



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

To,

The senior architect  
SHAKTI PROPERTY DEVELOPERS PRIVATE LIMITED  
27/28, P-Wing, Sharda Vihar, Shakti Complex, malvani village, Charkop,  
Kandivali (W) Mumbai. -400067

**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/INFRA2/408819/2022 dated 08 Dec 2022. The particulars of the  
environmental clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B038MH174544   |
| 2. File No.                                   | SIA/MH/INFRA2/408819/2022  |
| 3. Project Type                               | New  |
| 4. Category                                   | B  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Proposed S.R.A. Scheme on plot bearing<br>C.T.S No. 6A(pt.), S.No. 263(pt) of village<br>Malvani, at Babarekar Nagar, Malad (W),<br>Mumbai by M/s. Shakti Property<br>Developers pvt ltd |
| 7. Name of Company/Organization               | SHAKTI PROPERTY DEVELOPERS<br>PRIVATE LIMITED  |
| 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.

Date: 20/07/2023

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

*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.*

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



## State Environment Impact Assessment Authority

No. SIA/MH/INFRA2/408819/2022  
Environment & Climate Change  
Department, 217(Annex),  
Mantralaya, Mumbai- 400  
Date : 25.01.2023

To,  
M/s. Shakti Property Developers Pvt. Ltd.,  
C.T.S No. 6A(pt.), S.No. 263(pt) of village Malvani,  
Babarekar Nagar, Malad (W), Mumbai.

Subject: Environment Clearance for proposed S.R.A. Scheme on plot bearing C.T.S No. 6A(pt.), S.No. 263(pt) of village Malvani, at Babarekar Nagar, Malad (W), Mumbai by M/s. Shakti Property Developers Pvt. Ltd.

Ref. : Your application no. SIA/MH/INFRA2/408819/2022

This has reference to your proposal submitted to State Environment Impact Assessment Authority (SEIAA) for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986 as per MoEF&CC OM dated 07.07.2021 under violation category.

- The proposal for grant of Terms of Reference (ToR) which was considered by the State Expert Appraisal Committee (SEAC-2) in its 191<sup>st</sup> meeting and by SEIAA in its 255<sup>th</sup> (Day-3) meeting.
- ToR for the said project is issued as per details of the project, which are as given below:-

Sr. No.	Description	Details	
1	Proposal Number	<u>SIA/MH/INFRA2/408819/2022</u>	
2	Name of Project	Proposed of S.R.A. Scheme on plot bearing C.T.S No. 6A(pt.), S.No. 263(pt) of village Malvani, at Babarekar Nagar, Malad (W), Mumbai by M/s. Shakti Property Developers	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Amit Vilas Joshi
		Regd. Office address	27/28, P-wing, Sharada Vihar, Shakti Complex, malvni Village, Charkop, Kandivali (W) Mumbai.
		Contact number	9082558554
		e-mail	<a href="mailto:amey@dotomrealty.com">amey@dotomrealty.com</a>
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	New Project	

8	Location of the project		C.T.S No. 6A(pt.), S.No. 263(pt) of village Malvani, at Babarekar Nagar, Malad (W), Mumbai				
9	Latitude and Longitude		Latitude: 19°12'11.93"N Longitude: 72°49'20.70"E				
10	Plot Area (Sq.m.)		23,828.85				
11	Deductions (Sq.m.)		--				
12	Net Plot area (Sq.m.)		22,673.35				
13	Ground coverage (m <sup>2</sup> ) & %						
14	FSI Area (Sq.m.)		76143.36				
15	Non-FSI (Sq.m.)		47,453.83				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)		1,23,597.19				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		76143.36 sqm				
18	Earlier EC details with Total Construction area, if any.		Earlier EC dated 30 June,2012 Total Construction Area:77,308.11 sqm				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)		It's a Expansion Project. As per Earlier EC FSI: 45680.41sqm & Non FSI: 31,627.70 sqm				
20	<b>Previous EC / Existing Building</b>		<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>	
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>		<b>Height (m)</b>
	Rehab building		Rehab building				
	1,2,3,4,6,7	Rehab: Bldg. 1 to 4,6,7-G+7 floors (Completed)		1,2,3,4,6,7	Rehab: Bldg. 1 to 4,6,7-G+7 floors (Completed)	23.65 m	No Change OC received
	5	Rehab: Bldg. 5 - G+8 floors		5	Gr + 19th floors up	58.00 m	Changes of planning due to increase eligibility of rehab tenements
	Sale building		Sale building				
	bldg. 1(wing N, O & P)	G+7 (Completed)		bldg. 1(wing N, O & P)	G+7 (Completed)	23.80 m	No Change OC received
	bldg. 1(wing Q)	G+22 (Completed)		bldg. 1(wing Q)	G+22 (Completed)	69.30 m	No Change Construct

