered with gratings where ever required with minimum depth of 300 mm. at starting point @ slope 1:400.
  - c) In case of Podium is proposed then the down take pipes of 100 mm. dia. from podium / terrace level up to ground level shall be provided which shall be connected to the water entrance on ground level within property. The slope to the surface of podium /

terrace shall be given in such a way that all the storm water from podium / terrace will flow towards down take pipes without stagnation.

5. The side / marginal open spaces shall be leveled, consolidated and paved with cement concrete with proper slope in such a way to discharge the storm water into proposed storm water entrances.
6. Before starting of the work, invert levels of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.
7. You shall carry out the entire S.W.D. work through the Licensed Plumber and under supervision of Licensed Supervisor.
8. These remarks are given from the point of view of disposal of storm water only, without prejudice to the boundaries of the plot shown, ownership of plot, status of existing structures on it, if any, and use of the land under reference.
9. That during the execution work of the proposed building, if any Storm Water Drain, is found existing within the plot shall be brought to the notice of this office immediately & the drain shall be diverted in coordination with SWD dept..
10. These remarks are offered without taking into consideration the system of rain water harvesting. If rain water harvesting system is proposed in future, then overflow connection of 300mm dia RCC pipe from the Rain Water Harvesting well/ tank shall be provided and the same shall be connected to the nearest water entrance within the plot.
11. Architect shall upload the plan showing proposed storm water drain arrangement.

#### **12. REGARDING STREET CONNECTION :**

- a) You shall make min 1 or 2 connections as per site conditions minimum 450 mm duly encased with 15 cm. Thick Min of M-15 grade cement concrete all around from last catch pit chamber to Municipal S.W. Manhole, along with shifting of any utilities if necessary, at Developer's risk and cost and certificate for shifting of water entrance from A.E.(SWM) of concerned Ward shall be submitted to this office. The connection shall be made only after the necessary permission for road opening is obtained from A.E. (Maint) of concerned Ward.
- b) The work of providing S.W. Drain from last catch pit chamber to Municipal S.W. Drain shall be carried out under the supervision and as per suggestions of A.E. (SWM.) of concerned Ward.
- c) In case, if it is not possible to connect internal S.W. Drain to existing manhole on Municipal Storm Water Drain due to site conditions / difficulties or if the existing manhole is far away from the plot, then the internal S.W. Drain shall be connected to Municipal S.W. Drain by constructing additional manhole on Municipal S.W. Drain at developer's cost.

#### **13. REGARDING SETBACK PORTION AND BASEMENT**

- a) The necessary arrangement shall be provided in basement / Car Lift Pit parking in accordance with I.S. 12251 - 1987(Re - affirmed) for proper collection and disposal of storm water. The arrangement shall also be made to pump out / drain out the water of the basement / Car Lift Pit parking to the nearest water entrance within the property by providing sump well.
- b) An Indemnity Bond duly notarized on stamp paper of Rs. 200/- shall be submitted to the Ex. Eng. (S.W.D.) Planning Cell indemnifying M.C.G.M. against any losses, damages, etc., if occurred, due to flooding in the basement/ Car lift pit under reference and stating that the same will be binding on Owner / Developer and their legal heirs / successors or whosoever deriving title

through them.

#### 14. REGARDING COMPLETION CERTIFICATE :-

You shall apply online for completion certificate on completion of internal storm water drain work and after street connection is done along with following details:-

- a) Certificate in appendix II format along with completion plan of SWD as carried out on site as per municipal specifications duly certified by Architect/ LS / Licensed plumber.
- b) Remarks and sketch from office of the concerned ward about street connection completion from last catch pit chamber to Municipal S.W. Drain.
- c) Remarks and sketch from office of the concerned ward about shifting of water entrances Completion if affected by road setback.

15. The Completion Certificate shall be obtained on completion of the work of internal Storm Water Drain as per Municipal specifications from this office.

Notes:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S. / L.P. and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated
2. The above remarks are system generated and does not require any signatures.
3. All the carriage entrances / culverts shall be designed and constructed considering - "AA" class loading.



# भारतीय विमानपत्तन प्राधिकरण

## AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/092122/699067

स्थानिक बना नाम एवं पता

OWNERS Name &amp; Address

Messrs. Nishuvi Corporation

C.T.S. no. 147, 247, 117,118,119,120 and  
121 of Lower Parel Division G/South  
Ward Situated At 75, Dr. Annie Besant  
Street, Worli, Mumbai 400 018

दिनांक/DATE: 12-10-2022

वैधता/ Valid Up to: 11-10-2030

**डैक्टर्स की अनुमति हेतु अनापति प्रमाण पत्र/एक्सेम्प्ली**  
**No Objection Certificate for Height Clearance**

1) यह अनापति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविता) द्वारा प्रदान दिए गए के अनुक्रम तथा सुरक्षित एवं  
 नियमित विमान प्रवालन हेतु भवत सरकार (नामन विमानन मंत्रालय) की अधिसूचना नं. एस. आर. 751 (ई) दिनांक 30  
 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसेम्बर 2020 द्वारा संशोधित, के व्यवधानों के अंतर्गत दिया जाता है।  
 1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as  
 per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015  
 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यक्रम को नियुक्तिस्थित विदरण के अनुसार प्रसारित संरचना के नियम पर कोई आपति नहीं है।  
 2. This office has no objection to the construction of the proposed structure as per the following details:

