Earth Graphics

101, Akruti Aditya, 36 Noshir Bharucha Marg, Grant Road (West), Mumbai - 400 007.
Telephone : 022-2381 6526 / 27 Email : jain_earth@outlook.com

Date: 07-05-2025

To,

**Regional Directorate, Pune, Central Pollution Control Board,**
**(Ministry of Environment, Forest & Climate Change), Govt. of India,**
Survey no. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune – 411 045. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environment Clearance letter for the proposed 'Earth Enclave', at plot bearing CS nos. 683, 684 & 685 of Girgaon Division, building nos. 114, 114A, 114B (122B), 114C, 114E and 106-112, bearing Cessed nos. D-1582 (3), D-1581 (1-3), D-1581 (4), D-1580 (1), D-1714 & D-1579 (3), of Girgaon division, situated at V.P. Road, Mumbai – 400004. Maharashtra.'

Ref. No. : Environment Clearance no. SIA/MH/MIS/257477/2022; Date of Issue EC: 25/07/2022.

Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down in Environment Clearance letter no. **SIA/MH/MIS/257477/2022; Date of Issue EC: 25/07/2022** along with the necessary annexure.

This compliance report is submitting for the period from **October 2024 to March 2025.**

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking You & Yours Sincerely,

For, **Earth Graphics**

**Authorized Signatory**

*Encl.: Part A: Current status of construction work.*
*Part B: Point-wise compliance status.*
*Datasheet & Annexures.*

**Copy to** Regional Office, MoEF & CC, Nagpur.
Regional Office, MPCB, Sion, Mumbai.
Department of Environment, Mantralaya, Mumbai.

Earth Graphics

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Telephone : 022-2381 6526 / 27 Email : jain_earth@outlook.com

Date: 07-05-2025

To,

**Ministry of Environment, Forests & Climate Change,**
**Integrated Regional Offices,**
Ground Floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur – 440 001. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environment Clearance letter for the proposed 'Earth Enclave', at plot bearing CS nos. 683, 684 & 685 of Girgaon Division, building nos. 114, 114A, 114B (122B), 114C, 114E and 106-112, bearing Cessed nos. D-1582 (3), D-1581 (1-3), D-1581 (4), D-1580 (1), D-1714 & D-1579 (3), of Girgaon division, situated at V.P. Road, Mumbai – 400004. Maharashtra.'

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Regional Office, CPCB, Pune.
Department of Environment, Mantralaya, Mumbai.

EARTH Earth Graphics

101, Akruti Aditya, 36 Noshir Bharucha Marg, Grant Road (West), Mumbai - 400 007.
Telephone : 022-2381 6526 / 27 Email : jain_earth@outlook.com

Date: 07-05-2025

To,

**The Member Secretary, Regional Office,**
**Maharashtra Pollution Control Board,**
Kalpataru Point, 1st floor, In front of Cine Planate Theater,
Sion Circle, Shiv (East), Mumbai - 400 022. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environment Clearance letter for the proposed 'Earth Enclave', at plot bearing CS nos. 683, 684 & 685 of Girgaon Division, building nos. 114, 114A, 114B (122B), 114C, 114E and 106-112, bearing Cessed nos. D-1582 (3), D-1581 (1-3), D-1581 (4), D-1580 (1), D-1714 & D-1579 (3), of Girgaon division, situated at V.P. Road, Mumbai – 400004. Maharashtra.'

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**Authorized Signatory**

*Encl.: Part A: Current status of construction work.*
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**Copy to** Regional Office, MoEF & CC, Nagpur.
Regional Office, CPCB, Pune.
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Telephone : 022-2381 6526 / 27 Email : jain_earth@outlook.com

Date: 07-05-2025

To,

**Member Secretary, State Level Environmental Impact Assessment Authority (SEIAA),**
217, Department OF Environment, Government of Maharashtra,
2nd Floor, Annex Building,
Mantralaya, Mumbai – 400 032. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environment Clearance letter for the proposed 'Earth Enclave', at plot bearing CS nos. 683, 684 & 685 of Girgaon Division, building nos. 114, 114A, 114B (122B), 114C, 114E and 106-112, bearing Cessed nos. D-1582 (3), D-1581 (1-3), D-1581 (4), D-1580 (1), D-1714 & D-1579 (3), of Girgaon division, situated at V.P. Road, Mumbai – 400004. Maharashtra.'

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Thanking You & Yours Sincerely,

For, **Earth Graphics**

**Authorized Signatory**

*Encl.: Part A: Current status of construction work.*
*Part B: Point-wise compliance status.*
*Datasheet & Annexures.*

**Copy to** Regional Office, MoEF & CC, Nagpur.
Regional Office, MPCB, Sion, Mumbai.
Regional Office, CPCB, Pune.

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**: Part A :**

## Current Status of Work

| | | |
|---|---|---|
| Status of construction work | : | Total construction work completed till March 2025 on site is 37,837.51 Sqm. |
| Date of commencement (Actual and/or planned) | : | January 2022 (Actual) |
| Date of completion (Actual and/or planned) | : | December 2025 (Planned) |

**: PART B :**

**Compliance status of conditions stipulated in Environment Clearance for the proposed Expansion in earlier EC of redevelopment project at CTS nos. 683, 684 & 685 of Girgaon division, situated at V P Road, Mumbai granted by SEIAA, Govt. of Maharashtra vide EC no. SIA/MH/MIS/257477/2022; dated: 25/07/2022.**

