

ENVIRONMENTAL
CLEARANCE

PARIVESH

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



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

To,

The Owner and CEO
SHRADDHA LANDMARK PVT LTD
301,Sai Heritage, Above Axis Bank, Tilak Road, Ghatkopar (E), Mumbai
-400077

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/MIS/265070/2022 dated 31 Mar 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC22B038MH121271 |
| 2. File No. | SIA/MH/MIS/265070/2022 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Amendment/Expansion in Environmental
Clearance for proposed Residential cum
Commercial Project at Bhandup by
Shraddha Landmark Pvt. Ltd. |
| 7. Name of Company/Organization | SHRADDHA LANDMARK PVT LTD |
| 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: 17/08/2022

(e-signed)
Manisha Patankar Mhaiskar
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.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA /MH/MIS/265070/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Shraddha Landmark PVT. LTD.,
Village Kanjur, Bhandup west, Mumbai.

Subject : Environment Clearance for proposed Residential Cum Commercial Project under SRA scheme on plot bearing CTS NO. 373A/37F (PT), 373A/37G (PT), 374, 375, 375/1, 376, 376/1 TO 14, 377, 377/1 TO 11, 378, 378/1 TO 4, 379, 379/1 TO 11, 380, 380/1 TO 11, 381, 381/1 TO 10, 382, 382/1 TO 21, 383, 383/1 & 2, 384, 384/1, 385, 387, 388, 389, 389/1 TO 7, 390, 390/1 TO 6, 391, 391/1 TO 10, 392, 393, 393/1 TO 8, 401, 401/1 TO 4, 402, 402/1 TO 4 of village Kanjur, Bhandup west, Mumbai by M/s.Shraddha Landmark PVT. LTD.

Reference : Application no. SIA /MH/MIS/265070/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 177th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 246th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details		Unit
1	Proposal Number	SIA/MH/MIS/265070/2022		-
2	Name of Project	Amendment & Expansion in EC for redevelopment of Residential Cum Commercial Project under SRA scheme at village Kanjur, Bhandup west, Mumbai.		-
3	Project category	8 (a) B2 Category		-
4	Type of Institution	Private Limited		-
5	Project Proponent	Name	Mr. Sudhir Balu Mehta	-
		Regd. Office address	B/1602, Golden Villo, Vasant Garden, Near Swapna Nagari, Mulund (West), Mumbai	
		Contact number	7506121317	

		E- mail	vishwasm76@gmail.com				
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. NABET ACCREDIATION Number: QCI/NABET/EIA/ACO/17/00427 Validity: 23.06.2022				-	
7	Applied for	Expansion				-	
8	Location of the project	CTS NO. 373A/37F (PT), 373A/37G (PT), 374, 375, 375/1, 376, 376/1 TO 14, 377, 377/1 TO 11, 378, 378/1 TO 4, 379, 379/1 TO 11, 380, 380/1 TO 11, 381,381/1 TO 10, 382, 382/1 TO 21, 383, 383/1 & 2, 384,384/1, 385, 387, 388, 389, 389/1 TO 7, 390, 390/1 TO 6, 391, 391/1 TO 10, 392, 393, 393/1 TO 8, 401, 401/1 TO 4, 402, 402/1 TO 4.				-	
9	Latitude and Longitude	Latitude:19 °8'38.12"N and Longitude: 72°55'50.50"E				-	
10	Plot Area	11,836.94				m ²	
11	Deductions (sq.m.)	706.23				m ²	
12	Net Plot area (sq.m.)	11,130.71				m ²	
13	Ground coverage (m ²) & %	5,991.39 (57%)				m ²	
14	FSI Area	79,523.57				m ²	
15	Non FSI Area	51,583.06				m ²	
16	Total Built-up Area	1,31,106.63				m ²	
17	TBUA (m ²) approved by Planning Authority till date	Obtained Approval from SRA vide letter no. S/PVT/0120/20150107/AP Dt. 26.10.2021 For area of 94,271.96 m ² . Further Approval is in process.				-	
18	Earlier EC details with total Construction area, if any.	Obtained the EC from SEIAA, Maharashtra vide No. SEIAA-EC-0000000080 dated. 03.05.2017 for the plot area of 8,485.99 m ² , FSI area of 32,692.66 m ² and the Total construction area of 53,629.96 m ²				m ²	
19	Construction completed as per earlier EC (FSI + Non FSI)	As per EC, we have started construction on site. Till date, we have constructed 41,032.72 m ² (FSI: 24,569.45 m ²).				m ²	
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)	