अनापति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B/092122/699067
अर्थात् का नाम / Applicant Name*	Arun V Dhuri
स्थल का पता / Site Address*	C.T.S. no. 147, 247, 117,118,119,120 and 121 of Lower Parel Division G/South Ward Situated At 75, Dr. Annie Besant Street, Worli, Mumbai 400 018, Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	18 59 39.92N 72 48 55.51E, 18 59 40.10N 72 48 55.68E, 18 59 40.90N 72 48 56.09E, 18 59 40.87N 72 48 56.16E, 18 59 42.64N 72 48 57.07E, 18 59 42.52N 72 48 57.48E, 18 59 38.59N 72 48 58.29E, 18 59 42.52N 72 48 58.36E, 18 59 39.18N 72 48 58.58E, 18 59 40.22N 72 48 59.05E, 18 59 40.32N 72 48 59.18E, 18 59 43.01N 72 48 59.36E, 18 59 42.71N 72 49 0.13E
स्थल की ऊंचाई एएमएसएल मीटर में (ओसिलन समुद्र तल से ऊपर), (जैसा अर्थात् द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs A.M.S.L. as submitted by Applicant*	6.66 M
अनुमति अधिकारी ऊंचाई प्रमाणपत्र एवं मीटर में (ओसिलन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs (Restricted) Above Mean Sea Level(AMSL)	211.75 M (Restricted)

संस्थान प्रबन्धालय कार्यालय के नाम परीक्षा बोर्ड, नवी मुंबई, महाराष्ट्र, भारत  
 नम्बर: 400090 दृष्टान्त: 01-32-2020-0001



मुख्य  
 अधिकारी  
 द्वारा  
 दिलाई  
 गई

भारतीय विमानपत्तन प्राधिकरण  
पश्चिमी क्षेत्र मुख्यालय

No.AAI/RHQ/WR/DoAS/Auth./ JUHU/WEST/B/092122/699067



AIRPORTS AUTHORITY OF INDIA

WESTERN REGION HQRS.

Date:- 09/10/2024

**Messrs. Nishuvi Corporation**

C.T.S. no. 1/47, 2/47, 117,118,119,120 and 121  
of Lower Parel Division G/South Ward Situated At 75,  
Dr. Annie Besant Street, Worli,  
Mumbai 400 018, Maharashtra

**संशोधित / Revised NOC**

**ऊंचाई की मंजूरी के लिए अनापत्ति प्रमाण पत्र /**

**NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE**

1. यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा सुरक्षित और नियमित विमान प्रचालन के लिए भारत सरकार (नागर विमान मंत्रालय) के आदेश जीएसआर 751 (ई) दिनांक 30 सितंबर, 2015 यथासंशोधित जीएसआर 770 (ई) दिनांक 17 दिसंबर, 2020 के प्रावधानों के अनुसार प्रदत्त उत्तरदायित्व के अनुसरण में जारी किया जाता है।

This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India [Ministry of Civil Aviation] order GSR751 (E) dated 30th Sep. 2015 amended by GSR770 (E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2. इस कार्यालय को निम्नलिखित ब्यौरे के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

This office has no objection to the construction of the proposed structure as per the following details:

NOC ID	JUHU/WEST/B/092122/699067	
Appellant's online appeal application dated 06/03/2024		
Owner/Appellant Name	Messrs. Nishuvi Corporation	
Type Of Structure*	Building	
Site Address*	C.T.S. no. 1/47, 2/47, 117,118,119,120 and 121 of Lower Parel Division G/South Ward Situated At 75, Dr. Annie Besant Street, Worli, Mumbai 400018, Worli, Mumbai, Maharashtra	
Building Name*	Coordinates*	Permissible Top Elevation (P.T.E.) Above Mean Sea Level (AMSL)
Building	18 59 40.52N 72 48 58.85E, 18 59 41.66N 72 48 57.04E 18 59 42.03N 72 48 57.46E, 18 59 41.53N 72 48 57.93E, 18 59 41.86N 72 48 58.32E, 18 59 40.17N 72 48 58.42E, 18 59 41.36N 72 48 58.79E, 18 59 41.02N 72 48 58.39E	312.13 (Three Hundred Twelve Decimal One Three) meter

\*आवेदक द्वारा उपलब्ध किए गए विवरण / Details as provided by the applicant:

3. यह एनओसी नीचे दिए गए नियमों और शर्तों के अधीन है।

**This NOC is subject to the terms and conditions as given below:-**

(a) परमिशबल टॉप एलिवेशन आवेदक द्वारा प्रस्तुत साइट एलिवेशन के आधार पर जारी किया गया है। आवेदक द्वारा प्रदान किए गए साइट निर्देशांक और साइट एलिवेशन की शुद्धता की लिए भविप्रा जिम्मेदार नहीं है और नहीं इसे प्रमाणित करता है। यदि किसी भी स्तर पर यह ज्ञात होता है कि वास्तविक डेटा अलग है, यह एनओसी अमान्य हो जाएगा और कानून के अनुसार कार्रवाई की जाएगी। संबंधित हवाई अड्डे के कार्यालय प्रभारी एयरक्राफ्ट डिमोलिशन ऑफ ऑब्स्ट्रक्शन काउन्ड बाय बिल्डिंग्स एंड ट्रीज ईंटीसी, रूल्स 1994 के तहत कार्रवाई शुरू कर सकते हैं।

Permissible top elevation has been issued on the basis of Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the "Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules 1994"

(b) संरचना की ऊंचाई (किसी भी असंसंरचना सहित) की गणना AMSL में परमिशबल टॉप एलिवेशन से AMSL में साइट एलिवेशन को घटाकर की जाएगी अर्थात् अधिकतम संरचना की ऊंचाई = परमिशबल टॉप एलिवेशन (-) साइट एलिवेशन।

1 of 4

क्षेत्रीय कार्यपालक निदेशक का कार्यालय, पारसीवाडा के सामने, सहार एयरपोर्ट विलेपार्ट (पूर्व) मुम्बई - 400 099.  
Office of The Regional Executive Director, Opp. Parsiwada, Sahar Road, Vile Parle (E), Mumbai - 400 099.

ए.टी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुतार पखाड़ी रोड, सहार, मुम्बई - 400 099.  
ATS Complex, Near Sahar Cargo, Sutar Pakadi Road, Sahar, Mumbai - 400 099.

91-22-26819300

91-22-29217400

The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation

(c.) 'एनओसी' जारी करना भारतीय वायुयान अधिनियम, 1934 की धारा 9-ए के प्रावधानों और एयरक्राफ्ट (डिमोलिशन ऑफ ऑब्स्ट्रक्शन काउच्ज बाय बिल्डिंग्स एंड ट्रीज इटीसी) रूल्स 1994 सहित समय-समय पर जारी की गई अधिसूचनाओं के अधीन है।

The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and trees etc) Rules, 1994.