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| **SPECIFIC CONDITIONS:** | | |
| **PART A : SEAC CONDITION:** | | |
| i | 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 dt. 30.01.2014 issued by Environment Department, Govt. of Maharashtra | ❖ EC was granted for total construction built up area 46,423.11 Sq.mt. as per Concession Approval dated 11.02.2022 issued by BMC, however height of Wing A was restricted up to 120 mt. as HRC NOC was not obtained<br>❖ Hence now applied for amendment in EC for SEIAA Condition no. 1 of EC Letter dated 25.07.2022 to release further height for Wing A WRT HRC NOC issued by BMC. |
| ii | PP to obtain following NOCs as per amended planning:<br>1. Revised Water supply.<br>2. Sewer connection.<br>3. SWD Remarks.<br>4. Final CFO NOC.<br>5. HRC NOC. | ❖ Water supply NOC dt. 27.06.2014 issued by BMC.<br>❖ Sewerage remarks from Authorized Plumbing Consultants of MCGM under Ease of Doing Business (EODB).<br>❖ SWD remarks from Authorized Plumbing Consultants of MCGM under Ease of Doing Business (EODB)<br>❖ CFO NOC from MCGM dt. 11.12.2021 issued by BMC.<br>❖ HRC NOC dated 19.12.2024 for Wing A for height of 164.68 mt. issued by BMC. |
| iii | PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MoEF & CC, Nagpur. | ❖ Submitted request letter dated 08.03.2024 to Regional Office, MOEF & CC Nagpur for site inspection visit. Now site visit of Regional Officer, MOEF & CC is awaited.<br>❖ We will submit certified six-monthly compliance report to your good office after receipt of the same. |
| iv | PP to provide adequate 2-wheeler parking and ensure that minimum 25% 2-wheeler and 4-wheeler parking are equipped with electric charging facilities. PP to submit details of number of 2-wheeler and 4-wheeler parking provided as per norms. | ❖ As per suggestion of Hon. SEAC proposed 83 Nos. of 2 -wheeler parking spaces (i.e. 25 % of 4-wheeler parking)<br>❖ And proposed provision of 25 % electric charging facilities for two-wheeler and four-wheeler parking. |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| v | PP to submit architect certificate mentioning that no construction done after the expiry of validity of earlier EC. | ❖ Earlier EC from SEIAA, Maharashtra dt. 11th December, 2014 (File. No.: SEAC/CR.511/TC-1) was valid till 11th December, 2021.<br>❖ Construction completed on site at that time was within validity of earlier EC 11th December, 2014. Architect certificate dated 15.06.2022 was submitted at the time of earlier EC. |
| vi | 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. | ❖ After full occupation of this project the total treated sewage available for reuse will be 154 KLD.<br>❖ Treated sewage shall be reused for secondary requirement of flushing (59 KLD) gardening (1 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 61%<br>❖ In addition to reuse of treated sewage on site the treated sewage i.e. 40 KLD shall be given to tanker water supplier which will be used for nearby construction activities which will further help to reduce the quantity of treated sewage to the tune of 35%. |
| vii | PP to provide portable STP for workers during construction phase. PP to adopt water conservation in operation phase by Providing Low Flow Devices (LFD) as plumbing fixtures. Accordingly revise EMP of Construction and Operation phase. | ❖ Provision of portable STP for treatment of sewage generated due to workers during construction phase.<br>❖ Proposed water conservation measures like Low Flow Devices (LFD) as plumbing fixtures during operation phase. |
| **PART B: SEIAA CONDITION** | | |
| 1. | This EC is restricted upto 120-meter height for wing 'A' as PP has not received HRC NOC. | ❖ Brihanmumbai Municipal Corporation (B.M.C.) has issued HRC NOC dated 19.12.2024 for Wing A for height of 164.68 mt. |
| 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. | ❖ Noted and shall be adhered to. |
| 3. | PP to achieve at least 5% of total energy requirement from solar/other renewable sources. | ❖ Proposed solar hot water and solar PV panels to achieve 5.10 % of energy saving. |
| 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. | ❖ Noted and shall be adhered to. |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| 5. | SEIAA after deliberation decided to grant EC for- FSI-20718.09 m2, non-FSI-25705.02 m2, and Total BUA-46423.11 m2. (Plan approval-CHE/CTY/0656/D/337 (NEW)/337/2/ Amend, dated: 11.02.2022. | ❖ Noted. |
| **GENERAL CONDITION** | | |
| **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. | ❖ Demolition debris generated during demolition of existing chawls was disposed at Survey No. 89/1 & 89/4, Village Mahape, Taluka & District – Thane., as per permission dt. 07.11.2020 received from BMC. |
| ii. | Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring 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. | ❖ Excavation material disposed to authorized landfill site with permission from BMC.<br>❖ Construction waste material: Partly reuse on site and disposal of remaining waste to authorized landfill site with permission of B.M.C.<br>❖ Proper segregation of construction waste and preparation of item wise quantification and management plan.<br>❖ Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal) hand over/ sold to Authorized recyclers.<br>❖ Collection, segregation and storage of concrete, soil and other waste shall be done as per Construction and Demolition Waste Management Rules, 2016. |
| 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. | ❖ No generation of hazardous waste during construction. |
| 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. | ❖ No labour camp at site. 150 nos of non-residential workers are working on site.<br>❖ Site sanitation like safe & adequate Municipal water for drinking and domestic purpose, 05 nos of toilets, first Aid and periodical medical checkup facilities have been provided.<br>❖ Proper housekeeping & regular pest control have been carried out.<br>❖ Municipal solid waste generated at site has been handed over to local body on daily basis. |
| v. | Arrangement shall be made that waste water and storm water do not get mixed. | ❖ Minimizing the incremental runoff from the site with the help of one rain water harvesting tank of capacity 73 KL. |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| | | ❖ Use of screens and silt traps to SWD.<br>❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site.<br>❖ STP capacity of 170 KL will be provided for treatment of waste water. |
| vi. | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. | ❖ Agreed to comply with. |
| vii. | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. | ❖ Chemical analysis of ground water done at the time of geotechnical investigation.<br>❖ No extraction of ground water for construction purpose.<br>❖ Soil quality is being monitored.<br>❖ Please refer **Annexure – 1 for Environmental Monitoring reports.** |
| 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. | ❖ No extraction of ground water for construction and operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable. |
| 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. | ❖ Low flow fixtures will be provided for the showers and toilet flushing. |
| x. | The Energy Conservation Building code shall be strictly adhered to. | ❖ Agreed to comply with. |
| xi. | All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site. | ❖ This is redevelopment project hence top soil will be negligible. |
| 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. | ❖ Demolition debris generated during demolition of existing chawls was disposed at Survey No. 89/1 & 89/4, Village Mahape, Taluka & District – Thane., as per permission dt. 07.11.2020 received from BMC.<br>❖ Excavation material disposed to authorized landfill site with permission from BMC. |
| 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. | ❖ Chemical analysis of ground water done at the time of geotechnical investigation.<br>❖ No extraction of ground water for construction purpose.<br>❖ Soil quality is being monitored.<br>❖ Please refer **Annexure – 1 for Environmental Monitoring reports.** |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| 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. | ❖ Noted. |
| 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. | ❖ No use of DG set during construction phase. |
| 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. | ❖ Vehicles with valid PUC are allowed during construction to enter the site.<br>❖ Vehicles are operated only during non-peak hours. |
| 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. | ❖ Ambient air and Noise level monitoring is being carried out.<br>❖ Please refer **Annexure – 1 for Environmental Monitoring reports.** |
| 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. | ❖ No use of DG set during construction phase. |
| 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. | ❖ Regular supervision of the above measures is being monitored by Project Manager. |
| **B** | **Operation Phase:** | |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| 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. | ❖ Proper segregation of biodegradable and non-biodegradable waste on site.<br>❖ Biodegradable waste will be treated in organic waste converter (OWC) capacity of 600 kgs/day.<br>❖ Non-biodegradable waste will be handed over authorized recycler.<br>❖ Treated waste (manure) will be utilized in the existing premises for gardening.<br>❖ Provision of adequate space for solid waste management. |
| ii. | E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. | ❖ E-waste will be stored separately at a designated location & handed over to authorized recycler. |
| iii. | The installation of 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 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 SIP. 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. | ❖ STP capacity of 170 KL will be provided for treatment of waste water.<br>❖ Treated sewage will be re-used for flushing and gardening. |
| 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. | ❖ STP capacity of 170 KL will be provided for treatment of waste water.<br>❖ Treated sewage will be re-used for flushing and gardening.<br>❖ Proper segregation of biodegradable and non-biodegradable waste on site.<br>❖ Biodegradable waste will be treated in organic waste converter (OWC) capacity of 600 kgs/day.<br>❖ Non-biodegradable waste will be handed over authorized recycler.<br>❖ RG area (Green belt) will be developed over area of 272.24 Sqm with plantation of 34 nos of different trees. |
| v. | The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of | ❖ Project is under construction stage, once construction completed occupancy certificate will be obtained. |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| | 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. | ❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement.<br>❖ Provision is made for adequate parking facilities within the project site for construction vehicles.<br>❖ Provision of Internal Road with adequate width.<br>❖ The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow. |
| vii. | PP to provide adequate electric charging points for electric vehicles (EVs). | ❖ E-charging facility shall be provided. |
| 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. | ❖ RG area (Green belt) will be developed over area of 272.24 Sqm with plantation of 34 nos of different trees. |
| ix. | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. | ❖ A separate environment management cell has been established under Project Manager.<br>❖ Environmental quality is being monitored through external MoEF & CC approved laboratory. |
| x. | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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. | Separate funds have been allocated for Implementation of Environmental Protection Measures;<br>**During construction phase;**<br>❖ Rs. 88.13 Lakhs have been allocated for the entire construction period.<br>**During operation phase;**<br>❖ Capital cost: Rs. 83.10 Lakhs &<br>❖ O & M: Rs. 17.68 Lakhs per Annum. |
| 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 | ❖ Agreed to comply with. |
| xii. | A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from | ❖ Environmental Clearance copy submitted to Local Authority. |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| | 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. | |
| xiii. | 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. S02, NOx (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. | ❖ Project details displayed on notice board outside the project site. |
| **C** | **General EC Condition:** | |
| i. | PP has to strictly abide by the conditions stipulated by SEAC& SEIAA. | ❖ Noted. |
| 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. | ❖ MPCB issued consent to establish for the project vide order no. Format1.0/CC/UAN No.0000 144638/CE/2304000640, dated: 11/04/2023.<br>❖ Please refer **Annexure – 2 for consent to Establish.** |
| 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. | ❖ Obtained Environmental Clearance from SEIAA, Govt. of Maharashtra vide EC no. SEAC-2013/CR.511/TC-1; dated: 11/12/2014 and expansion in earlier EC vide EC no. SIA/MH/MIS/257477/2022; dated: 25/07/2022.<br>❖ Please refer **Annexure – 3 for copies of Environment 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. | We submit six monthly compliance reports to:<br>❖ RO, MPCB, Sion<br>❖ RO, CPCB, Pune.<br>❖ RO, MoEF & CC, Nagpur.<br>❖ Environmental Department, Mantralaya. |
| 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 | ❖ Environment Statement (Form-V) will be submitted for the FY 2024-25 on MPCB web portal. |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| | 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. | ❖ Noted. |
| 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 imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit. | ❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt. |
| 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. | ❖ Noted. |
| 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. | ❖ Noted. |

| Sl. No. | Stipulated Clearance Conditions | Compliance Status |
|---|---|---|
| 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. | ❖ Noted. |
| 7. | Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time. | ❖ Noted. |
| 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. | ❖ Noted. |
| 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. | ❖ Noted. |