	Sale Bldg. No. 1	G + Podium + 1 st to 27 th Floors	82.65	Sale Wing A	G +2 Podium +1 st to 37 th floors	119.45	No change in Footprint Renamed as Sale Wing A Addition of 1 podium & 10 habitable floors
	Sale Bldg. No. 2	G + Podium + 1 st to 27 th Floors	82.65	Sale Wing B	G +2 Podium +1 st to 37 th floors	119.45	No change in Footprint Renamed as Sale Wing B Addition of 1 Podium & 10 habitable floors
	-	-		Sale Wing C	G +2 Podium +1 st to 37 th floors	119.45	Newly Added
	-	-		Sale Wing D	G + 1 st to 39 th floor	119.85	Newly Added
	Rehab Bldg. No. 1	G + 1 st to 23 rd Floors	69.90	Rehab Bldg. No. 1	G + 1 st to 21 st Floors	68.81	No Change in Footprint. Reduction of 2 habitable Floor
	Rehab Bldg. No. 2	G + 1 st to 23 rd Floors	69.90	Rehab Bldg. No. 2	G + 1 st to 21 st Floors	68.81	No Change in Footprint. Reduction of 2 habitable Floor
21	No. of Tenements & Commercial area	Total Flats: 1762 (Sale: 1,050 and Rehab:712) Commercial Area: 942.05 m ²					Nos.
22	Total Population	8,282					Nos.
23	Water requirement	1,113					KLD
24	UG Tank Location	Rehab Building: Ground; Sale building: Underground					
25	Source of water	MCGM					-
26	STP Capacity and STP technology	2 STP's of total KLD capacity with 1,050 MBBR technology (Sale: 670 KLD and Rehab: 380 KLD)					KLD
27	STP Location	Rehab building: Underground; Sale Building: Underground					-
28	Sewage generation & % of sewage discharge in sewer line	Sewage Generation: 1,039; % Discharge: 56%					KLD
29	Solid Waste Management	Type	Quantity (kg/day)		Treatment/Disposal		-

	during Construction Phase	Dry waste	5 kg/day	Handed Over to Authorized recycler	
		Wet waste	7 kg/day	Handed over to local body	
		Construction waste	3,807 m ³	Disposed of at designated disposal site.	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (kg/day)	Treatment/Disposal	-
		Dry waste	1,639 kg/day	Handed Over to Authorized recycler	
		Wet waste	2,459 kg/day	Composted by 2 Mechanical Composting Unit of total capacity of 2,500 kg/day	
		E - waste	10 tons/year	Handed Over to Authorized recycler	
		STP Sludge	10 kg/day	STP Sludge will be composted	
31	R.G. Area in sq.m.	RG required: 890.45			m ²
		RG provided on Mother earth: 343.64			
		Paved RG: 587.24			
		Total: 930.88			
		Trees were on plot: 22			
		Number of trees to be planted: 240			
		a) In RG area: 140 (343.64 m ²)			
		b) In Miyawaki plantation (with area): 100 (20 m ²)			
		Number of trees cut: 1			
		Number of trees transplanted: 13			
		No. of Trees Retained: 8			
32	Power Requirement	Maximum Demand load: 6.9			MW
33	Energy Efficiency	Total Savings: 15.05; By Solar: 6.1			%
34	D. G. Set Capacity	2 X 500			kVA
35	Parking 4W & 2W	4W: 339; 2W: 130			Nos.
36	No. & capacity of RWH Tank	2 RWH tanks with 250 KL total capacity			KL
37	Project cost	Rs. 181 (Including expansion cost of Rs. 83)			Cr.
38	EMP Cost	Capital Cost: 649 Lakh, O&M: 103.8 Lakh/yr			Rs.
39	CER Details with justification if	Not Applicable (As per MoEF&CC OM F. No. 22-65/2017-IA.III dt.			-

	any	25.02.2021)	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No court cases are pending against the project	-