(d.) कोई भी रेडियो / टीवी एंटीना, लाइटिंग अरेस्टर, सीढ़ियां, मम्टी, ओवरहेड वॉटर टैंक और किसी भी तरह के फिक्स्चर को उक्त पैरा-2 में दर्शाए गए परमिशिबल टॉप एलिवेशन से ऊपर नहीं दिखाया जाएगा।

No radio / TV Antenna, lighting arresters, staircase, Mumtee, Overhead Water tank and attachment of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2 above.

(e.) एयरोड्रम रेफरेंस पॉइंट के 8 किमी के भीतर केवल तेल से चलने वाली या बिजली से चलने वाली भट्टी का उपयोग ही करना है।

Only use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference point.

(f.) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है, तथा उक्त प्रमाणपत्र जारी करने की तारीख से अधिकतम बारह साल की अवधि के लिए बढ़ाया जाएगा।

The certificate is valid for a period of 8 years from the date of its issue & shall be extended for a maximum period of twelve years from the date of its issue.

(g.) इमारत के निर्माण के दौरान या बाद में कभी भी, कोई प्रकाश या प्रकाश का संयोजन, जो इसकी तीव्रता, विन्यास या रंग के कारण हवाईअड्डे की वैमानिकी ग्राउंड लाइट के साथ भ्रम पैदा कर सकता है, साइट पर किसी भी समय स्थापित नहीं किया जाएगा। ऐसी किसी भी गतिविधि की अनुमति नहीं दी जाएगी जो उड़ानों के सुरक्षित प्रचालन को प्रभावित कर सकती है।

No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

(h.) हवाईअड्डे पर या आसपास के क्षेत्र में विमान प्रचालन के कारण विमान के शोर, कंपन, क्षति आदि के खिलाफ आवेदक शिकायत / मुआवजे का दावा नहीं करेगा।

The applicant will not complain / claim compensation against aircraft noise, vibration, damages etc. caused by aircraft operations at or in the vicinity of the airport.

(i.) डीजीसीए इंडिया की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध नागर विमानन आवश्यकता श्रृंखला 'बी' भाग 1 खंड 4 के अध्याय 6 और परिशिष्ट 6 में विनिर्दिष्ट दिशा-निर्देशों के अनुसार द्वितीयक विद्युत आपूर्ति के साथ डे मार्किंग और रात्रि प्रकाश व्यवस्था प्रदान की जाएगी।

Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in).

(j.) आवेदक भवन योजनाओं के अनुमोदन सहित संबंधित प्राधिकारियों से अन्य सभी वैधानिक स्वीकृतियां प्राप्त करने के लिए उत्तरदायी हैं। ऊंचाई संबंधी स्वीकृतियों के लिए यह एनओसी सुरक्षित और नियमित विमान प्रचालनों को सुनिश्चित करने के लिए है और इसका उपयोग किसी अन्य उद्देश्य / दावे के लिए दस्तावेज के रूप में नहीं किया जाएगा, जिसमें भूमि का स्वामित्व आदि शामिल है।



✓



The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

(k.) यह एनओसी सिविल हवाईअड्डों के संबंध में जारी किया गया है। आवेदक को डिफेंस से अलग एनओसी लेने की आवश्यकता है, अगर साइट उनके अधिकार क्षेत्र के भीतर है।

This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defense, if the site lies within jurisdiction.

(l.) एनओसी पत्र की किसी भी विसंगति / व्याख्या के मामले में, अंग्रेजी संस्करण मान्य होगा।

In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

(m.) साइट एलिवेशन और / या AGL ऊंचाई के संबंध में किसी भी विवाद के मामले में, AMSL में टॉप एलिवेशन प्रभावी होगा।

In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.

(n.) यह एनओसी भावित्रा-निर्गमित मुख्यालय नई दिल्ली के पत्र संख्या एटीएम-16019/79/2024-एटीएम-डीओएस दिनांक 08/10/2024 के अनुसार जारी किया गया है।

This NOC issued as per AAI-CHQ New Delhi letter No.ATM-16019/79/2024-ATM-DoAS dated 08/10/2024.

4. यह प्रमाणन 30/08/2024 को आयोजित बैठक में नागर विमानन मंत्रालय की अपीलीय समिति के अनुमोदन के अनुसार जारी किया गया है।

This authorization is issued as per the approval of the Appellate Committee of Ministry of civil Aviation in its meeting held on 30/08/2024.

5. इस पत्र द्वारा अधिकृत की जा रही परमिशिबल टॉप एलिवेशन (पी.टी.ई) ऊपर उल्लिखित निर्देशांक तक ही सीमित है।

The permissible top elevation (P.T.E.) being authorized vide this letter is restricted to the coordinates mentioned above.

6. The permissible top elevation (P.T.E.) has been cleared through Small/Large Object Analysis w.r.t Radar Criteria and therefore it shall not give shielding benefit to any other structure.

7. उप पैरा (ए), (बी) और (सी) के अंतर्गत उल्लिखित शमन उपाय निम्नलिखित आवश्यकताओं को पूरा करने के लिए अपनाया जाएगा,

The mitigation measures as mentioned under sub para (a), (b) & (c) shall be adopted to fulfil the requirements of,

- i संभावित खतरनाक स्थिति के बारे में पायलट को जागरूक करने की आवश्यकता है; तथा  
A pilot's need to be made aware of potentially hazardous condition; and
- ii मानकों से विचलन को प्रकाशित करना राज्य का दायित्व है, अन्यथा लाइसेंसिंग स्टेट्स के तहत मान लिया जाएगा।

The responsibility of the state to publish deviations from standards that would otherwise be assumed under licensing status