**Compliance as per**

**Monitoring the Implementation of Environmental Safeguards**

**Ministry of Environment, Forests & Climate Change**

**Regional Office (WCZ), Nagpur**

**Monitoring Report**

**DATA SHEET**

| | | | | |
|---|---|---|---|---|
| 1. | Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify) | | : | Construction Project. |
| 2. | Name of the project | | : | Proposed Expansion in earlier EC of redevelopment project at CTS nos. 683, 684 & 685 of Girgaon division, situated at V P Road, Mumbai. Maharashtra. |
| 3. | Clearance letter (s) / OM No. and date | | : | Obtained Environmental Clearance from SEIAA, Govt. of Maharashtra vide EC no. SIA/MH/MIS/257477/2022; dated: 25/07/2022. |
| 4. | Location | | | |
| | a. | District (s) | : | Mumbai. |
| | b. | State (s) | : | Maharashtra. |
| | c. | Latitude/ Longitude | : | Latitude: 18° 57' 23.48 "N<br>Longitude: 72°49' 29.01 "E |
| 5. | Address for correspondence | | : | |
| | a. | Address of Concerned Project Chief Engineer<br>(With pin code & Telephone / telex / fax numbers) | : | Shri. Shaikh Anwar, (Project Engineer)<br>Proposed Expansion in earlier EC of redevelopment project at CTS nos. 683, 684 & 685 of Girgaon division, situated at V P Road, Mumbai. Maharashtra. |
| | b. | Address of Executive Project: Engineer/Manager<br>(with pin code/ Fax numbers) | : | Shri. Khalid Bains, (Project Manager)<br>Proposed Expansion in earlier EC of redevelopment project at CTS nos. 683, 684 & 685 of Girgaon division, situated at V P Road, Mumbai. Maharashtra. |
| 6. | Salient features | | | |

<table>
<tr><td></td><td>a.</td><td>of the project</td><td>:</td><td>
<table>
<tr><th colspan="2">One Composite building with 2 wings (Wing A & Wing B)</th></tr>
<tr><th>Building Name</th><th>Configuration</th></tr>
<tr><td>Wing ‘A’</td><td>Underground (Services) + Ground Floor + 1st floor for Non-residential user/tenants + P2 to P8 parking podium + 37 floors (including amenity + service floor)</td></tr>
<tr><td>Wing ‘B’</td><td>Underground (Services) + Ground Floor + 1st floor for Non-residential user/tenants + P2 to P8 parking Podia + 13 floors (including amenity floor)</td></tr>
</table>
</td></tr>
<tr><td></td><td>b.</td><td>of the environmental management plans</td><td>:</td><td>Separate funds have been allocated for Implementation of Environmental Protection Measures;<br>During construction phase;<br>❖ Rs. 88.13 Lakhs have been allocated for the entire construction period.<br>During operation phase;<br>❖ Capital cost: Rs. 83.10 Lakhs &<br>❖ O & M: Rs. 17.68 Lakhs per Annum.</td></tr>
<tr><td>7.</td><td colspan="4">Breakup of the project area</td></tr>
<tr><td></td><td>a.</td><td>Submergence area forest & non-forest.</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>b.</td><td>Others</td><td>:</td><td>FSI Area: 20,718.09 Sqm.<br>Non-FSI Area: 25,705.02 Sqm.<br>Total BUA Area: 46,423.11 Sqm.</td></tr>
<tr><td>8.</td><td colspan="2">Breakup of the project affected Population with enumeration of that losing houses/dwelling unit’s Only agricultural land only, Dwelling units & agricultural Land & landless laborer’s/artisan.</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>a.</td><td>SC, ST/Adivasis</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>b.</td><td>Others<br>(Please indicate whether these Figures are based on any scientific and systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)</td><td>:</td><td>Not Applicable.</td></tr>
</table>

| | | | | |
|---|---|---|---|---|
| 9. | Financial details | | | |
| | a. | Project cost as originally planned and subsequent revised estimates and the year of price reference. | : | Total cost of the project: Rs. 261.50 Cr. |
| | b. | Allocation made for environ-mental management plans with item wise and year wise Break-up. | : | Separate funds have been allocated for Implementation of Environmental Protection Measures;<br>**During construction phase;**<br>❖ Rs. 88.13 Lakhs have been allocated for the entire construction period.<br>**During operation phase;**<br>❖ Capital cost: Rs. 83.10 Lakhs &<br>❖ O & M: Rs. 17.68 Lakhs per Annum. |
| | c. | Benefit cost ratio/Internal rate of Return and the year of assessment | : | -- |
| | d. | Whether (c) includes the cost of environmental management as shown in the above | : | -- |
| | e. | Actual expenditure incurred on the project so far | : | Approximate Rs. 150.00 Cr. |
| | f. | Actual expenditure incurred on the Environmental Management plans so far. | : | Approximate Rs. 10.00 Lakh |
| 10. | Forest land requirement | | | |
| | a. | The status of approval for diversion of forest land for non-forestry use | : | Not Applicable. |
| | b. | The status of clearing felling | : | Not Applicable. |
| | c. | The status of compensatory afforestation, if any | : | Not Applicable. |
| | d. | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far | : | Not Applicable. |
| 11. | The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information. | | : | Nil |
| 12. | Status of construction | | : | Total construction work completed till March 2025<br>on site is 37,837.51 Sqm. |
| | a. | Date of commencement (Actual and/or planned) | : | January 2022 (Actual) |

| | | | | |
|---|---|---|---|---|
| | b. | Date of completion<br>(Actual and/of planned) | : | December 2025 (Planned) |
| 13. | Reasons for the delay if the Project is yet to start. | | : | -- |
| 14 | Dates of site visits | | | |
| | a. | The dates on which the project was monitored by the regional office on previous occasions, if any. | : | -- |
| | b. | Date of site visit for this monitoring report. | : | -- |
| 15. | Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)<br>(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.) | | : | -- |

**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**
(A venture of ULTRA TECH Environmental Consultancy)
**Lab. Accredited by NABL-ISO/IEC 17025:2017,TC-14909 (Valid up to 17/11/2028)**
**Lab. recognized by CPCB,MoEF&CC [GOI] under EP(A)-1986**
ISO 9001:2015 & ISO 45001:2018 Certified
Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

# TEST REPORT

**ISSUED TO: M/s. EARTH GRAPHICS**
101,Akruti Aditya ,36 Noshir Bharucha Marg,
Grant Road, (West) ,Mumbai-400007.
**Project Site:** '' Development Project At Girgaon''

**REPORT NO.** : UT/ELS/REPORT/EGGG/001/03-2025
**ISSUE DATE.** : 24/03/2025
**YOUR REF.** : WORK ORDER LETTER
**REF. DATE.** : 20/02/2025

**SAMPLE PARTICULARS** : **AMBIENT AIR QUALITY MONITORING**

| | | | | | |
|---|---|---|---|---|---|
| **Sampling Plan Ref. No.:** | : | EGGG-03/2025 | **Location Code** | : | AQ-1 |
| **Sampling Procedure** | : | UT/LQMS/SOP/AA01A | **Sample Location** | : | At Project Site<br>Co-ordinates:<br>N-18°57'21.28"; E-72°49'28.57" |
| **Sample Registration Date** | : | 20/03/2025 | | | |
| **Date of Sampling** | : | 19/03/2025 to 20/03/2025 | | | |
| **Time of Sampling** | : | 10:50 Hrs. to 10:50 Hrs. | **Height of Sampler** | : | 1.0 Meter |
| **Analysis Starting Date** | : | 20/03/2025 | **Sampling Duration** | : | 24 Hours |
| **Analysis Completion Date** | : | 24/03/2025 | **Ambient Air Temperature** | : | 23.3°C to 32.7 °C |
| **Sample Lab Code** | : | UT/ELS/EGGG/001/03-2025 | **Relative Humidity** | : | 41.0 % to 81.2 % |
| **Survey Done By** | : | ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. | | | |

| Sr. No. | Test Parameter | Test Method | Test Result | Unit | NAAQMS (Industrial, Residential, Rural and Other Area) |
|---|---|---|---|---|---|
| 1. | Sulphur Dioxide ($SO_2$) | IS 5182 (Part 2): 2023 | 7 | µg/m³ | 80 |
| 2. | Oxides of Nitrogen ($NO_X$) | IS 5182 (Part 06) : 2006 | 12 | µg/m³ | 80 |
| 3. | Particulate Matter ($PM_{10}$) | IS:5182 (Part 23):2006 | 89 | µg/m³ | 100 |
| 4. | Particulate Matter ($PM_{2.5}$) | IS 5182 (Part 24):2019 | 43 | µg/m³ | 60 |
| 5. | Carbon Monoxide (CO) † | IS 5182 (Part 10): 1999 | 1.6 | mg/m³ | 04 |
| †: Sampling Period 1 Hr. | | | | | |

