



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

To,

The President

KEYSTONE REALTORS LIMITED

702, Natraj, M.V. Road , Western Express Highway, Andheri (E), Mumbai-400069 -400069

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/INFRA2/402521/2022 dated 13 Oct 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH120342 |
| 2. File No. | SIA/MH/INFRA2/402521/2022 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Slum Rehabilitation Scheme on slum & non-slum plot bearing CTS No.1214/6 (Pt.) , & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.) , 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for "Shri Sai Shraddha-A SRA CHS (Prop.)" by M/S. KEYSTONE REALTORS LTD |
| 7. Name of Company/Organization | KEYSTONE REALTORS 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.

(e-signed)

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

Date: 23/02/2023



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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/402521/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Keystone Realtors Ltd.,
CTS No.1214/6 (Pt.), & 1214/7,
& slum plot bearing CTS No. 1378 (pt.),
1378/27 to 38 of Village Malad (S),
Taluka Malad, Mumbai Suburban District.

Subject : Environmental clearance for proposed Slum Rehabilitation Scheme for “Shri Sai Shraddha-A SRA CHS (Prop.)” on slum & non-slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District by M/s. Keystone Realtors Ltd.

Reference : Application no. SIA/MH/INFRA2/402521/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 189th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256th (Day-1) 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	
1	Proposal Number	SIA/MH/INFRA2/402521/2022	
2	Name of Project	The proposed redevelopment scheme is under 33(10) & Regulation (17) of DCPR 2034 on Non-slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for “Shri Sai Shraddha-A SRA CHS (Prop.)” proposed by M/s. Keystone Realtors Ltd	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Shovir Irani
		Regd. Office address	702, Natraj, M.V. Road, Western Express Highway, Andheri (E),

			Mumbai- 400069				
		Contact number	9820324571				
		e-mail	liaison@rustomjee.com				
6	Consultant	Name: Enviro Analysts and engineers Private Limited NABET Accreditation number: NABET/REIA/2023/RA 0206 Validity: 13 May 2023					
7	Applied for	Brownfield Project					
8	Location of the project	NON-Slum CTS No.1214/6 (Pt.), & 1214/7 & slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District					
9	Latitude and Longitude	Latitude: 19° 10' 25.69" N Longitude: 72°50'34.38" E					
10	Plot Area (Sq.m.)	5217.54 sq.m					
11	Deductions (Sq.m.)	1788.45 sq.m+ Carved out area: 50 sq.m = 1838.45 sq.m					
12	Net Plot area (Sq.m.)	3379.09 sq.m					
13	Ground coverage (m2) & %	1444.23 sq.m (43%)					
14	FSI Area (Sq.m.)	34824.64 sq.m					
15	Non-FSI (Sq.m.)	24908.83 sq.m					
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	59733.47 sq.m					
17	TBUA (m ²) approved by Planning Authority till date	IOA received vide letter no. P-S/PVT/0084/20190903/C-1 dated 4.7.2022 for approved BUA 34892.25 sq.m					
18	Earlier EC details with Total Construction area, if any.	Not applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Not applicable					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
				Composite bldg no- 1 (Rehab + PTC+ Sale) (Wing - A &B)	Basement + Gr. + 1st To 40th Upper Residential Floor	119.75 M	Construction not yet started
				Sale bldg	Basement +	169.25	Construction not