The comparative statement regarding project details approved in earlier EC and proposed project is as follow:

Sr. No.	Description	Earlier EC vide No. SEIAA-EC-0000000080 dated.03.05.2017	Proposed Amendment/ Expansion	Remark
1	Plot Area (m ²)	8,485.99	11,836.94	Increased due to addition of new plot of 3,350.95 m ²
2	FSI Area (m ²)	32,692.66	79,523.57	Increased due to applicability of DCPR 2034 & addition of new plot.
3	Non FSI Area (m ²)	20,937.30	51,583.06	
4	Total Construction Area (m ²)	53,629.96	1,31,106.63	
5	Building Configuration	Sale Bldg. No. 1 G + Podium + 1 st to 27 th Floors	Sale Wing A G +2 Podium +1 st to 37 th floors	No change in Footprint. Renamed as Sale Wing A Addition of 1 Podium & 10 habitable floors Status: 5 Slab Completed
		Sale Bldg. No. 2 G + Podium + 1 st to 27 th Floors	Sale Wing B G +2 Podium +1 st to 37 th floors	No change in Footprint Renamed As Sale Wing B Addition of 1 Podium & 10 habitable floors Status: 5 Slab Completed
		-	Sale Wing C G +2 Podium +1 st to	Newly Added

			37 th floors	
		-	Sale Wing D G + 1 st to 39 th floor	Newly Added
		Rehab Bldg. No. 1 G + 1 st to 23 rd Floors	Rehab Bldg. No. 1 G + 1 st to 21 st Floors	No change in Footprint reduction of 2 habitable floor Status: Completed 11 slab
		Rehab Bldg. No. 2 G + 1 st to 23 rd Floors	Rehab Bldg. No. 2 G + 1 st to 21 st Floors	No change in Footprint reduction of 2 habitable floor Status: Completed till 21 st floor
6	No. of tenements (Nos.)	Flats: 853 Nos. (Sale: 470 Nos. and Rehab: 383 Nos.) Shops: 2 (Rehab)	Flats: 1,762 Nos. (Sale: 1,050 Nos. and Rehab: 712 Nos.) Shops: 23 (Rehab) 12 (Sale)	Increased due to addition of 2 residential buildings and addition of 10 habitable floor in Sale wing A & Wing B
7	Population (Nos.)	4,271	8,282	
8	Water requirement (KLD)	576 KLD	1,113 KLD	
9	Sewage generation (KLD)	538 KLD	1,039 KLD	
10	STP Capacity and STP technology	2 STPs of total 550 KLD	2 STPs of total 1,050 KLD	Increased due to increase in population
11	Total Solid waste generation (kg/d)	Total: 2,134 (Biodegradable Waste: 1280 kg/day)	Total: 4,098 (Biodegradable Waste: 2,459 kg/day)	
12	Total RG Area provided (m ²)	RG required: 614.69 m ² RG Provided: 614.70 m ²	RG required: 890.45 m ² RG Provided: 930.88 m ² (RG on Ground is 343.64 m ² Paved RG is 587.24 m ²)	Provided as per norms

13	Power requirement (MW)	Demand Load: 2.4 MW DG set: 700 kVA (1 x 300 & 1 x 400)	Demand Load: 6.9 MW DG set: kVA (2 x 500)	Increased
14	RWH Tank Capacity (KL)	2 RWH tanks with 60 KL	2 RWH tanks with 250 KL	Increased
15	Parking (Nos)	Four-Wheeler: 137 Nos. Two-Wheeler: 130 Nos.	Four-Wheeler: 339 Nos. Two-Wheeler: 130 Nos.	Provided as per DCR
16	Project Cost	Rs. 98 Cr.	Rs. 181 Cr.	Increased by Rs. 83 Cr.