**Opinions / Interpretations:** *The parameters tested above are found to be within 24 hourly Time Weighted Average of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV [The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931].*

| Sampling Equipment Details | Instrument Used | Make & Model | Calibration Status |
|---|---|---|---|
| | Respirable Dust Sampler | Make –POLLTECH; Model – PEM-RDS 8 NL BM; Sr. No. 1114 | Valid up to – 14/02/2026 |
| | Fine Dust Sampler | Make – POLLTECH; Model – PEM-ADS 2.5/10µ, Sr. No. 3220 | Valid up to – 14/02/2026 |

**Note:**
1. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA00) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
2. This test report refers only to the sample tested.
3. Monitoring area coming under Industrial areas and observed values are relevant to sample collected only.
4. This test report may not be reproduced in part, without the permission of this laboratory.
5. Any correction invalidates this test report.
6. Weather was Sunny & Cloudy

**– END OF REPORT –**

ULTRA TECH ENVIRONMENTAL CONSULTANCY & LABORATORY PVT. LTD. CIN No. U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST No. 27AADCU4659H1Z0

**Authorized By:**
**Shailesh Salvi**
**(Authorized Signatory)**



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GST: 27AADCU4659H1Z0 | UT -002512
CIN NO: U74900MH2023PTC415102
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# TEST REPORT

**ISSUED TO: M/s. EARTH GRAPHICS**
101,Akruti Aditya ,36 Noshir Bharucha Marg,
Grant Road, (West) ,Mumbai-400007.
**Project Site:** " Development Project At Girgaon"

**REPORT NO.** : UT/ELS/REPORT/EGGG/002/03-2025
**ISSUE DATE.** : 24/03/2025
**YOUR REF.** : WORK ORDER LETTER
**REF. DATE.** : 20/02/2025

**SAMPLE PARTICULARS** : **AMBIENT NOISE LEVEL MONITORING**

**Sampling Plan Ref. No.** : EGGG-03/2025
**Sampling Procedure** : UT/LQMS/SOP/N01
**Survey Done By** : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.
**Sample Lab Code** : UT/ELS/EGGG/002/03-2025
**Date of Monitoring** : 19/03/2025 to 20/03/2025

| Sr. No. | Location | Noise Level Reading in dB(A) Leq | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Time (Hrs) | Day dB(A) | | | Time (Hrs) | Night dB(A) | | |
| | | | $L_{eq}$ | $L_{min}$ | $L_{max}$ | | $L_{eq}$ | $L_{min}$ | $L_{max}$ |
| 01. | NQ- 02 At Project Site, Co-ordinates: N-18°57'22.85"; E-72°49'29.21" | 06:00 to 07:00 | 47.0 | 42.4 | 52.4 | 22:00 to 23:00 | 59.2 | 54.6 | 64.6 |
| | | 07:00 to 08:00 | 49.5 | 44.9 | 54.9 | 23:00 to 00:00 | 57.1 | 52.5 | 62.5 |
| | | 08:00 to 09:00 | 53.8 | 49.2 | 59.2 | 00:00 to 01:00 | 54.5 | 49.9 | 59.9 |
| | | 09:00 to 10:00 | 57.2 | 52.6 | 62.6 | 01:00 to 02:00 | 53.2 | 48.6 | 58.6 |
| | | 10:00 to 11:00 | 59.5 | 54.9 | 64.9 | 02:00 to 03:00 | 51.5 | 46.9 | 56.9 |
| | | 11:00 to 12:00 | 61.2 | 56.6 | 66.6 | 03:00 to 04:00 | 50.8 | 46.2 | 56.2 |
| | | 12:00 to 13:00 | 63.8 | 59.2 | 69.2 | 04:00 to 05:00 | 50.2 | 45.6 | 55.6 |
| | | 13:00 to 14:00 | 60.5 | 55.9 | 65.9 | 05:00 to 06:00 | 48.6 | 44.6 | 54.4 |
| | | 14:00 to 15:00 | 62.3 | 57.7 | 67.7 | -- | -- | -- | -- |
| | | 15:00 to 16:00 | 59.8 | 55.2 | 65.2 | -- | -- | -- | -- |
| | | 16:00 to 17:00 | 62.5 | 57.9 | 67.9 | -- | -- | -- | -- |
| | | 17:00 to 18:00 | 63.9 | 59.3 | 69.3 | -- | -- | -- | -- |
| | | 18:00 to 19:00 | 65.4 | 60.8 | 70.8 | -- | -- | -- | -- |
| | | 19:00 to 20:00 | 67.8 | 63.2 | 73.2 | -- | -- | -- | -- |
| | | 20:00 to 21:00 | 69.5 | 64.9 | 74.9 | -- | -- | -- | -- |
| | | 21:00 to 22:00 | 64.8 | 60.2 | 70.2 | -- | -- | -- | -- |
| | | $L_{10}$ | 65.2 | | | *Limits in dB(A) Leq as per THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000 (See rule 3(1) and 4(1)) Ambient Air Quality Standards in respect of Noise* | | | |
| | | $L_{50}$ | 59.4 | | | | | | |
| | | $L_{90}$ | 49.7 | | | | | | |
| | | Day Leq | 63.4 | | | 65 | | | |
| | | Night Leq | 54.5 | | | 55 | | | |

**Opinions / Interpretations:** *The observed values for Leq dB(A) for Day Time & Night Time Within the standard limits as per Ambient Air Quality Standards in respect of Noise prescribed in The Noise Pollution (Regulation and Control) Rules, 2000 for Commercial Zone.*

**Note:** 1. Monitoring area coming under *Commercial Zone.*
2. Day Time – 06:00 Hrs to 22:00 Hrs and Night Time – 22:00 Hrs to 06:00 Hrs.

| Sampling Equipment Details | Instrument Used | Make & Model | Calibration Status |
|---|---|---|---|
| | Sound Level Meter | Make –Lutron; Model – SL4033SD, Sr. No. Q679023 | Valid up to – 14/02/2026 |

**Note:** 1. This test report refers only to the monitoring conducted.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.

**– END OF REPORT –**

ULTRA TECH ENVIRONMENTAL CONSULTANCY & LABORATORY PVT. LTD. CIN No. U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST No. 27AADCU4659H1ZO

**Authorized By:**
**Shailesh Salvi**
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GST: 27AADCU4659H1ZO | UT -002511
CIN NO: U74900MH2023PTC415102
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# MAHARASHTRA POLLUTION CONTROL BOARD

**Tel: 24010706/24010437**
**Fax: 24023516**
**Website: http://mpcb.gov.in**
**Email: cac-cell@mpcb.gov.in**

**Kalpataru Point, 2nd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022**

**Infrastructure/RED/L.S.I**
**No:- Format1.0/CC/UAN No.0000144638/CE/2304000640**

**Date: 11/04/2023**

**To,**
**M/s. Earth Graphics “Earth Enclave" C.S. No. 683, 684 & 685 of Girgaon Division, Building No 114, 114A, 114B (122B), 114C, 114E and 106-112, bearing Cessed No. D-1582(3), D-1581(1-3), D- 1581(4), D-1580(1), D-1714 & D-1579(3) situated at V.P. Road, Mumbai.**