							ion complete d OC received
	bldg. 2(wing R, S, T, U)	Bld g. 2: B +st+ P+8	Win g R-B +st+ P+18	bldg. 2 (wing R, S, T, U)	Wing R-Common basement +St./Gr+1&2nd podium +3to 22nd flrs	R & S:69.9 5m T & U:91.1 5m	The configuration of 2 sale building in the earlier EC is reflected as Bldg. 2:B +st+ P+8 instead of -B +st+ P+18 this has been verified from IOA drawing and tenements statements is given in the EC
Win g S-B +st+ P+18			Wing S-Common basement +St./Gr+1&2nd podium +3to 22nd flrs				
Win g T-B +st+ P+8			Wing T-Common basement +St./Gr+1&2nd podium +3to 29th flrs				
Win g U-B +st+ P+8			Wing U-Common basement +St./Gr+1&2nd podium +3to 29th flrs				
21	No. of Tenements & Shops			Rehab: Resi:1129 nos. Shops: 6 nos. Sale: Residential: 655 nos. Commercial: 37 nos.			
22	Total Population			Rehab:4525 nos. Sale:3380 nos.			
23	Total Water Requirements CMD			Domestic: 707 KLD Flushing: 353 KLD Landscape: 8 KLD Total Water Requirements: 1068 KLD			
24	Under Ground Tank (UGT) location			Below Ground			
25	Source of water			MCGM			
26	STP Capacity & Technology			1079 KLD, MBBR			
27	STP Location			Below Ground			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			919 KLD			

29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>	
		Dry waste	6 kg/day		Will be handed over to a recycler	
		Wet waste	9kg/day		Handed over to municipal waste collector	
		Construction waste	Topsoil	3574.33	Cum	Being used for landscaping
			Demolition waste	Nil		No demolition is expected for the proposed expansion
			Excavation quantity	20000	Cum	This excavated qty is for rehab bldg. 5 and part basement of T, U. Out of this 20000 cum will be reused in site and rest of it will be sent to authorized land as per SWM NOC
			Empty cement bags	51377	Nos.	To be handed over to local recyclers
			Steel	9 MT		To be handed over to local recyclers
			Aggregates	34 MT		To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	1429	sqm	Waste tiles to be used as china mosaics for terraces.
Empty Paint Cans (20 liter/can)	1284		no's	To be handed over to recycler		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed		<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>
		Dry waste	1572 Kg/day		Will be handed over to a recycler	
		Wet waste	2363 kg/day		Composting by OWC- manure produced will be used at a site for	

				landscaping, 3 OWC of total Capacity – 600, 600 & 300												
		E-Waste	3952 kg/ year	Will be collected and sent to MPCB authorized recyclers.												
		STP Sludge (dry)	53 kg/day	Dry sewage sludge will be used as manure for gardening.												
31	R.G. Area in sq.m.	<table border="1"> <tr> <td colspan="2">RG required – 1813.84 sqm</td> </tr> <tr> <td colspan="2">RG provided on Mother earth -Non-paved:1088.82 sqm</td> </tr> <tr> <td colspan="2">Paved:729.54 sqm - Services 258.65sqm</td> </tr> <tr> <td colspan="2">Total = 2077.05 sqm</td> </tr> <tr> <td colspan="2">RG provided on the Podium:4730.95 sqm</td> </tr> <tr> <td colspan="2">Total –6808sqm</td> </tr> </table> <p>Existing trees on the plot: 17</p> <p>Number of trees to be planted: 607 nos.</p> <p>a) In RG area:340 nos.</p> <p>b) No. of tree to be retain: 7 nos.</p> <p>c) In Miyawaki Plantation (with area); 260 nos.</p> <p>Number of trees to be cut: Nil</p> <p>Number of trees to be transplanted: 10 nos.</p>			RG required – 1813.84 sqm		RG provided on Mother earth -Non-paved:1088.82 sqm		Paved:729.54 sqm - Services 258.65sqm		Total = 2077.05 sqm		RG provided on the Podium:4730.95 sqm		Total –6808sqm	
RG required – 1813.84 sqm																
RG provided on Mother earth -Non-paved:1088.82 sqm																
Paved:729.54 sqm - Services 258.65sqm																
Total = 2077.05 sqm																
RG provided on the Podium:4730.95 sqm																
Total –6808sqm																
32	Power requirement	<p>During Operation Phase:</p> <table border="1"> <tr> <td colspan="2">Details</td> </tr> <tr> <td>Connected load (kW)</td> <td>6919 MW</td> </tr> <tr> <td>Demand load (kW)</td> <td>2795 MW</td> </tr> </table>			Details		Connected load (kW)	6919 MW	Demand load (kW)	2795 MW						
Details																
Connected load (kW)	6919 MW															
Demand load (kW)	2795 MW															
33	Energy Efficiency	<p>a) Total Energy saving (%): 16%</p> <p>b) Solar energy (%): 5%</p>														
34	D.G. set capacity	<p>Rehab: 1 × 200 kVA</p> <p>Sale: 1 × 750 kVA</p>														
35	No. of 4-W & 2-W Parking with 25% EV	<p>SALE:4 Wheeler-624nos, 2Wheeler: 250 nos.</p> <p>REHAB: 4-Wheeler -29 no's, 2-Wheeler:8 nos.</p> <p>provided with 25% EV provision</p>														
36	No. & capacity of Rain water harvesting tanks /Pits	<p>Sale :148 cu.m/day</p> <p>Rehab: 181 cu.m/day</p>														
37	Project Cost in (Cr.)	Rs. 350 Cr														
38	EMP Cost	<p>Capital Cost: Rs. 816.42 lakhs</p> <p>O &amp; M Cost: Rs.62.27 lakhs/annum</p>														
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1st May, 2018 regarding guidelines in respect to CER														