3. Proposal is an expansion of existing construction project. Project has received earlier EC vide letter no. SEIAA-EC-0000000080, dated 03.05.2017 for Plot area 8,485.99 Sq.Mtrs., FSI Area of 32,692.66 Sq.Mtrs. and Total Construction area: 53,629.96 Sq.Mtrs. Proposal has been considered by SEIAA in its 246th (Day-2) meeting 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 as per amended plan:
 - a) Water Supply; b) Sewer Connection; c) SWD remarks; d) CFO NOC for composite building.
3. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit architect certificate of building wise (FSI/Non-FSI) construction done as per earlier EC
5. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
6. PP to submit tree survival report of transplanted trees as per earlier EC.
7. PP to ensure that dispensary proposed is constructed as per Clinical establishment act.
8. PP to submit certificate from Structural Engineer stating the vertical limits for which design of building is made initially without compromising safety of the structure.
9. PP to submit RG area concession received from Municipal Commissioner, MCGM.

B. SEIAA Conditions-

1. This EC is excluding the Wing D as PP has not obtained CFO NOC for the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for –FSI- 56,209.98 m2, Non-FSI- 38,061.98 m2, Total BUA-94,271.96 m2. (Plan approval No. SRA/ENG/S/PVT/0120/20150107/AP dated-26.10.2021).

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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.
- XX. 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
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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, SO₂, NO_x (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, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
29/8/2022

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 Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 8/17/2022 6:39:59 AM



File No: SIA/MH/INFRA2/489908/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Date 24/11/2025



To,

Sudhir Mehta
SHRADDHA LANDMARK PVT LTD
301, Sai Heritage, Above Axis Bank, Tilak Road, Ghatkopar (E), Mumbai

Subject: Grant of Corrigendum of Environmental Clearance (EC) to the proposed Project -regarding.

Sir/Madam,

This is in reference to your application for Corrigendum to Amendment in EC submitted to Ministry vide proposal number SIA/MH/INFRA2/489908/2024 dated 27/07/2024.