Your Service is Our Duty

**Sub: Consent to Establish (Re-validation with Expansion) for Proposed Development Construction Project.**

**Ref:**
1. Application Submitted by SRO-Mumbai-I
2. Minutes of 26th CC meeting dtd-22.12.2022.

Your application NO. MPCB-CONSENT-0000144638

For: grant of Consent to Establish (Re-validation with expansion) under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Commissioning of the project or upto 03.11.2024 which ever is earlier.**
2. **The capital investment of the project is Rs.261.5 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish (Re-validation with expansion) is valid for Proposed Development Construction Project named as M/s. Earth Graphics “Earth Enclave" C.S. No. 683, 684 & 685 of Girgaon Division, Building No 114, 114A, 114B (122B), 114C, 114E and 106-112, bearing Cessed No. D-1582(3), D-1581(1-3), D- 1581(4), D-1580(1), D-1714 & D-1579(3) situated at V.P. Road, Mumbai. on Total Plot Area of 2882.32 Sq.Mtrs for construction BUA of 46423.11 Sq.Mtrs as per EC granted dated-25.07.2022 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|---|---|---|---|
| 1 | Consent to Establish Dtd- 03.11.2014 | 2882.32 | 31463.01 |
| 2 | E.C.dtd 11.12.2014 | 2882.32 | 31463.01 |
| 3 | E.C. dated-25.07.2022 | 2882.32 | 46423.11 |

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

| Sr No | Description | Permitted (in CMD) | Standards to | Disposal |
|---|---|---|---|---|
| 1. | Trade effluent | Nil | NA | NA |

| Sr No | Description | Permitted | Standards to | Disposal |
|---|---|---|---|---|
| 2. | Domestic effluent | 162 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|---|---|---|---|
| S-1 | DG Set- 500 KVA | 1 | As per Schedule -II |

6. **Conditions under Solid Waste Rules, 2016:**

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 1 | DRY GARBAGE | 347 Kg/Day | Segregation | sent to authorized vendor |
| 2 | WET GARBAGE | 231 Kg/Day | OWC | use as manure |
| 3 | STP SLUDGE | 140 Kg/Day | drying | use as manure |

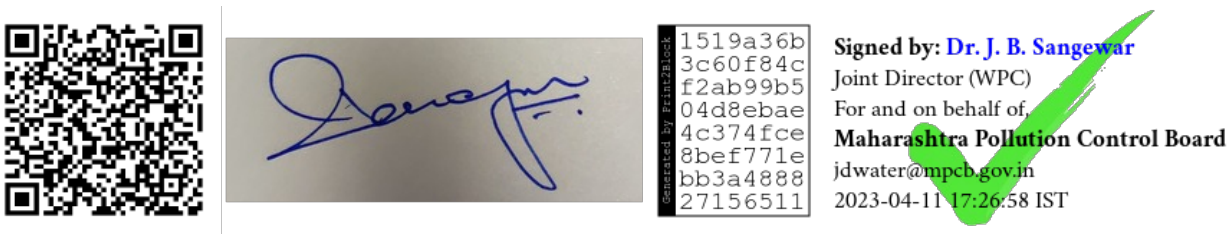
7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|---|---|---|---|---|---|
| 1 | 5.1 Used or spent oil | 50 | Ltr/A | Collection | sale to authorized reprocessor |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

17. The Project Proponent shall comply with the Environmental Clearance obtained dtd-25.07.2022 for construction project having total plot area of 2882.32 Sq.mtrs and proposed BUA is about 46423.11 sq.mtrs as per specific condition of EC.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
19. This consent is issued with overriding effect to earlier issued consent to establish, issued dtd-03.11.2014.

. This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.




**Received Consent fee of -**

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|---|---|---|---|---|
| 1 | 523000.00 | TXN2210001125 | 11/10/2022 | Online Payment |
| 2 | 1114800.00 | MPCB-DR-18457 | 10/04/2023 | RTGS |
| 3 | 300040.00 | MPCB-DR-18460 | 10/04/2023 | RTGS |

**Paid Penal fees of Rs.1114800.00 towards violation, not obtained re-validation within time.**

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Compliance.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

## SCHEDULE-I

**Terms & conditions for compliance of Water Pollution Control:**

1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **170 CMD for treatment of domestic effluent of 162 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| Sr.No | Parameters | Limiting concentration not to exceed in mg/l, except for pH |
|---|---|---|
| 1 | pH | 5.5-9.0 |
| 2 | BOD | 10 |
| 3 | COD | 50 |
| 4 | TSS | 20 |
| 5 | NH4 N | 5 |
| 6 | N-total | 10 |
| 7 | Fecal Coliform | less than 100 |

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|---|---|---|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 169.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

## SCHEDULE-II

**Terms & conditions for compliance of Air Pollution Control:**

1) **As per your application, you have proposed to provide the Air pollution control (APC)system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|---|---|---|---|---|---|---|---|
| S-1 | DG Set-500 KVA | Acoustic Enclosure | 5.00 | DIESEL/HSD 134 Kg/Hr | 1 | SO2 | 64.32 Kg/Day |

2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

| | | |
|---|---|---|
| Total Particular matter | Not to exceed | 150 mg/Nm3 |

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

## SCHEDULE-III

**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1 | Consent to Establish | 10 Lakhs | within 15 days | Towards compliance of consent condition | Commissioning of the project or upto 03.11.2024 which ever is earlier. | Commissioning of the project or upto 03.11.2024 which ever is earlier. |

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. **# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

**BG Forfeiture History**

| Srno. | Consent (C2E/C2O/C2R) | Amount of BG imposed | Submission Period | Purpose of BG | Amount of BG Forfeiture | Reason of BG Forfeiture |
|---|---|---|---|---|---|---|
| NA | | | | | | |

**BG Return details**

| Srno. | Consent (C2E/C2O/C2R) | BG imposed | Purpose of BG | Amount of BG Returned |
|---|---|---|---|---|
| NA | | | | |

## SCHEDULE-IV

**Conditions during construction phase**

| | |
|---|---|
| **A** | During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters. |
| **B** | During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory. |
| **C** | Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. |

## General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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# Government of Maharashtra

SEAC-2013/CR.511/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 11th December, 2014

To,
M/s. Earth Graphics
101, Akruti Aditya Tower, 36,
Noshir Bharucha Marg, Grant Road (West),
Mumbai- 400 007

**Subject: Environment clearance for proposed redevelopment project "Earth Enclave" at plot bearing C.S. No. 683, 684 & 685 of Girgaon Division, Building No. 114, 114A, 114B (122B), 114C, 114E and 106-112 bearing Cessed No. D-1582 (3), D-1581 (1-3), D-1581 (4), D-1580(1), D-1714 & D-1579 (3) situated at V.P. Road, Mumbai by M/s Earth Graphics.**

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 28th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 75th meeting.

2. It is noted that the proposal is for grant of Environment Clearance for proposed redevelopment project "Earth Enclave" at plot bearing C.S. No. 683, 684 & 685 of Girgaon Division, Building No. 114, 114A, 114B (122B), 114C, 114E and 106-112 bearing Cessed No. D-1582 (3), D-1581 (1-3), D-1581 (4), D-1580(1), D-1714 & D-1579 (3) situated at V.P. Road, Mumbai. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

**Brief Information of the project submitted by Project Proponent is as-**

| | |
|---|---|
| **Name of Project** | Proposed Redevelopment Project "Earth Enclave", at Girgoan, Mumbai. |
| **Project Proponent** | M/s. Earth Graphics |
| **Consultant** | M/s. Ultra-Tech Environmental Consultancy & Laboratory |
| **Type of project:** Housing project / Industrial Estate / SRA scheme / MHADA / Township or others | Redevelopment project<br>Category 8(a) B2 |
| **Location of the project** | C.S. No. 683, 684 & 685 of Girgaon Division, Building No 114, 114A, 114B (122B), 114C, 114E and 106-112, bearing Cessed No. D-1582(3), D-1581(1-3), D-1581(4), D-1580(1), D-1714 & D-1579(3) situated at V.P. Road, Mumbai-400 004 |