40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA
----	--	----

The comparative statement showing details of project as per earlier EC and proposed project details is as follows:

Sr. No.	Project Details	Details as per EC Received 30.06.2012	Proposed (Amendment/Expansion in EC)	Remarks
1.	Total Plot Area (m <sup>2</sup> )	23,122.00sqm	23,828.85sqm	Due to revised demarcation
2.	Net plot area	18310.38sqm	22,673.35sqm	As per approved LOI
3.	FSI Area (m <sup>2</sup> )	45680.41sqm	76143.36 sqm	Increase in FSI as per Revised LOI received dated 05.06.2017. (increase in rehab eligibility)
4.	Non FSI Area (m <sup>2</sup> )	31,627.70 sqm	47,453.83 sqm	Increase in corresponding NON FSI area
5.	Total Construction Area (m <sup>2</sup> )	77,308.11 sqm	1,23,597.19 sqm	Increase in corresponding total construction area
6.	Cost of project (Cr.)	Rs.98.98Cr	Rs. 350Cr	Increase in the project cost
7.	No. of Flats	Rehab :951no's Shops:5 no's Sale:308 no's Shops:20 no's	Rehab: Resi:1129 nos. Shops: 6 nos. Sale Wings N, O, P, Q:183 nos. R, S, T, U: 472 nos. Total Residential: 655 nos. commercial: 37 nos.	Increase in rehab eligibility & sale component
8.	No. of Population	6325 nos.	Rehab:4525 nos. Sale:3380 nos. Total:7905 nos.	Increase due to increase in flat
9.	Rehab 1,2,3,4,6,7	Rehab: Bldg. 1 to 4,6,7-G+7th floors (Completed)	Rehab:Bldg. 1 to 4,6,7-G+7th floors(Completed)	No Change OC received
	Rehab 5	Rehab: Bldg. 5 -G+8th floors	Rehab Bldg. 5: Gr + 19th floors up	Changes of planning due to increase eligibility of rehab tenements
	Sale bldg. 1	Sale: Bldg. 1 wing N, O & P-G+7th (Completed)	Sale: Bldg. 1 wing N, O & P- G+7th (Completed)	No Change OC received Typo is EC.

