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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC 2011/CR 603/TC 2
Environment department,
Room No. 217, 2nd floor,
MantralayaAnnexe,
Mumbai 400 032
Date: 11thDecember, 2015.

To,
M/s. R.R Builders.
Harish Arjun Palav Marg &
KeshavraoLaxmanBorkar,
(Chunilal Mehta compound)
DP Wadi, 'E- Ward Ghodopdeo,
Mumbai

Subject:-Amendment in Environment Clearance for proposed development scheme on plot bearing CTS no.ID/716 of Mazgaon Division, Situated at Harish Arjun Palav Marg &KeshavraoLaxmanBorkar, Known as "Chunilal Mehta compound " DP Wadi, 'E- Ward Ghodopdeo, Mumbai by M/s. R.R Builders.

Reference- Even number environment clearance letter dated 19th March, 2012.

Sir,

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

2. It is noted that, the proposal earlier considered by SEIAA in its 45th meeting & decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter dated 19th March, 2012. The Authority noted 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 87thSEIAA meeting, 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

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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 on account of the proposed changes is not likely to be adverse on the environmental parameters.

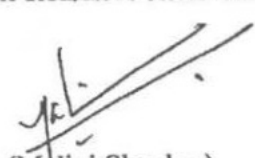
The proposed change is mainly in the residential development and the details are as follows:

Description	As per EC received on 19.03.2012	Propose Amendment Proposal	Remarks
Area	Total Plot Area:9197.32 Sq.mt	Total Plot Area:9197.43 Sq.mt	Plot area as per Concession report
FSI Area	37,198.86 Sq.mt	31,426.74 Sq.mt	FSI area decreased by 5772.12 Sq.mt (18.37%) to revision in Approved layout
Non-FSI Area	28562.74 Sq.mt	38,595.533 Sq.mt	Non FSI Area increased by 10,032.79 Sq.mt (35.10%) due to amendments in design initiated by changes suggested by High-Rise Committee, Current CFO Norms and to accommodate necessary services.
Total Construction BUA	65,761.60 Sq.mt	70,022.273 Sq.mt	Construction BUA increased by 4260.67 Sq.mt (6.48%) due to revision in Approved layout
Ground Coverage	4398.15 Sq.mt (52.9% of net plot area)	4261.42 Sq.mt (48.70% of net plot area)	Ground Coverage area decreased by 136.73 Sq.mt (3.20%) to revision in Approved layout
R.G Area on Ground	902.87 Sq.mt	701.11 Sq.mt	The required RG is 700.43 sqm as mentioned in MC concession report. Provided RG is more than required.
R.G Area on Podium	271.58 Sq.mt	NIL	
Project Cost	Rs. 205.34 Cr.	Rs. 232.47 Cr.	
No. of Buildings	3 Nos. 2 Nos. of Rehab & 1 Sale	3 Nos. 2 Nos. of Rehab & 1 Sale	Remain Same

Building Configuration	Rehab: Bldg 1 - B+G+2 NR+17 Residential Flrs.		Rehab: Bldg 1 - 1 Basement + Ground + 12 Residential floors (Wing A&B) / 20 Residential floors (Wing C)		As per MC's concession.
	Rehab: Bldg 2 - B+G+2 NR+18 Residential Flrs.		Rehab: Bldg 2 - 2 Basement + Ground + 9 I.T. Office floor (Wing A) / 22 Residential floors (Wing B)		
	Sale: B+G+3P+1Amenity+1 Service flr.+ 48 Residential flrs.		Sale: Ground + 5 Podium + 3 Services floor + 2 Fire check Floors + 1 Amenity Floor + 40 Residential Floors		
Parking Nos.	Rehab 88	Sale 251	Rehab 132	Sale 185	As per approval
No of Tenants	Rehab: Residential: 266 Nos. Commercial: 40 Nos.		Bldg 1 -20 Commercial (Ground Floor) 192 Residential (Wing A, B and C)		
			Bldg 2 -10 Commercial (Wing A) 86 Residential (Wing B)		
	Sale: Residential: 201 Nos.		Bldg 3 (Sale Building) -125 Residential		
Maximum Height	Max = 183.90 Mts. (Sale)		Rehab 1 = 62.50 m Rehab 2 = 68.15 m Sale Building - 174.55 Mts.		As per concession report.
Water Requirement	Sale = 150.47 KLD Rehab=189.12 KLD		Sale = 85 KLD Rehab = 213 KLD		
Sewage Generation:	Rehab= 57.87 KLD	Sale =111.62 KLD	Rehab = 190 KLD Sale = 75 KLD		
STP	Rehab = 160 KLD	Sale = 130 KLD	Rehab = 190 KLD	Sale = 75 KLD	Capacities changed wrt change in proposal.
RWH	112 CMD	90 CMD	112 CMD	90 KLD	
Solid Waste	Biodegradable:0.4 2 T/day		Sale = 313 Kg/day [Biodegradable = 188		Calculation changed as per revised proposal.

	Non-Biodegradable:0.5 OT/day	Kg/day, Non-biodegradable = 125 Kg/day]		
		Rehab = 786 Kg/day [Biodegradable = 444 Kg/day, Non-biodegradable = 342 Kg/day]		
DG Capacity	Rehab 1x200 kVA	Sale 1 x 500 kVA	Rehab 1x250 kVA	Sale 1 x 320 kVA
				DG set capacity also changed due to change in demand load as population & building configuration has been changed

Terms and conditions stipulated in even number environment clearance letter dated 19th March, 2012 remains the same.


(Malini Shankar)
Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhaidesai 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 18/12/2015)