| | |
|---|---|
| **Whether in Corporation / Municipal / other area** | Municipal Corporation of Greater Mumbai (M.C.G.M.) |
| **Applicability of the DCR** | 33(7) |
| **Note on the initiated work (If applicable)** | Total constructed work (FSI+ Non FSI): Not Applicable<br>• Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Not Applicable |
| **LOI / NOC from MHADA / Other approvals (If applicable)** | Date and construction area details mentioned in the approved\ letter:<br>MHADA NOC dated 03.07.2012<br>Corrigendum dated 03.02.2014 |
| **Total Plot Area (sq. m.)**<br>**Deductions**<br>**Net Plot area** | 2882.32 Sq. mt.<br>121.50 Sq. mt.<br>2760.82 Sq. mt. |
| **Permissible FSI (including TDR etc.)** | 14,472.38 Sq.mt. (Including Fungible Area) |
| **Proposed Built-up Area (FSI & Non-FSI)** | •FSI area (sq. m.): 13,541.00 Sq. mt. (Including Fungible Area)<br>•Non FSI area (sq. m.): 17,922.01 Sq. mt.<br>•Total BUA area (sq. m.): 31, 463.01 Sq. mt. |
| **Ground-coverage Percentage (%)** ***(Note: Percentage of plot not open to sky)*** | 1949.93 Sq. mt. (70.62 %) |
| **Estimated cost of the project** | Rs. 111.48 Crores |
| **No. of building & its configuration(s)** | One Composite building with 2 wings (Wing A & Wing B)<br>Wing A:<br>Ground + 1st floor for Non-residential user/tenants+ 2nd to 7th parking podium (common for both wings) + 8th parking podium+ 9th to 29th upper residential floor<br><br>Wing B:<br>Ground + 1st floor for Non-residential user/tenants+ 2nd to 7th parking Podium(common for both wings)+ 8th to 20th upper residential floor |
| **Number of tenants and shops** | Flats: 154 Nos.<br>Shops: 44 Nos. |
| **Number of expected residents / users** | 902 Nos. |
| **Tenant density per hector** | 733 |
| **Height of the building(s)** | Wing A: 106.62 mt.(Up to Terrace Level)<br>Wing B : 69.10 mt. (Up to Terrace Level) |
| **Right of way (Width of the road from the nearest fire station to the proposed building(s))** | South: 18.29 mt. wide Vithalbhai Patel Road<br>East: 7.62 mt. wide Parsiwada 1st lane<br>West: 7.26 mt. wide Parsiwada 2nd lane |
| **Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation** | Fire engine access is from outside roads |
| **Existing structure(s)** | There are existing old buildings at site which will be demolished |
| **Details of the demolition with disposal (If applicable)** | The debris shall be partly recycled and partly disposed off to authorized landfill sites |

| | |
|---|---|
| **Total Water Requirement** | **Dry season:**<br>• Fresh water (CMD): 72<br>Domestic: From M.C.G.M. : 72<br>• Recycled water (CMD): 40 (STP Treated sewage)<br>Flushing = 38<br>Gardening = 2<br>• Total Water Requirement (CMD): 112<br>Swimming Pool (CMD) : Not Applicable<br>• Fire fighting (CMD): 275 KL (One Time Requirement)<br><br>**Wet Season:**<br>• Fresh water (CMD): 72<br>Domestic: From M.C.G.M. = 51 + From RWH tank = 21<br>• Recycled water (CMD): 38 (STP Treated sewage for flushing)<br>• Total Water Requirement (CMD): 110<br>• Swimming pool make up (CMD): Not Applicable<br>• Fire fighting (CMD): 275 KL (One Time Requirement) |
| **Rain Water Harvesting (RWH)** | •Level of the Ground water table: 3.00 mt. below ground level<br>•Size and no of RWH tank(s) and Quantity: RWH tank of capacity 21 KL<br>•Location of the RWH tank(s): Underground<br>•Budgetary allocation (Capital cost and O&M cost)<br>Capital cost: Rs. 2.10 Lacs<br>O & M cost: Rs. 0.11 Lacs/annum |
| **UGT tanks** | • Location(s) of the UGT tank(s): Underground |
| **Storm water drainage** | •Natural water drainage pattern: The storm water collected through the storm water drains of adequate capacity will be discharged into the external drain.<br><br>•Quantity of storm water: 0.06 $m^3$/sec<br><br>•Size of SWD: 300 mm wide X 300 mm depth with slope 1:300 |
| **Sewage and Waste water** | •Sewage generation (CMD): 96<br><br>•STP technology: Sequential Batch Reactor (SBR)<br>•Capacity of STP (CMD): 100 KL<br>•Location of the STP: Underground<br>•DG sets (during emergency): For essential back-up<br>(Total DG capacity of the project including load of STP.)<br>DG set of capacity 650 kVA<br>•Budgetary allocation (Capital cost and O&M cost):<br>Capital cost: Rs. 37.00 Lacs<br>O & M cost: Rs. 11.81 Lacs/annum |
| **Solid waste Management** | **Waste generation in the Pre Construction and Construction phase:**<br>• Waste generation: The debris shall be partly recycled and partly disposed off to authorized landfill sites with permission from M.C.G.M.<br>• Disposal of the construction waste debris: The construction waste shall be partly reused within plot and partly shall be disposed to Authorized landfill site.<br><br>**Waste generation in the operation Phase:**<br>Dry waste (Kg/day): 115<br>Wet waste (Kg/day): 246<br>• STP Sludge (Dry sludge) (Kg/day): 14 |

<table>
<tr><td></td><td>Mode of Disposal of waste:<br>• Dry waste:<br>Non recyclable: To M.C.G.M.<br>Recyclable: To recyclers<br>• Wet waste: Organic Waste Converters (OWC)<br>STP Sludge (Dry sludge): As manure<br><br>Area requirement:<br>Location(s) and total area provided for the storage and treatment of the solid waste<br>Location: 1st Floor<br>Area: 50.00 Sq. mt.<br><br>Budgetary allocation (Capital cost and O&M cost)<br>Capital cost: Rs. 9.00 lacs (Cost for treatment of biodegradable garbage in Organic Waste Convertor (OWC)<br>O & M cost: Rs. 1.54 lacs/annum (Cost for treatment of biodegradable garbage in Organic Waste Convertor (OWC)</td></tr>
<tr><td>Green Belt Development</td><td>Total RG area:<br><br>RG area under green belt:<br>RG on the ground (sq. m.): 297.82<br>Plantation:<br>• Number and list of trees species to be planted in the ground RG: 26 nos.
<table>
<tr><td>Sr. No.</td><td>Common Name</td><td>Botanical Name</td></tr>
<tr><td>1</td><td>Neem</td><td>Azadiracta indica</td></tr>
<tr><td>2</td><td>Nandruk</td><td>Ficus retusa</td></tr>
<tr><td>3</td><td>Bahava</td><td>Cassia fistula</td></tr>
<tr><td>4</td><td>Shirish</td><td>Albizia lebbeck</td></tr>
<tr><td>5</td><td>Tamhan</td><td>Largerstromia speciosa</td></tr>
<tr><td>6</td><td>Sita Ashok</td><td>Saraca asoka</td></tr>
</table>
Trees to be cut / transplanted: 2 Nos.<br>Budgetary allocation (Capital cost and O&M cost)<br>Capital cost: Rs. 1.47 Lacs<br>O & M cost: Rs. 0.26 Lacs/annum</td></tr>
<tr><td>Energy</td><td>• Power supply:<br>• Maximum demand: 1117 KW<br>• Connected load: 4486 KW<br>• Source: BEST<br><br>Energy saving by non-conventional method:<br>Provision of Solar PV panels for common area lighting<br>Energy efficient fluorescent tube lights, CFL & LED lamps<br>All fluorescent light fixtures will be specified to incorporate electronic chokes, which have less watt-loss, compared to electromagnetic chokes and result in superior operating power factor<br>The UPS will be specified with high input power factor<br>UPS system is proposed with harmonic distortion restricted to less than 5%<br>Bus bars in all distribution panels are specified as copper bus bars<br>Copper conductor cables will be specified for sizes of 16 sq.mm and</td></tr>
</table>

below
All cables will be de-rated to avoid heating during use.
Variable frequency drives will be incorporated on motor feeders
Power factor of the complete electrical system will be maintained close to unity
Presence sensors & daylight sensors will be provided where ever feasible

• Detail calculations & % of saving: 11 %

•Compliance of the ECBC guidelines: (Yes/No) (If yes Then submit compliance in tabular form): Yes
• Budgetary allocation (Capital cost and O&M cost)
Capital cost: Rs. 60.00 lacs (Solar system)
O & M cost: Rs. 1.20 lacs/annum (Solar system)