	Sale bldg. 1	Sale: Bldg. 1 wing Q-G+ 22 <sup>nd</sup>	Sale: Bldg. 1 wing Q-G+ 22 <sup>nd</sup>	No Change Construction completed OC received
	Sale bldg. 2	Bldg. 2: B +st+ P+8th	Wing R- B +st+ P+18th Wing R-Common basement +St./Gr+1&2nd podium +3to 22nd flrs	The configuration of 2 sale building in the earlier EC is reflected as Bldg. 2: B +st+ P+8 instead of -B +st+ P+18 this has been verified from IOA drawing and tenements statements is given in the EC. There is vertical expansion proposed and addition of 1 more podium
10.	Height of bldg.	69.0m	Rehab building no 5:58.00 m Sale building no N, O, P:23.80 m, Q:69.30m Sale building: R &S :69.95m T&U:91.15m	Increase in height due to vertical expansion
11.	Total water requirement	888 KLD	Sale:453 KLD Rehab:615 KLD Total:1068 KLD	Increased due increase in flats
12.	Waste water requirement	698 KLD	Rehab: 529 KLD Sale:390 KLD Total :919 KLD	Increased due increase in flats
13.	STP Capacity	750 KLD	Rehab: 622 KLD Sale:457 KLD Total: 1079 KLD	Increased due increase in flats
14.	Total Solid waste generation	2610 Kg/day	Bio:2363 Kg/day Non-Bio:1572 Kg/day TOTAL:3935 Kg/day	Increased due increase in flats
15.	Parking for total project	Rehab & Sale:4-Wheelers-255 nos. 2-Wheelers-200 nos.	SALE:4-Wheeler-624 nos. 2-Wheeler: 250nos REHAB: 4-Wheeler-29 nos. 2 -Wheeler:8 nos.	Increased due increase in flats
16.	RG area	RG on ground :2614.00 sqm RG on podium:1050.1 sqm	RG AREA:2077.05 sqm RG on podium:3244.25 sqm	As per requirement
17.	Connected load	550KVA	6919KW	Increase in tenements
18.	Maximum Demand	3400 KVA (2720KW)	2795 KW	As per revise calculations

19.	D.G. Sets	3 X 250 KVA	Rehab: 1 × 200 kVA Sale: 1 × 750 kVA	
-----	-----------	-------------	---	--

4. The project/ activity is covered under item 8(a) of the Schedule to the EIA Notification, 2006. PP has applied under violation category under MoEF&CC OM dated 07.07.2021 (SoP for Identification and handling of Violation cases under EIA 2006)
5. SEAC-2 in its 191<sup>st</sup> meeting after detailed deliberation recommended the project for grant of ToR. SEIAA hereby accords ToR for preparation of the Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP) the following specific and general conditions:-

**Specific 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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit following updated NOCs & remarks:  
a) Water NOC; b) Sewer Connection; c) Storm Water Drain Remarks; d) CFO NOC; e) Tree NOC; f) SWM/C&D NOC; g) Civil Aviation NOC.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit justification and clarification that why this proposal should not be rejected as they had violated the configuration of buildings mentioned in earlier received environment clearance to the project.
5. PP to submit undertaking that they are not perpetual violators.
6. PP to refer standard ToR issued by SEIAA vide letter no. SEIAA2022/CR-44/SEIAA dated:2 of Environment Management Plan (EMP) for violation cases submitted under Office Memorandum dated:07/07/2021 in addition to above.

**General Guidelines**

- i. The EIA document shall be printed on both sides, as far as possible.
- ii. All documents should be properly indexed, page numbered.
- iii. Period/date of data collection should be clearly indicated.
- iv. The letter/application for EC should quote the Proposal No. and also attach a copy of the letter prescribing the ToR.
- v. The copy of the letter received from the SEIAA on the ToR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
- vi. The final EIA-EMP report submitted to the SEIAA must incorporate the issues mentioned in ToR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP Report where the specific ToR prescribed by Ministry. Questionnaire related to the project (posted on MoEF & CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.
- vii. Grant of ToR does not mean grant of EC.
- viii. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- ix. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed ToRs (ToR proposed by the project proponent and additional ToR given by the MoEF & CC) have been complied with and the data submitted is factually correct (Refer MoEF & CC Office memorandum dated 4<sup>th</sup> August, 2009).
- x. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the

samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF & CC Office Memorandum dated 4<sup>th</sup> August, 2009). The project leader of the EIA study shall also be mentioned.

- xi. All the ToR points as presented before the State Expert Appraisal Committee (SEAC) shall be covered.
6. The above ToR should be considered in addition to all the relevant information as per the 'Generic Structure of EIA' given in Appendix III and IIIA in the EIA Notification, 2006.
7. The project proponent shall submit the detailed final EIA/EMP prepared as per ToR to the SEIAA for considering the proposal for environmental clearance within 3 years as per the MoEF & CC O.M. No. J-11013/41/2006-IA-II (I) (Part) dated 29.08.2017.
8. The consultants involved in preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/ Laboratories including their status of approvals etc. vide Notification of the MoEF&CC dated 19.07.2013.
9. The prescribed ToR would be valid for a period of three years for submission of the EIA/EMP Reports.



(Pravin Darade)  
Member Secretary, SEIAA

Copy to:

1. Chairman, SEIAA (Maharashtra), Mumbai.
2. Principal Secretary, Environment, Room no.217, Annex. Bldg., Mantralaya, Mumbai.
3. Member Secretary, SEAC-2, 15<sup>th</sup> floor, New Administrative Building, Mantralaya, Mumbai.
4. Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> Floor, Opp. Cine Planet, Sion Circle, Mumbai - 400 022.