3 of 4

No.AAI/RHQ/WR/DoAS/Auth./ JUHU/WEST/B/092122/699067

Date:- 09/10/2024

a) उपरोक्त आवश्यकता को पूरा करने के लिए, बाधा सीमा सतह में इसके प्रवेश से पहले एयरपोर्ट ऑपरेटर, को बाधा को प्रकाश में लाना चाहिए। तदनुसार यह आवेदक/मालिक की जिम्मेदारी है कि वह एयरपोर्ट ऑपरेटर / विमानपत्तन निदेशक को सूचित करें।

The Airport Operator should publish the obstacle, to fulfil the above requirement, before its penetration of the Obstacle Limitation Surface. It is the responsibility of the appellant/owner to notify the Airport Operator/Airport Director accordingly.

b) डीजीसीए नगर विमानन आवश्यकता श्रृंखला बी भाग-1 खंड 4 में विनिर्दिष्ट दिशा-निर्देशों के अनुसार आवेदक/मालिक द्वारा डे मार्किंग और रात्रि प्रकाश व्यवस्था एयरपोर्ट ऑपरेटर / विमानपत्तन निदेशक के समन्वय और सहमति के साथ प्रदान की जाएगी।

The day marking and night lighting shall be provided by the appellant/owner as per the guidelines specified in DGCA Civil Aviation Requirement Series B Part-1 Section 4, in Co-ordination with and to the satisfaction of the Airport Operator/Airport Director.

c) क्रेन जैसी कोई भी अस्थायी संरचना, जिसका इस्तेमाल निर्माण के प्रयोजन के लिए किया जा रहा है, एयरपोर्ट ऑपरेटर / विमानपत्तन निदेशक की लिखित अनुमति के बिना परमिशिबल टॉप एलिवेशन से अधिक नहीं होना चाहिए।

Any Temporary structure such as crane, being used for the purpose of construction should not exceed the permissible top elevation without the written permission of the Airport Operator/Airport Director.

भवदीय / Your's faithfully,

*Udayanarayana 09/10/2024*

अध्यक्ष एनओसी समिति के लिए / For Chairman NOC Committee

क्षेत्र का नाम / Region Name : पश्चिम / WEST

पता / Address:

महाप्रबंधक / General Manager

भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

क्षेत्रीय मुख्यालय, पश्चिमी क्षेत्र / Regional Head Quarter, Western Region

पारसीवाडा, सहार रोड, / Opp. Parsiwada, Sahar Road,

विले पार्ले (पूर्व), मुंबई / Vile Parle (E), Mumbai

ईमेल / Email ID: [gmatmwr@aai.aero](mailto:gmatmwr@aai.aero)

संपर्क / Contact No, 022-29217 585

ए. पी. उदयनारायण / A. P. UDAYANARAYANAN

महाप्रबंधक (एटीएम) पक्ष / General Manager (ATM), WR

भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

मुंबई / Mumbai - 400 099.

Prepared by  
तैयार कर्ता

*Pawle 09/10/2024*

सुलभा.रा. पावले / Sulbha.R. Pawle

सहा.प्रबंधक(मा.स.)/Asstt.Manager(HR)

Verified by  
द्वारा सत्यापित

*Paunikar 09/10/2024*

संगीता पौनिकार / Sangeeta Paunikar

उप-महाप्रबंधक (एटीएम- DoAS) पक्ष / DGM (ATM-DoAS) WR,  
हवाईअड्डा सुरक्षा विभाग / Dept. of Aerodrome Safeguarding

नोट: एनओसी पत्र में कोई भी विसंगति होने पर, आवेदक इस पत्र के जारी होने के बाद 30 दिनों के भीतर इस कार्यालय को सूचित कर सकता है।

**Note: In case of any discrepancy in NOC letter, applicant may intimate to this office within 30 days after issuance of this letter.**

Kasturi Pewekar  
Architect

Plot No. C-80, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai- 400 051  
Tel: 2666 4000 Fax: 2666 4604

Date : 13.11.2024

To,  
The Principal Secretary, SEIAA,  
Environment Department,  
Room no. 217, 2nd floor, Annex Building  
Mumbai-400032

Sub: Certificate for total constructed area (FSI + Non FSI area) done on site till date for Environmental clearance for 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 proposed.

Respected Sir,

We hereby certify that construction carried out by PP till date of SEIAA hearing is within the BUA and in accordance with the configuration of the earlier EC vide letter SIA/MH/INFRA2/411621/2022 dated 02.02.2024.

Thanking you,  
Yours faithfully

Kasturi  
Pewekar  
Digitally signed by  
Kasturi Pewekar  
Date: 2024.11.13  
22:03:54 +05'30'

Kasturi Pewekar  
Architect  
CA/97/20974  
Validity : 31/12/2032



LABOUR  
DRINKING  
WATER





OPPO A9 2020  
2024/11/18 11:21



LABOUR  
BATHROOM

OPPO A9 2020  
2024/11/18 11:28

SR NO	DATE	VEH NO	PUC NO	PUC ISSUE DATE	PUC EXPIRED DATE	NAME OF TRANSPORTERS	NAME OF DRIVER	SIGN OF DRIVER	SIGN OF S/SUP	REMARK
1	09/04/25	MH01CR 3403	MH0470062008338	17/04/2024	16/04/2025	BALAJI SAFETY PROJ.	Abdul Ayhab.	31/03/2024 <u>Yashav</u>		Matrical.
2	13/04/25	MH01DR 7252	DL-MH0120190009550	28/02/2019	27/02/2025	Pal. Empara	Kuldeep Kumar	Amil	<u>Yashav</u>	Debris.
3	13/04/25	MH01EW 1405	UP64 20100000014	11/12/20	10/12/25	—	Ramesh Prasad	2/2/24	<u>Yashav</u>	—
4	13/04/25	MH01DR 7251	UP70 20190007380	03/11/21	02/11/26	—	Vinlesh Kumar	14/03/2024 <u>Yashav</u>		—
5	13/04/25	MH01EM 5351	MH0120080024471	17/02/20	13/02/25	—	Bal. Krishan	Ram Patel	<u>Yashav</u>	—
6	16/04/25	MH01EE 3805	MH26 20190007307	18/07/2019	13/11/24	S.Y. Patel	Tukaram Rane	17/03/2024 <u>Yashav</u>		Jhand.
7	17/05/25	MH04B 9444	MH00201060003207	19/01/2025	18/01/2026	Gaiwad	Raman	9/3/24 <u>man</u>		
8	28/06/25	MH01DR 1862	MH003012300107678	21/12/2024	20/12/2025	Bastiwala (Contra)	Rustum	2/2/24 <u>man</u>		
9	28/06/25	MH04FP 5725	MH00301810003431	23/03/2025	22/09/2025	Viharn Transport Roadlines	Shazad	9/3/24 <u>man</u>		
10	29/06/25	MH01DR 1862	MH003012300107678	21/12/2024	20/12/2025	Bastiwala Contra	Rustum	2/2/24 <u>man</u>		
11	29/06/25	MH01EW 1486	MH04600480014071	18/10/2024	17/10/25	Bastiwala Contra	Husain	5/7/24 <u>man</u>		
12	01/07/25	MH01EE 2133	MH006000390010925	9/11/2024	08/11/2025	Siddhi Roadlines	Akaram	3/11/24 <u>man</u>		