**DG Set:**
• Number and capacity of the DG sets to be used:
For essential backup
DG set of capacity 650 kVA

•Type of fuel used: Diesel

**Environmental Management plan Budgetary Allocation**

**Construction phase (with Break-up):**
- Capital cost
- O & M cost (Please ensure manpower and other details)

Total cost incurred for EMP

| Sr. No. | Component | Description | Total Cost (Rs. In Lacs) |
|---|---|---|---|
| 1 | Air Environment | Water for Dust Suppression | 5.40 |
| | | Air & Noise monitoring | 0.36 |
| 2 | Water Environment | Tanker Water for Construction | 8.21 |
| | | Drinking Water Analysis | 0.54 |
| 3 | Land Environment | Site Sanitation | 5.00 |
| 4 | Biological Environment | Gardening | 0.16 |
| 5 | Socio-Economic Environment | Disinfection- Pest Control | 3.60 |
| | | First Aid Facilities | 0.09 |
| | | Health Check up | 27.00 |
| | | Personal Protective Equipment | 3.75 |
| | Total Cost | | 54.11 |

**Operation Phase (with Break-up)-**

- Capital cost
- O&M cost (Please ensure manpower and other details)

| Sr. No. | Component | | Description | Capital cost Rs. In lacs. | Operational and Maintenance cost (Rs. in lacs/yr) |
|---|---|---|---|---|---|
| 1 | Air Environment | | Gardening | 1.47 | 0.26 |
| | | | Ambient Air quality & Noise Level | -- | 0.12 |
| | | | Exhaust from DG Set | -- | 0.06 |
| 2 | Water Environment | Waste water treatment | STP cost of (STP of capacity 100 KL) | 37.00 | 11.81 |
| | | Waste water monitoring | -- | -- | 7.30 |
| | | Rain Water Harvesting monitoring | Rain Water Harvesting Tank | 2.10 | 0.11 |
| | | | Rain Water harvesting monitoring | -- | 1.35 |
| 3 | Land Environment (Solid Waste Management) | | Cost for Treatment of biodegradable garbage in OWC | 9.00 | 1.54 |
| | | | OWC manure | -- | 0.20 |
| 4 | Energy Conservation | | Solar panels | 60.00 | 1.20 |
| 6 | Other maintenance cost | | Other maintenance cost (For SWM, Water tanks, DG etc.) | -- | 2.38 |
| Total Cost | | | | 109.57 | 26.33 |

•Quantum and generation of Corpus fund and Commitment:
Project proponent shall operate and maintain EMF for 3 years after giving possession and shall also generate corpus fund during 3 years for O & M of Rs. 78.99 lacs (i.e. 26.33 lacs x 3 years).

•Responsibility for further O &M:
Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.

| | |
|---|---|
| **Traffic Management** | **Nos. of the junction to the main road & design of confluence:**<br>**One entry & Two exits** |

| | |
|---|---|
| | **Parking details:**<br>•Number and area of podia:<br>Wing A: 7 Podium for parking<br>Wing B: 6 Podium for parking<br>•Total Parking area: 5618.82 Sq.mt.<br>•Area per car: 29 Sq. mt./car<br>•4-Wheeler: 192 Nos. |

3. The proposal has been considered by SEIAA in its 75th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

**General Conditions for Pre- construction phase:-**

(i) This environmental clearance is issued subject to relocating DG set on ground and to restrict the car parking to 154 /as per the approval from the Local Planning Authority.

(ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(iii) 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.

(iv) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(v) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(vi) "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.

(vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

**General Conditions for Construction Phase-**

(i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(ii) 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.

(iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

(iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling 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.

(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) 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.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xii) 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.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) 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.

(xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) 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 Environmenent department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxv) 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.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the

building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xxxi) 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.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

**General Conditions for Post- construction/operation phase-**

(i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(ii) Wet garbage 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. Local authority should ensure this.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(vii) 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 and year-wise expenditure should reported to the MPCB & this department.

(viii) 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 http://ec.maharashtra.gov.in.

(ix) 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.

(x) 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.

(xi) 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. $SO_2$, NOx (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.

(xii) 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.

(xiii) 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.

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. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 5 years.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. Any appeal against this environmental 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.
11. This Environment Clearance is issued for proposed redevelopment project "Earth Enclave" at plot bearing C.S. No. 683, 684 & 685 of Girgaon Division, Building No. 114, 114A, 114B (122B), 114C, 114E and 106-112 bearing Cessed No. D-1582 (3), D-1581 (1-3), D-1581 (4), D-1580(1), D-1714 & D-1579 (3) situated at V.P. Road, Mumbai by M/s Earth Graphics.

(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

**Copy to:**

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

5. 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).

6. Regional Office, MPCB, Mumbai.

7. Collector, Mumbai

8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)

9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

10. Select file (TC-3)

(EC uploaded on 16/12/14 )

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 Partner
EARTH GRAPHICS
101, Akruti Aditya Tower, 36, Noshir Bharucha Marg, Grant Road (W).
Mumbai -400007

**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/257477/2022 dated 19 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

| | | |
|---|---|---|
| **1.** | **EC Identification No.** | **EC22B038MH169332** |
| **2.** | **File No.** | SIA/MH/MIS/257477/2022 |
| **3.** | **Project Type** | Expansion |
| **4.** | **Category** | B2 |
| **5.** | **Project/Activity including Schedule No.** | 8(a) Building and Construction projects |
| **6.** | **Name of Project** | Redevelopment Project at Girgaon division by M/s. Earth Graphics |
| **7.** | **Name of Company/Organization** | EARTH GRAPHICS |
| **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: 25/07/2022**

**(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/257477/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Earth Graphics,
CTS No.683,684 & 685,
Girgaon division,V P Road,
Mumbai.

Subject : Environmental Clearance for Proposed expansion in earlier EC of redevelopment project at CTS No.683,684 & 685 of Girgaon division, situated at V P Road, Mumbai by M/s.Earth Graphics.