				no - 2	Gr. + 1ST To 57th Upper Residential Floor	M	yet started	
21	No. of Tenements & Shops	Total 924 Nos of flats & 21 shops Composite Building PTC- Residential 180, amenity -6 PAP- Residential 218, Comm shops- 21 Sale- Residential 50, Temple-1 Balwadi-1 Welfare- 1 Society office-2 Skill development center-1 Library-1 Sale Building Residential -476 Society office-1						
22	Total Population	3800 nos.						
23	Total Water Requirements CMD	504 KLD						
24	Under Ground Tank (UGT) location	Basement level						
25	Source of water	MCGM						
26	STP Capacity & Technology	2 STP of capacity 235 KLD & 245 KLD with MBBR Technology						
27	STP Location	Basement level						
28	Sewage Generation CMD & % of sewage discharge in the sewer line	435 KLD, 35% of sewage discharge in the sewer line.						
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal				
		Dry waste	30 kg/day	Will be handed over to a recycler				
		Wet waste	20 kg/day	Handed over to municipal waste collector				
		Construction waste						
		Top soil			Since this is an SRA Project, hence there is no Top Soil.			
		Debris	12550	Cum	We will reuse the 3000 cum quantity in internal plot & road development & remaining debris			

				NOC will be obtained subsequently.
		Empty cement bags	35840	Nos. To be handed over to local recyclers
		Steel	6	MT To be handed over to local recyclers
		Aggregates	24	MT To be used as a layer for internal roads and building boundary wall.
		Broken Tiles	871	sqm Waste tiles to be used for skirting. Broken pieces to be used for china mosaic water proofing terrace
		Empty Paint Cans (20 litre/ can)	896	nos To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal
		Dry waste (Kg/d)	749	Will be handed over to a recycler
		Wet waste (Kg/d)	1124	Composting by OWC- manure produced will be used at a site for landscaping.
		E-Waste (Kg/Y)	1952	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry) (Kg/d)	22	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required – 270.33 sq.m		
		RG provided on Mother earth - 284.31 sq.m.		
		RG provided on the Podium - ---		
		Total – 284.31 sq.m.		
		Existing trees on the plot: 25 no.		
		Number of trees to be planted:		
		a) In RG area: 160 nos.		
		b) In Miyawaki Plantation (with area); --		
		Number of trees to be cut: 6 no.		
		Number of trees to be transplanted: 7 no.		

		umber of trees to be Retain: 12 no.		
		Total No. of trees on site: 179 nos.		
32	Power requirement	During Operation Phase:		
		Details		
		Source	ADANI	
		Connected load (kW)	9565	
		Demand load (kW)	2450	
33	Energy Efficiency		Composite Bldg.	Sale Building
		a) Total Energy saving (%)	19	20
		b) Solar energy (%)	7.5	6.8
34	D.G. set capacity	2× 750 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	4 Wheelers – 125 Nos 2-Wheeler – 28 nos.		
36	No. & capacity of Rain water harvesting tanks /Pits	1X40 Cum & 1X30 Cum		
37	Project Cost in (Cr.)	Rs. 182.69 Crores		
38	EMP Cost (Including DMP Cost)	Capital Cost- Rs. 784.03 Lakhs, O and M cost- Rs. 53.2 Lakhs		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	CER shall be implemented as part of EMP as prescribed by EAC/SEAC as mentioned in OM F.No.22-65/2017-IA.III dated September 30, 2020		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 256th (Day-1) 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 & remarks:
 - a) Water supply; b) Sewer connection; c) SWD NOC; d) CFO NOC; e) Civil Aviation NOC; f) HRC NOC; g) Tree NOC.
3. PP to submit undertaking that they have provided 100% RG on mother earth in proposed project as per latest order of Hon'ble NGT.

4. PP to maintain 6 Mtr. distance between STP & Domestic water tank.
5. PP to submit revise layout of STP of sale building showing 40% open to sky
6. PP to convert 10% RG area in to Miyawaki plantation & submit revise tree list including nos. of trees to be planted in Miyawaki plantation.
7. 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.
8. PP to provide 40% open to sky area to STP of Sale building.

B. SEIAA Conditions-

1. This EC is only for composite building (i.e. excluding the sale building) as PP has not obtained CFON NOC for sale building.
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 –16109.68 m², Non FSI-13383.58 m², Total BUA-29493.26m². (Plan approval No.P-S/PVT/0084/201909303/C-1, Dated-19.07.2022)

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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.


Pravin Darade

(Member Secretary, SEIAA)

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.