SR NO	DATE	VEH NO	PUC NO	PUC ISSUE DATE	PUC EXPIRED DATE
13	03/07/025	MH01EM 5654	MH00400910030196	17/04/025	16/04/026
14	05/07/025	MH04JN 4482	MH004001280006512	11/05/025	11/10/025
15	08/07/025	MH03DV 5467	MH006000390010925	11/11/024	10/11/025
16	09/07/025	MH04KF 1075	MH00400790040812	11/12/024	10/12/025
17	10/07/025	MH04AS 0407	MH04700960004062	10/09/24	09/09/025
18	12/07/025	MH01EF 6528	MH0470128000 6512	07/08/024	06/08/025
19	14/07/025	MH04JK 0655	MH04601420025259	05/10/24	24/10/025
20	16/07/025	MH04JK 0661	MH04601420025259	11/08/24	10/08/025
21	18/07/025	MH03DV 6007	MH002690067921	10/01/025	09/01/026
22	19/07/025	MH04JK 0661	MH04601420025259	11/08/024	10/08/025
23	20/07/025	MH04MH 0432	MH04600430012 511	08/02/025	07/02/026

NAME OF TRANSPORTERS	NAME OF DRIVER	SIGN OF DRIVER	SIGN OF S/SUP	REMARK
megha Transport	sagar	SA	mar	
SKYway	Pramod Singh	Phy	mar	
Sufiya Roadlines	MD. Salman	SALMAN	mar	
vaishnav Tempo service	Rupesh	RE	mar	
Haresh Transport	Haresh Singh	HS	mar	
Bastiwala Constan	MD. Ali	ALI	mar	
SKY way Roadlines	Pramod	PM	mar	
—	MD. Akram	AKRAM	mar	
G.K. Roadlines	Ravinder	RAV	mar	
SKY way	MD. Akram	AKRAM	mar	
SKY way	Rahim	RAHIM	mar	

SR NO	DATE	VEH NO	PUC NO	PUC ISSUE DATE	PUC EXPIRED DATE	NAME OF TRANSPORTERS	NAME OF DRIVER	SIGN OF DRIVER	SIGN OF S/SUP	REMARK
24	23/07/05	MH04395 MH04L7 3957	MH001000560063760	04/03/05	03/03/06	Chandarkant Transport	chandarkant	chandarkant	manu	
25	24/07/05	MH47 BL 4962	MH04201280006512	07/08/04	06/08/05	G.S.R. Transport	Deepak	Deepak	manu	
26	25/07/05	MH01EE 1643	MH046001400025 59	05/10/24	04/10/25	Basti Walq C.	Sehba2	Sehba2	manu	
27	28/07/05	MH01 DR 1862	MH003012300107878	21/11/04	20/11/05	—	Rustom	Rustom	manu	
28	29/07/05	MH0470 3106	MH00201060003207	12/10/04	11/10/05	Sai Transport	Nikhil	Nikhil	manu	
29	30/07/05	MH03ES 3635	MH00900086000912	05/05/05	05/10/05	Hari Om Roadlines	Ravindra	Ravindra	manu	
30	31/07/05	MH04 GC 5836	MH00300910009531	05/10/05	04/04/06	Hussain Roadlines	Kalim	Kalim	manu	
31	01/08/05	MH01 DR 7251	MH043011200 44408	07/04 2025	06/04 2025	Pal Imptra	Akhilesh	Akhilesh	AKP- 200	
32	06/08/05	MH01 DR 4849	MH0430112006 3889	25/11 2024	24/11 2025	Ravi RG T	Ranjit	Ranjit	200	
33	-	MH 01 EE 2568				Basti Water				
34	08/08/05	MH47 AS 9112	MH0030047 0007482	12/01/25	11/01/26	Ashok Feedline	Chetral	Chetral	epidate- 200	