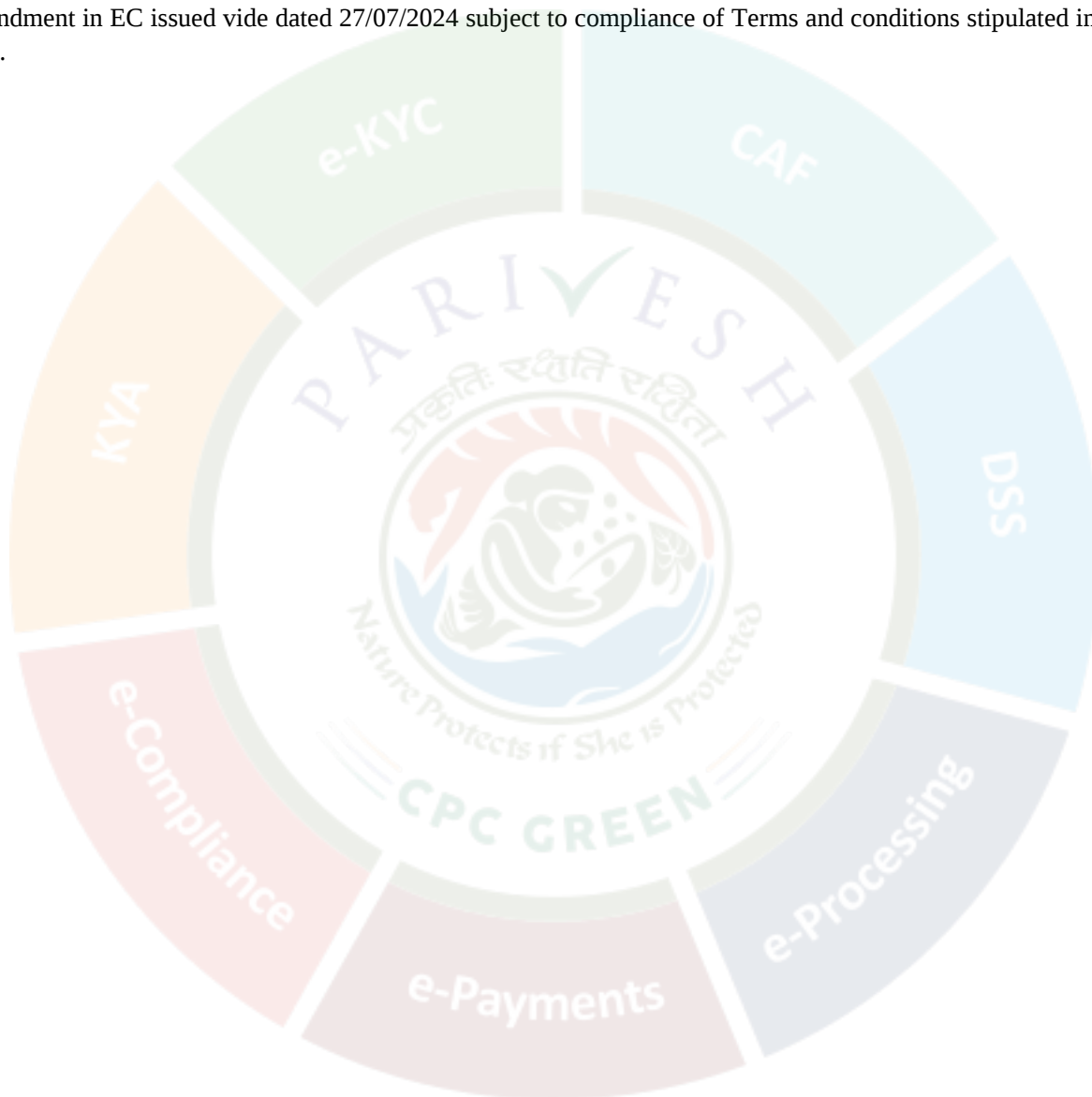
2. The particulars of clearance granted against which the corrigendum is sought are as under:

(i) Unique Identification No.	SIA/MH/INFRA2/489908/2024
(ii) File No.	SIA/MH/INFRA2/489908/2024
(iii) Clearance Type	Application of corrigendum- Amendment in EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Corrigendum in EC for redevelopment of Residential Cum Commercial Project under SRA scheme on plot bearing CTS NO. 373A/37F (PT), 373A/37G (PT), 374, 375, 375/1, 376, 376/1 TO 14, 377, 377/1 TO 11, 378, 378/1 TO 4, 379, 379/1 TO 11, 380, 380/1 TO 11, 381,381/1 TO 10, 382, 382/1 TO 21, 383, 383/1 & 2, 384,384/1, 385, 387, 388, 389, 389/1 TO 7, 390, 390/1 TO 6, 391, 391/1 TO 10, 392, 393, 393/1 TO 8, 401, 401/1 TO 4, 402, 402/1 TO 4 of village Kanjur, Bhandup west, Mumbai.by Shraddha Landmark Pvt.
(vi) Name of Project	SHRADDHA LANDMARK PVT LTD
(vii) Name of Company/Organization	MAHARASHTRA
(viii) Location of Project (District, State)	MOEF&CC
(ix) Issuing Authority	

