

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

SEIAA-2015/CR-250/TC-3  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 5<sup>th</sup> November, 2015

To,

M/s. Neptune Realtors Pvt. Ltd  
Neptune House, Karma Stambh,  
Opp MTNL Office, LBS Road,  
Vikhroli (W), Mumbai- 400 083.

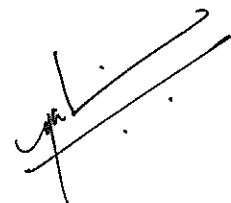
**Subject: - Amendment in EC for proposed commercial complex at CTS no.109A, 109A/1, to 109A/21A, 110, 110/1 to 13 & 111 at Kamani, Kurla(W), Mumbai by M/s. Neptune Realtors Pvt. Ltd**

**Reference-** Even number environment clearance letter dated 18<sup>th</sup> September, 2009 & revalidate on 4<sup>th</sup> December, 2014.

Sir,

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

2. It is noted that, the proposal earlier considered by SEAC in its 13<sup>th</sup> meeting and recommended to SEIAA. SEIAA in its 13<sup>th</sup> & revalidate in 74<sup>th</sup> meetings decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no No-21-250/2008-IA-III dated 18<sup>th</sup> September, 2009 & revalidate on 4<sup>th</sup> December, 2014. The Authority noted the D.O. letter no. SEIAA-2014/CR.133/ TC-3 dated 29<sup>th</sup> November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.



In the 85<sup>th</sup> SEIAA 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 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 total construction area has been proposed to be reduced by 33.46% and there is consequent reduction in other environmental parameters.

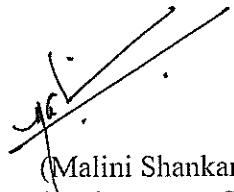
No.	Particulars	Details		
		1.	Name of Project	Neptune's Evolution
2.	Project Status	1. Environmental Clearance granted vide EC letter No. 21-250/2008-IA.III dated. 18 <sup>th</sup> September, 2009 2. Revalidation letter issued on 4th December 2014		
3.	Type of Project	Construction Project- Commercial Complex		
4.	Location of The Project	C.T.S. No. 109A, 109A/1 to 109A/21A, 110,110/1 to 13 & 111 at Kamani, Kurla (West), Mumbai.		
5.	Whether In Corporation / Municipal / Other Area	Municipal Corporation of Greater Mumbai		
6.	<b>Project Details</b>	<b>As per Earlier EC</b>	<b>New Proposal</b>	<b>Remarks</b>
7.	Name of Project Proponent	M/s. Neptune Realtors Pvt. Ltd.	M/s. Neptune Realtors Pvt. Ltd.	
8.	Plot Area	66,539.10 sq. m.	35,890.73 sq. m	Part plot reserved in New D.P.
9.	F.S.I. Area	1,14,706.92 sq. m	78,822.42 sq. m	Area Reduced by 31.28 %
10.	Non F.S.I. Area	95,304.00 sq. m.	60,921.70 sq. m	Area Reduced by 36.08 %
11.	Construction Area	2,10,010.92 sq. m	1,39,744.12 sq. m	Area Reduced by 33.46 %

	No. of Buildings	4 Nos.	3 Nos.	Reduced by 1 No.
	Building Configuration	1 No. - Basement + Ground + 7 Floors 1 No. - Basement + Ground + 5 Floors 1 No. - Basement + Ground + 2 Floors 1 No. - Basement + Ground + 2 Floors	Wing A: Basement + Ground + 6 Floors Wing B: Basement + Ground + 2 Floors Wing C: Basement + Ground + 3 Floors	Changed as per New Design
	Estimated Cost of the Project	Rs. 438.00 Corers. (As per 2009)	Rs. 500 Corers.	Increased as per Present Market Value
	RG Area	18,583.00 sq. m.	7,635.20 sq. m	Revised as Plot size is reduced
	Rain Water Harvesting	Holding Tank of 20 m <sup>3</sup> shall be provided, 10 Nos. of recharge bore wells shall be provided .	130m <sup>3</sup> rainwater harvesting tank is considered and consideration will be given to providing recharge bore wells	Revised as Plot size is reduced
	Storm Water Drainage	Quantity : 1735 l/s	Peak rainfall of 981 l/s is considered at a peak intensity of 125mm/hr	Revised as Plot size is reduced
	Size of SWD	900 mm wide	550mm wide x 900mm high or 400Ø at a discharge velocity of 2m/s	Revised as Plot size is reduced

Parking Provided	4 Wheelers: 1,400 Nos. Parking area: 82,812.00 sq. m.	4 Wheelers: 1,127 Nos. Parking Area : 52,237.90 sq. m.	Reduced as per New Norms
Water Requirement	Total: 1366 m <sup>3</sup> /day	426 m <sup>3</sup> /day	Reduced as Less BUA
Wastewater generation and disposal	819 m <sup>3</sup> /day	321m <sup>3</sup> /day	Reduced as Less BUA
STP Capacity	866 m <sup>3</sup> /day	350 m <sup>3</sup> /day	Reduced as per New Design
STP Technology	SAFF	Moving Bed Bio-Film Reactor (MBBR) technology	Better Technology
Total Solid waste (Dry and Wet Waste)	Dry waste: 2120 kg/day Wet waste: 2119 kg/day	Dry waste: 788.2 kg/day Wet waste: 1576.4 kg/day	Reduced as per New Design
Solid Waste Disposal	Wet garbage will be treated in an Organic waste converter (OWC) and the dry garbage will be disposed off to municipal garbage collection	Wet garbage will be treated in an Organic waste converter (OWC) and the dry garbage will be disposed off to municipal garbage collection	No Change
STP Sludge( Dry Sludge)	121 Kg/day	64 kg/day	Reduced as per New Design
Disposal	Dried sludge from STP will be used as manure	Dried sludge from STP will be used as manure	Reduced as per New Design
Power Requirement	Total power requirement: 15555 KVA	Total power requirement: 10.8 MVA	Changed as per New Design

	DG Sets	6 X 2000 KVA	2No 1.0MVA Generators	Changed as per New Design
	EMP Cost	Capital Cost(INR): 190 Lakhs O & M Cost (INR): 19Lakhs	Capital Cost (INR): 250 Lakhs O & M Cost(INR) : 24 Lakhs	Increased as per Present Cost

Terms and conditions stipulated in even number environment clearance letter dated 18<sup>th</sup> September, 2009 remains the same.

  
(Malini Shankar)  
Member Secretary, 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 17/11/2015 )