SR NO	DATE	VEH NO	PUC NO	PUC ISSUE DATE	PUC EXPIRED DATE	NAME OF TRANSPORTERS	NAME OF DRIVER	SIGN OF DRIVER	SIGN OF SISUP	REMARK
85	11/08/2025	NL01	MH01000018 AF5280 0025154	04/02/2025	03/02/2026	Darsal. T	Vinay shukla	विनय शुक्ला संग्रह		
36	13/08/2025	CG 04	MH018007 PU 1301 10000685	01/07/2025	30/06/2026	Darsal. T	DeshRaj	देशराज संग्रह		
37	14/08	MH04	MH0460049 2025 JC5837 0028725	26/02/2025	25/02/2026	Hansh	lengal brijesh varma	हंश लेंगल ब्रिजेश वर्मा संग्रह		
38	16/08	MH04	MH0420100000 2025 B9444 3207	19/01/2025	16/01/2026	Gaikwad	Vaman	वामन संग्रह		
39	17/08	MH04	MH000301 2025 FP5725 81000343	23/03/2025	22/03/2026	Vinod.	shreed	विनोद श्रीद संग्रह		
40	18/08	MH01	MH0460048 2025 EW1486 0014071	18/10/2024	17/10/2025	Balshwala	Hussein	हुसैन संग्रह		
41	19/08	MH01	MH0006000 2025 EE2133 390010925	09/11/2024	08/11/2025	Siddiqui	Aslam汗	सिद्दीकी आलम हां संग्रह		
42	20/08	MH01	DLMH012019 2025 DR7252 0009550	28/02/2019	27/02/2029	Pal Empire	Ramch Prabhu	रामचं प्रभु संग्रह		
43	21/08	MH04	MH0460142 2023 JK0655 0025255	05/10/2024	04/10/2025	Sky way food	Prerna	स्काई वेर्व एंटरप्रार्स संग्रह		
44	22/08	MH48	MH0480022 2023 CG8883 0020554	15/01/2023	14/01/2026	Univansh. T	chandbal Kant	चंदबाल कांत संग्रह		
45	23/08	MH01	MH00409100 2025 DM5684 30156	17/04/2025	16/04/2026	Megha	lengal sagor	मेघा लेंगल सगोर संग्रह		

SR NO	DATE	VEH NO	PUC NO	PUC ISSUE DATE	PUC EXPIRED	NAME OF TRANSPORTERS	NAME OF DRIVER	SIGN OF DRIVER	SIGN OF SISUP	REMARK
46	25/8/2025	MH0144 JK1225	MH00100666 0008298	06/11/2024	07/11/2025	Abar Hussain -2000 (sky way t)	Abar	STICK	815	
47	26/8/2025	MH01DR 1862	MH003012800107678	21/12/2024	20/12/2025	Bastiwala cons	Rustom	STICK	mark	
48	29/8/2025	MH03DV 5467	MH006008900105	11/11/2024	10/11/2025	Sufiyo Roadlines	mr. salman	SALMAN	mark	
49	01/9/2025	MH03DV 6007	MH002690007921	10/01/2025	09/01/2026	G.K. Roadlines	Ravindra	(R)	mark	
50	03/09/2025	MH04L7 3760	MH00100056000	04/03/2025	03/03/2026	chandrakant Barm	chandrakant	crossed	mark	
51	04/09/2025	MH03ES 3635	MH00900086000	05/09/2025	05/10/2025	Harishom Transport	Ravindra	STICK	mark	
52	05/09/2025	MH01DR 7251	MH043011800 44408	03/04/2025	06/04/2028	Pal tempo	Akhilesh	STICK	mark	
53	16/09	MH02 2025	MH0430183000 FX 5748	07/02/2025	06/02/2028	poolan tempo services	farid	STICK	mark	
54	08/09/2025	MH04KU 8969	MH00201170008060	21/02/2025	20/02/2026	shubham enterprises	Anresh	STICK	mark	
55	10/09/2025	MH03DV 5467	MH006000390018	11/11/2024	10/11/2025	Sufiyo Roadlines	mr. salman	SALMAN	mark	
56	12/09/2025	MH04AS 0404	MH0420096000 4062	10/09/2024	09/09/2025	Harish Transport	Harish singh	(R)	mark	

SR NO	DATE	VEH NO	PUC NO	PUC ISSUE DATE	PUC EXPIRED
57	15/09/2025	MH01DR 7252	MH0120190009550	19/02/2025	18/02/2026
58	17/09/2025	MH01EW 1405	UP6420100000014	11/12/2024	16/12/2025
59	19/09/2025	MH04FP 5725	MH00301810003431	23/03/2025	22/03/2025
60	21/09/2025	MH03DV 6007	MH002690007921	10/01/2025	09/01/2026
61	23/09/2025	MH04JU 3106	MH0020106003	12/10/2024	11/10/2025
62	25/09/2025	MH01EE 2133	MH00600039001	09/11/2024	08/11/2025
63	29/09/2025	MH01EM 5654	MH00400910030	17/04/2025	16/04/2026
64	30/09/2025	MH04JL 4962	MH0470128000	07/12/2024	06/12/2025
65	03/10/2025	MH04FP 5725	MH0030181000	23/03/2025	22/03/2026
66	06/10/2025	MH04LY 3957	MH00100056000	04/03/2025	03/03/2026
67	08/10/2025	MH01EE 2133	MH00600039001	09/11/2024	08/11/2025

NAME OF TRANSPORTERS	NAME OF DRIVER	SIGN OF DRIVER	SIGN OF SISUP	REMARK
pal Emps	Kuldeep Kumar <u>KK</u>			man
pal Emps	Ramesh prasad <u>RP</u>			man
viran Roadlines	sharad			SHARAD <u>man</u>
G.K. Roadlines	Ravindra <u>R</u>			man
sai transport	Nikhil <u>NI</u>			man
Siddhi Roadline Atmaram				31/10/2024 man
megha transport	Sagar <u>S</u>			man
GSR Transport	DEEPAK <u>DE</u>			man
viran Transport	sharad <u>SH</u>			man
Chandrakant Transport	chandrakant <u>CK</u>			man
siddhi Roadlines Axaram				31/10/2024 man

NITIN CASTINGS LIMITED									
Reg. Office : 202, A-Wing, Bldg. No. 3, Reli Mittal Industrial Estate, Sir. M. V. Road, Andheri (East), Mumbai - 400 059 Un-Audited Financial Result for the Quarter and Nine Month Ended 31st December, 2023 Extract of Statement of Un-Audited Financial Results for the Quarter and Nine Month Ended 31st December, 2023									
Scrip Code : 508875		Rs. in Lakhs (Except per share data)							
Particulars		Quarter Ended			Nine Month Ended		Year Ended		
		31-Dec-2023	30-Sep-2023	31-Dec-2022	31-Dec-2023	31-Dec-2022	31-Mar-2023		
		Un-Audited			Un-Audited		Audited		
Total Income from Operations		3,509.17	4,095.14	3,547.20	11,320.15	10,406.63	13,418.26		
Net Profit for the period (before Tax, Exception and/or Extraordinary items)		386.26	409.19	328.15	1,256.14	686.81	851.31		
Net Profit for the period before Tax (after Exception and/or Extraordinary items)		386.26	409.19	328.15	1,256.14	686.81	851.31		
Net Profit for the period after Tax (after Exception and/or Extraordinary items)		300.21	318.79	240.28	981.53	419.90	489.17		
Total Comprehensive Income for the period (Comprising Profit for the period (after Tax) and other comprehensives Income (after tax))		300.21	318.79	240.28	981.53	419.90	495.01		
Equity Share Capital		257.07	257.07	257.07	257.07	257.07	257.07		
Earning per Share (of Rs. 5/- each)		5.84	6.20	4.67	19.09	8.17	9.63		
Basic and Diluted (Note-1)									