Plot/Survey Khasra Nos.: {%KML_KHASRA_NO%}

3. Details of corrigendum sought vide aforesaid application are as under:

Sr.No	Description as per approved clearance	Corrigendum sought
1	As per the Specific SEIAA Condition No. 1 “This EC is excluding wing D as PP has not obtained CFO NOC for the same”. & Condition No. 5 “SEIAA after deliberation decided to grant EC for FSI-56,209.98 m2, Non-FSI –38,061.98 m2 and Total BUA-94,271.96 m2. (Plan Approval-SIA/MH/MIS/265070/2022, dt. 04.07.2024)”	We would like to mention herewith that, we have obtained CFO NOC for Wing D. And, we have received further approval from the SRA vide No. S/PVT/0120/20150107/AP dt. 12.05.2024.
4.	The Ministry of Environment, Forest and Climate Change has examined the request submitted to Ministry for the aforementioned factual correction. Based on the detailed deliberation, Ministry hereby accords corrigendum to Amendment in EC issued vide dated 27/07/2024 subject to compliance of Terms and conditions stipulated in aforesaid letter.	



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/489908/2024
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date:

To
M/s.Shraddha Landmark Pvt. Ltd.,
CTS NO. 373A/37F (PT), 373A/37G (PT), 374,
375, 375/1, 376, 376/1 TO 14, 377, 377/1 TO 11,
378, 378/1 TO 4, 379, 379/1 TO 11, 380, 380/1
TO 11, 381,381/1 TO 10, 382, 382/1 TO 21, 383,
383/1 & 2, 384,384/1, 385, 387, 388, 389, 389/1
TO 7, 390, 390/1 TO 6, 391, 391/1 TO 10, 392,
393, 393/1 TO 8, 401, 401/1 TO 4, 402, 402/1 TO 4,
village Kanjur, Bhandup west, Mumbai.

Subject : Corrigendum in Environmental Clearance for redevelopment of Residential Cum Commercial Project under SRA scheme on plot bearing CTS NO. 373A/37F (PT), 373A/37G (PT), 374, 375, 375/1, 376, 376/1 TO 14, 377, 377/1 TO 11, 378, 378/1 TO 4, 379, 379/1 TO 11, 380, 380/1 TO 11, 381,381/1 TO 10, 382, 382/1 TO 21, 383, 383/1 & 2, 384,384/1, 385, 387, 388, 389, 389/1 TO 7, 390, 390/1 TO 6, 391, 391/1 TO 10, 392, 393, 393/1 TO 8, 401, 401/1 TO 4, 402, 402/1 TO 4 of village Kanjur, Bhandup west, Mumbai by M/s.Shraddha Landmark Pvt. Ltd.

Reference : 1. Application no. SIA/MH/INFRA2/489908/2024
2. Earlier EC SIA/MH/MIS/265070/2022 (EC Identification no EC22B038MH121271), dated 17.08.2022.

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide. Now, you have applied for corrigendum in Environment Clearance dated 17.08.2022. Your Proposal was considered in 309th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th October, 2025 and SEIAA decided to grant corrigendum in Environment Clearance dated 17.08.2022 as below-

Particulars in EC dated 17.08.2022	Details	Corrigendum shall be read as
SEIAA specific Condition No. 1	This EC is excluding wing D as PP has not obtained CFO NOC for the same.	This condition shall stand deleted as PP has obtained CFO NOC wing D for height 119 meters.
SEIAA specific Condition No. 5	SEIAA after deliberation decided to grant EC for FSI-56,209.98 m2, Non-FSI-38,061.98 m2 and Total BUA-94,271.96 m2. (Plan Approval- (Plan Approval- RA/ENG/ S/PVT/ 0120/ 20150107 /AP, dt. 26.10.2021)	SEIA(A after deliberation decided to grant EC for FSI-65168.00 m2, Non-FSI-42,996.84 m2 and Total BUA-108164.84m2. (Plan Approval- S/PVT/0120/20150107/AP dt. 12.05.2024) (Restricted as per approval)

All the other terms and conditions mentioned in the EC dated 17.08.2022 shall remain the same.


Jayashree Bhoj
(Member Secretary, SEIAA)