

Government of Maharashtra

SEAC-2013/CR.50/TC-2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 27th February, 2015

To,
M/s. Nish Developers Pvt. Ltd.
101-B, Mittal Court, 10th Nariman Point,
Mumbai- 400 021

Subject:- Amendment in Environment clearance for proposed expansion and modernization project at C.S no. 77 new Islam Mill Compound, Mumbai by M/s. Nish Developers Pvt. Ltd.

Reference- Even number environment clearance letter dated 24th January, 2014.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC-II in its 15th meeting and recommended to SEIAA. SEIAA in its 64th meeting decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no SEAC-2013/CR.50/TC-2 dated 24th January, 2014.

The Authority noted the the D.O. letter no. SEIAA-2014/CR.133/TC-3 dated 29th November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects. In the 80th meeting, it is noted that Appeal No 6/2014 (WZ) Dhanpal Jain & Ors.Vs Secretary,MoEF & Ors filed at NGT,Pune has been dismissed vide Order dated 17 July 2014 and MA No 168/2014 (WZ) ,

Vinod Jain & others Vs Nish Developers Pvt Ltd & Others is under consideration of Hon'ble NGT,Pune.

After discussing the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as the consequential impact is not likely to be adverse on the environmental parameters on account of the proposed changes

| SR. NO. | DESCRIPTION | AS PER EC RECEIVED 2008 | AS PER EC REVISED IN YEAR 2014 | AS PER EC PROPOSED IN YEAR 2015 | REMARKS |
|---------|---|-------------------------|--------------------------------|---------------------------------|--|
| 1 | Total Construction Built - up Area (sq.mt.) | 3,75,113.13 | 2,97,654.39 | 3,27,346.68 | 29692.29 sq.mt. (9 %) added in plot area as compared to EC 2014 due to plot possession and tenants consents received. (lesser by 13 % as compared to 2008) |
| 2 | Total plot area (Sq.mt.) | 34,697.00 | 26,247.12 | 29,840.22 | 3593.10 sq .mt added as plot possession and tenants consents received. (lesser by 14% as compared to EC 2008 |
| 3 | Proposed FSI (Sq.mt.) | 1,38,787.74 | 99,120.85 | 1,16,611.50 | 17490.66 sq.mt. added in plot area & planning as compared to 2014. (lesser by 16 % as compared to EC 2008) |

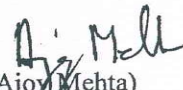
| | | | | | | |
|----|---------------------------------|---|--|--|--|---|
| 5 | Ground Coverage area | | 15,748.32 | 16,767.21 | ----- | |
| 6 | Occupancy | 17,980 | 9,952 | 11,461 | 100 % tenants consents received. | |
| 7 | Water Requirement (KLD) | Domestic | 939 | 796 | 894 | Sources of water available are RWH, reusable treated sewage water, borewell & BMC water |
| | | Flushing | 607 | 418 | 476 | |
| | | Gardening | 79 | 26 | 46 | |
| | | Cooling Tower make up | 1263 | --- | ---- | |
| | | Swimming | | 04 | 04 | |
| | | Total | 2,888 | 1,244 | 1,420 | |
| 8 | Sewage Generation (KLD) | 1,241 | 1,055 | 1,095 | Sewage load will be decreased with compared to EC 2008 | |
| 9 | Sewage Treatment plant (KLD) | 1,241 | 1,100 | 1,125 | STP plants are provided for proper treatment of sewage. | |
| 10 | Solid Waste generation (kg/day) | Dry waste :280 Wet waste : 3379 Total waste : 6,186 | Dry waste :1399 Wet waste : 2799 Total waste : 4,198 | Dry waste :1534 Wet waste : 3580 Total waste : 5,115 | Solid waste generation also reduced as compared to EC 2008 | |
| 11 | Power requirement | 21,999 KW | 21,520.11 KW | App 21850 KW | Available from BEST receiving station | |
| 12 | Parking Nos | 3000 No.s | 1481 no.s | 1825 no.s | ----- | |

COMPARISON OF BUILDING CONFIGURATION

| EC Received (Year 2008) | EC Revised in Year 2014 | Proposal Jan 2015 |
|--|---|--|
| <p>Rehabilitation : Total 3 buildings 1 Building A : Ground + 22 Floors 1 Building B: Ground + 9 Floors 1 Building C: Ground + 9 Floors</p> | <p>Rehabilitation : Total 4 buildings Building No. 1: Wings A &D: Ground + 11 Floors Wing B,C, E, F &G: Ground + 23 Floors Building No. 2 House dishoused : Wing A & B: 2 Basements + Ground + 10 Floors</p> | <p>Rehabilitation: Total 2 buildings Building No. 1: Wings A &D: Ground + 11 Floors Wing B,C, E, F &G: Ground + 23 Floors Building No. 2 : Rehab. 2 (Kamgar Sadan) Wing A, B & C: 3 Basements + Ground + 10 Floors Building No.5 : Rehab.3 Wing A : Ground + 2 Floors</p> |
| <p>Height of building: Building A : 73.0 mt Building B & C: 33.30 mt.</p> | <p>Height of Buildings: Building 1: 69.90 mt. Building 2: 33.2 mt.</p> | <p>Height of Buildings: Building 1: 69.90 mtr. Building 2: 33.00 mt. Building 3 : 11.25 mtr.</p> |
| <p>Sale: One building : 3 Basements + Ground + 10 Podium + 3 Floor Lobby + 50 upper floors Offices: Built- up area: 84,691.37 sq.mt.</p> | <p>Composite: Two buildings Building No.3 :(Composite): 2 wings 1 Basement + Ground + 1 to 8 podiums+ 9th E-level + 10th Service floor + 54 floors Building No. 4: (Composite) : Basement + ground + 1st to 5th Podium + 6th E-deck level + 7th Service floor + 1st to 11th floors Offices / Residential : Built- up area: 11,383.27 sq.mt. Total Built-up area : 57,292.66+11,383.27= 68,675.93 sq mt.</p> | <p>Composite: Two buildings Building No.3 :(Composite): 2 wings 1 Basement + Ground + 1 to 8 podiums+ 9th E-level + 10th Service floor + 56 floors Building No. 4: (Residential/ Commercial - Composite) : Basement + ground + 8 Podium + 9th E level + Service floor + 1st to 35th floors</p> |

| | | |
|---|---|--|
| Height of building : 247.50 mtr | Height of Buildings: Building 3: 259.65 mt. Building 4: 62.70 mt. | Height of building Building 3: 264.00 mt. Building 4: 126.80 mt. |
| Total flats: 1692 nos. Shops: 68 nos. | Total flats: 1316 nos. Shops: 50 nos. | Total flats: 1796 nos. Shops: 71 nos. |

Terms and conditions stipulated in even number environment clearance letter dated 24th January, 2014 remains the same. This amendment is subject to decision of Hon'ble NGT, Pune in MA No 168/2014 (WZ), Vinod Jain & others Vs Nish Developers Pvt Ltd & Others.


(Ajoy Mehta)
Principal Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. Commissioner, Municipal Corporation Greater, Mumbai (MCGM)
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
9. Select file (TC-3)

(EC uploaded on 2/03/2015)