Notes :  
 (1) The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th February, 2024.  
 (2) The Company is engaged in manufacture of Alloys Steel Castings and there is no separate reportable segment as per Ind AS 108.  
 (3) The above financial results have been prepared in accordance with the section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.  
 (4) Figures of previous period have been regrouped and / or recasted wherever considered necessary to confirm the grouping of current period.  
 (5) The Financial Results of the Company are submitted to BSE and are available on Company's website at [www.nitincastings.com](http://www.nitincastings.com).  
 (6) The figures of the last quarters are the balancing figures between the un-audited figures in respect of the nine month ended and the unaudited published year to date figures upto the third quarter of the respective financial year.  
 (7) The above is an extract of the detailed format of Quarterly Financial Results filed with the BSE under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015. The full format of the Quarterly Financial Results are available on the website of BSE and on the Company's website at [www.nitincastings.com](http://www.nitincastings.com).

For NITIN CASTINGS LIMITED  
Nitin Kedia  
Managing Director  
DIN No. : 00050749

Mumbai  
Date: 13th February, 2024

JATTASHANKAR INDUSTRIES LIMITED									
CIN:L17110MH1988PLC048451 Regd office: 11, Parsonampuria Apartment, Film City Road, Gokuldharm, Goregaon (East), Mumbai-400063.									
(Rs. in Lakhs except for EPS) Extract of Unaudited Financial Results For The Quarter and Nine Months Ended 31st December, 2023									
Sr. No.	Particulars	Quarter Ended 31.12.2023 (Unaudited)	Quarter Ended 31.12.2023 (Unaudited)	Nine Months Ended 31.12.2023 (Unaudited)	Quarter Ended 31.12.2022 (Unaudited)	Nine Months Ended 31.12.2022 (Unaudited)	Quarter Ended 31.12.2022 (Unaudited)	Nine Months Ended 31.12.2022 (Unaudited)	Year ended 31.03.2023 (Unaudited)
1	Total Income from operations	365.07	1301.18	319.86					
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	20.74	56.50	1.69					
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	20.74	56.50	1.69					
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	19.20	53.00	0.61					
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	19.20	53.00	0.61					
6	Equity Share Capital	438.71	438.71	438.71					
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	0.00	0.00	0.00					
8	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations) - (a) Basic (b) Diluted	0.44	1.21	0.01					

Note: The above is an extract of the detailed format of Quarterly and Nine Months financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing and other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly and Nine months ended Financial Results are available on the website of the Company - [www.jsil.in](http://www.jsil.in) and on the Stock Exchange website ([www.bseindia.com](http://www.bseindia.com)).

For JATTASHANKAR INDUSTRIES LIMITED  
sd/-  
Date: 13.02.2024  
Place: Mumbai  
Jattashankar Poddar  
Managing Director

Makers Laboratories Limited									
Regd. Office : 54D, Kandivali Industrial Estate, Kandivali (W), Mumbai 400 067 CIN : L24230MH1984PLC003389									
EXTRACT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2023 (Rs in Lacs)									
Particulars		Quarter ended			Nine Months ended		Year ended		
		31.12.2023 (Unaudited)	30.09.2023 (Unaudited)	31.12.2022 (Unaudited)	31.12.2023 (Unaudited)	31.12.2022 (Unaudited)	31.12.2023 (Unaudited)	31.12.2022 (Unaudited)	31.03.2023 (Audited)
1	Total Income from operations	2,687.90	2,547.15	2,014.22	7,768.06	7,398.43	10,355.38		
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(111.50)	(101.63)	(151.57)	(353.34)	(136.33)	(83.85)		
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(111.50)	(101.63)	(151.57)	(353.34)	(136.33)	(83.85)		
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(106.01)	(112.69)	(177.35)	(384.83)	(253.71)	(219.15)		
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(106.53)	(114.55)	(175.29)	(388.32)	(251.03)	(217.95)		
6	Equity Share Capital	590.04	590.04	590.04	590.04	590.04	590.04	590.04	590.04
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	-	-	-	-	-	-	6,330.09
8	Earnings per share of Rs 10/- each (not annualised) Basic & Diluted	(2.61)	(2.27)	(3.65)	(8.44)	(7.47)	(7.90)		

Notes:

- The above is an extract of the detailed format of the Financial Results for the quarter and nine months ended December 31, 2023 filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Financial Results for the quarter and nine months ended December 31, 2023 are available on stock exchange website ([www.bseindia.com](http://www.bseindia.com)) and on the website of the Company ([www.makerslabs.com](http://www.makerslabs.com)).
- Additional information on Unaudited Standalone Financial Results is as follows:

Unaudited Standalone Financial Results									
Particulars		Quarter ended		Nine Months ended		Year ended		(Rs in Lacs)	
		31.12.2023 (Unaudited)	30.09.2023 (Unaudited)	31.12.2022 (Unaudited)		31.12.2023 (Unaudited)		31.12.2022 (Unaudited)	
1	Total Income from operations	1129.11	1561.51	1,076.06	3,863.99	3,266.22	4,368.40		
2	Profit before Tax	(209.51)	(111.36)	(277.74)	(582.24)	(564.19)	(677.57)		
3	Profit after Tax	(194.56)	(98.94)	(256.99)	(539				



# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
 Fax: 24023516  
 Website: <http://mpcb.gov.in>  
 Email: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2nd, 3rd  
 and 4th floor, Opp. Cine  
 Planet Cinema, Near Sion  
 Circle, Sion (E),  
 Mumbai-400022

## Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000216206/CE/2411001681

Date: 27/11/2024

To,  
 M/s Nishuvi Corporation, 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.



## Sub: Consent to Establish for Proposed Redevelopment for Building Construction Project.

**Ref:**

- Application Submitted by SRO-Mumbai-I
- Minutes of 10th CC meeting dtd-24.10.2024.

Your application NO. MPCB-CONSENT-0000216206

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.566.39 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed Redevelopment for Building Construction Project named as M/s Nishuvi Corporation, 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 on Total Plot Area of 9874.63 Sq.Mtrs for construction BUA of 85439.80 Sq.Mtrs as per EC granted dated-02.02.2024 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-02.02.2024	9874.63	85439.80

- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	214	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-2	DG Set- 630 KVA	2	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	516 Kg/Day	OWC	used as manure
2	Non Biodegradable waste	423 Kg/Day	Segregate	Segregate and hand over to Vendor
3	STP Sludge	5 Kg/Day	Drying	use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
		NA			

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	1403.00	Kg/Annum	Sent to authorized vendor for re-process

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

15. The Project Proponent shall comply with the Environmental Clearance obtained dtd-02.02.2024 for construction project having total plot area of 9874.63 Sq.Mtrs and total construction BUA of 85439.80 Sq.Mtrs as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	1132780.00	MPCB-DR-27987	22/07/2024	RTGS

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
  - They are directed to ensure the compliance of the consent conditions.
  - They are directed to obtain B.G. of Rs.10.0 Lakhs towards compliance of consent condition & Compliance of E.C.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

**SCHEDULE-I**  
**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **240 CMD for treatment of domestic effluent of 214 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	249.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

## SCHEDULE-II

### **Terms & conditions for compliance of Air Pollution Control:**

1) **As per your application, you have proposed to provide the Air pollution control (APC)system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S-1 to S-2	DG Set-630 KVA	Acoustic Enclosure	5.00	HSD 315 Kg/Hr	1	SO2	151.2 Kg/Day

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

<b>Total Particular matter</b>	<b>Not to exceed</b>	<b>150 mg/Nm3</b>
--------------------------------	----------------------	-------------------

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- The toilet shall be provided with exhaust system connected to chimney through ducting.
- The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

**SCHEDULE-III**  
**Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C2 O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	Consent to Establish	10.0 Lakhs	Submit within 15 days	Towards compliance of consent condition.	upto commissioning of unit or five years	upto commissioning of unit or five years

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

**BG Forfeiture History**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>Amount of BG imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Amount of BG Forfeiture</b>	<b>Reason of BG Forfeiture</b>
				NA		

**BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
			NA	



## SCHEDULE-IV

### **Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.

### **General Conditions:**

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

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- 9 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
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- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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**This certificate is digitally & electronically signed.**

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# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
Email: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000240796/CE/2508000533

Date: 06/08/2025

To,  
M/s Nishuvi Corporation,  
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



## **Sub: Consent to establish for expansion in redevelopment building Construction project under Orange Category**

**Ref:**

1. Consent to Establish vide no. Format1.0/CC/UAN No.0000216206/CE/2411001681 dtd 27/11/2024
2. Minutes of 4th Consent Appraisal Committee Meeting of 2025-26 held on 01/07/2025

Your application NO. MPCB-CONSENT-0000240796

For: Grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish (Expansion) is granted for period up to Commissioning of the project or 27/11/2029 whichever is earlier**
2. **The capital investment of the project is Rs.189.61 Cr for expansion. Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for expansion in construction project named as M/s Nishuvi Corporation, 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 on Total Plot Area of 9874.63 SqMtrs for construction BUA of 108843.86 SqMtrs as per specific condition of EC granted dated 03/01/2025 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC dtd-02/02/2024	9874.63	85439.80
2	Consent to Establish dtd 27/11/2024	9874.63	85439.80
3	EC for expansion dtd. 03/01/2025	9874.63	108843.86

## **4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	145	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets (2 Nos.)-500 kVA each	02	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	350 Kg/Day	OWC	Composting by OWC manure produced will be used at a site for landscaping
2	Non Biodegradable waste	270 Kg/Day	Segregate	Will be handed over to a recycler
3	STP Sludge	15 Kg/Day	Drying	Dry sewage sludge will be used as manure for gardening

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.

15. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
16. This Consent is issued with overriding effect on earlier Consent to Establish vide no. Format1.0/CC/UAN No.0000216206/CE/ 2411001681 dtd 27/11/2024.
17. The Project Proponent shall comply with the Environmental Clearance obtained vide No expansion vide No SIA/MH/INFRA2/ 496662/ 2024 dtd 03.01.2025 for expansion in building Construction project on Total Plot Area of 9874.63 SqMtrs & total construction BUA of 108843.86 SqMtr as per specific condition
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	379220.00	MPCB-DR-32732	21/03/2025	RTGS

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
  - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

**SCHEDULE-I**  
**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **160 CMD for treatment of domestic effluent of 145 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	161.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	14 Landscape

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

1) **As per your application, you have proposed to provide the Air pollution control (APC)system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S-1 & S-2	DG Sets (2 Nos.)-500 kVA	Acoustic Enclosure	5.00	HSD 100 Ltr/Hr	1	SO2	48 Kg/Day

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

**SCHEDULE-III**  
**Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C 2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C to E (Expansion)	Rs 25 Lakhs	Existing/Extend	Compliance of Consent Conditions & EC Conditions	upto Commissioning of the Project	upto Commissioning of the Project

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.  
**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

**BG Forfeiture History**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>Amount of BG imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Amount of BG Forfeiture</b>	<b>Reason of BG Forfeiture</b>
NA						

**BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
				NA



## SCHEDULE-IV

### **Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.

### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
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