Reference : Application no. SIA/MH/MIS/257477/2022

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 173rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 244th (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 | |
|---|---|---|---|
| 1 | Proposal Number | **SIA/MH/MIS/257477/2022** | |
| 2 | Name of Project | **Expansion in EC for Redevelopment Project** at Girgaon Division, situated at V.P. Road, Mumbai-400 004, State -Maharashtra. | |
| 3 | Project category | 8 (a) | |
| 4 | Type of Institution | Private | |
| 5 | Project Proponent | Name | Mr. Bhupesh Jain- Partner (For M/s. Earth Graphics) |
| | | Regd. Office address | 101, Akruti Aditya Tower, 36, Noshir Bharucha Marg, Grant Road (West), Mumbai-400 007 |
| | | Contact number | +91-22-23896324 |
| | | e-mail | jain_earth@outlook.com |
| 6 | Consultant | **ULTRA TECH**<br>Certificate No: NABET/EIA/2023/RA 0194<br>Validity: 9th March 2023 | |
| 7 | Applied for | Expansion in EC | |
| 8 | Location of the project | C.S. No. 683, 684 & 685 of Girgaon Division, Building No. 114, 114A, 114B (122B), 114C, 114E and 106-112, bearing Cessed No. D-1582(3), D-1581(1-3), D-1581(4), D-1580(1), D-1714 & D- | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | 1579(3), of Girgaon Division, situated at V.P. Road, Mumbai-400 004 | | | | | |
| 9 | Latitude and Longitude | Latitude: 18°57'22.41"N; Longitude: 72°49'28.28"E | | | | | |
| 10 | Plot Area (sq.m.) | 2882.32 Sq.mt. | | | | | |
| 11 | Deductions (sq.m.) | 159.96 Sq.mt. | | | | | |
| 12 | Net Plot area (sq.m.) | 2722.36 Sq.mt. | | | | | |
| 13 | Ground coverage ($m^2$) & % | 2033.59 Sq.mt. | | | | | |
| 14 | FSI Area (sq.m.) | 20,718.09 Sq.mt. | | | | | |
| 15 | Non-FSI (sq.m.) | 25,705.02 Sq.mt. | | | | | |
| 16 | Proposed built-up area (FSI + Non FSI) (sq.m.) | 46,423.11 Sq. mt. | | | | | |
| 17 | TBUA ($m^2$) approved by Planning Authority till date | 46,423.11 Sq.mt. Concession Approval – CHE/CTY/0656/D/337 (NEW)/337/2/Amend. Dt.11.02.2022 | | | | | |
| 18 | Earlier EC details with Total Construction area, if any. | Received EC from SEIAA, Maharashtra dt. 11.12.2014 (No. SEAC/CR.511/TC-1) for Total Construction area of 31,463.01 Sq.mt. | | | | | |
| 19 | Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) | 260 Sq.mt. (Only piles and some pile caps are completed on site) | | | | | |
| 20 | **Previous EC / Existing Building** | | | **Proposed Configuration** | | | **Reason for Modification / Change** |
| | **Building Name** | **Configuration** | **Height (m)** | **Building Name** | **Configuration** | **Height (m)** | |
| | **Composite building with 2 wings (Wing A & Wing B)** | | | **Composite building with 2 wings (Wing A & Wing B)** | | | |
| | Wing A | Ground + 1st floor for Non-residential user/tenants+ 2nd to 7th parking podium (common for both wings) + 8th parking podium + 9th to 29th residential floor | 106.62 | Wing A | Underground (Services) + Ground Floor + 1st floor for Non-residential user/tenants + P2 to P8 parking podium + 37 floors (including amenity + service floor) | 164.68 | Proposed Expansion in EC due to increase in permissible built-up area as per DCPR 2034 |
| | Wing B | Ground + 1st floor for Non-residential user/tenants+ 2nd to 7th parking Podium (common for both wings) + 8th to 20th upper | 69.10 | Wing B | Underground (Services) + Ground Floor + 1st floor for Non-residential user/tenants + P2 to P8 parking Podia + 13 floors (including | 69.96 | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | residential floor | | | amenity floor) | | |
| 21 | No. of Tenements & Shops | | | Total Flats: 233 nos., Shops | | | |
| 22 | Total Population | | | 1695 numbers of person | | | |
| 23 | Total Water Requirements CMD | | | 169 CMD | | | |
| 24 | Under Ground Tank (UGT) location | | | **Tank Details** | **Location** | **Capacity** | |
| | | | | Fire Fighting tank | Underground | 2 Nos. of tank of total capacity 550 KL | |
| | | | | Domestic Tank | | 3 Nos. of tank of total capacity 125 KL | |
| | | | | Flushing Tank | | 3 Nos. of tank of total capacity 76 KL | |
| | | | | RWH Tank | | 1 Tank of capacity 73 KL | |
| 25 | Source of water | | | Municipal Corporation of Greater Mumbai | | | |
| 26 | Sewage Generation CMD & % of sewage discharge in sewer line | | | •Sewage Generation: 162 CMD<br>•% of treated sewage discharge in sewer line :61 % | | | |
| 27 | STP Capacity & Technology | | | •STP Capacity: 170 KL<br>•Technology: MBBR (Moving Bed Bio Reactor) | | | |
| 28 | STP Location | | | Underground | | | |
| 29 | Solid Waste Management during Construction Phase | | | **type** | **Quantity (Kg/d)** | **Treatment / disposal** | |
| | | | | Dry waste | 9 | Disposal of segregated waste generated to authorized recyclers. | |
| | | | | Wet waste | 6 | | |
| | | | | Construction waste | -- | Part reuse /recycle and disposal of remaining waste to Authorized landfill site | |
| 30 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | | | **Type** | **Quantity (Kg/d)** | **Treatment / disposal** | |
| | | | | Dry waste | 347 | To Authorized | |

| | | | | |
|---|---|---|---|---|
| | | | | recyclers. |
| | | Wet waste | 231 | Organic Waste Converter (OWC) of 600 Kg/day |
| | | E-Waste | NA | -- |
| | | STP Sludge (dry) | -- | Use as manure |
| 31 | R.G. Area in sq.m. | RG required: 272.24 Sq. mt.<br>RG provided on mother earth: 246.26 Sq.mt.<br>RG provided on podium: 25.98 Sq.mt.<br>**Total: 272.24 Sq.mt.** | | |
| | | Existing trees on plot: Nil | | |
| | | Number of trees to be planted: 34Nos. | | |
| | | Number of trees to be cut: Nil | | |
| | | Number of trees to be transplanted: Nil | | |
| 32 | No. of Trees to be planted | a) In RG area: 34 Nos.<br>b) In Miyawaki Plantation (with area): Not proposed | | |
| 33 | Power requirement | During Operation Phase:<br>Connected load (KW): 4827 KW<br>Maximum demand (KW): 1014 KW | | |
| 34 | Energy Efficiency | a) Total Energy saving (%): 23.11 %<br>b) Solar energy (%): 5.10 % | | |
| 35 | D.G. set capacity | 1 DG set of capacity 500 kVA | | |
| 36 | No. of 4-W & 2-W Parking with 25% EV | 4-Wheeler: 332 Nos.<br>E-charging facilities shall be provided | | |
| 37 | No. & capacity of Rain water harvesting tanks /Pits | Provision of Rain water harvesting tank of capacity 73 KL | | |
| 38 | Project Cost in (Cr.) | Rs. 261.50 Crores | | |
| 39 | EMP Cost | **Construction Phase:** Rs. 88.13 Lacs<br>**Operation Phase:**<br>Capital cost: Rs. 83.10 Lacs<br>Operational and Maintenance cost: Rs. 17.68 Lacs/annum | | |
| 40 | CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018 | -- | | |
| 41 | Details of Court Cases/litigations w.r.t the project and project location, if any. | No litigation is pending against the project or land | | |

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

| **COMPARATIVE STATEMENT – AREA AND PARKING DETAILS** | | | |
|---|---|---|---|
| **Description** | **EC received** | **Expansion in EC** | **Remarks** |

| | dt. 11.12.2014 | | |
|---|---|---|---|
| Total Plot Area (sq.mt.) | 2882.32 | 2882.32 | No change |
| Deduction (sq.mt.) | 121.50 | 159.96 | Increased by 38.46 sq. mt. due to increase in width of road (from 7.62 mt. to 9.14 mt.) Same is considered for set back) |
| Net plot area (sq.mt.) | 2760.82 | 2722.36 | Decreased by 38.46 sq.mt |
| Permissible Built-up Area as per FSI (Including Fungible Area) (sq. mt.) | 14,472.38 | 21147.64 | Increased by 6675.26 sq. mt. as per DCR 2034 |
| Built –up Area as per FSI (Including Fungible Area (sq. mt.) | 13,541.00 | 20,718.09 | Proposed increase by 7177.09 sq. mt. due to increase in permissible FSI as per DCR |
| Built up area as per Non FSI (sq.mt.) | 17,922.01 | 25,705.02 | Proposed increase by 7,783.01 sq. mt. |
| Total Construction Built-up Area (sq. mt.) | 31,463.01 | 46,423.11 | Proposed increase by 14,960.10 sq. mt. |
| Parking requirement (Nos.) | 4-wheeler: 195<br>2-wheeler: Nil | 4-wheeler: 316<br>2-wheeler: Nil | Increase in parking requirement by 121 nos. due to increase in number of flats |
| Parking spaces provision (Nos.) | 4-wheeler: 192 | 4-wheeler: 332 | Proposed increase in 4 wheelers by 140 nos. as per parking requirement |

| **COMPARATIVE STATEMENT – PROJECT PROPOSAL** | |
|---|---|
| **EC received dt. 11.12.2014** | **Seeking Expansion in EC** |
| **Wing A:**<br>Ground + 1st floor for Non-residential user/tenants+ 2nd to 7th parking podium (common for both wings) + 8th parking podium + 9th to 29th residential floor<br><br>Ht.: 106.62 mt. (up to terrace level) | **Wing A:**<br>Underground (Services) + Ground Floor + 1st floor for Non-residential user/tenants+ P2 to P8 parking podium + 37 floors (including amenity + service floor)<br><br>Ht.: 164.68 mt. (up to terrace level) |
| **Wing B:**<br>Ground + 1st floor for Non-residential user/tenants+ 2nd to 7th parking Podium (common for both wings) + 8th to 20th upper residential floor<br><br>Ht.: 69.10 mt. (up to terrace level) | **Wing B:**<br>Underground (Services) + Ground Floor + 1st floor for Non-residential user/tenants + P2 to P8 parking Podia + 13 floors (including amenity floor)<br><br>Ht.: 69.96 mt. (up to terrace level) |
| Flats: 154 Nos. | Flats: 233 Nos. |

| Shops: 44 Nos. | | Shops | |
|---|---|---|---|
| **COMPARATIVE STATEMENT - ENVIRONMENTAL PARAMETERS** | | | |
| **Description** | **EC received dt. 11.12.2014** | **Seeking Expansion in EC** | **Remarks** |
| Occupancy (Nos.) | 902 | 1695 | Proposed increase by 793 nos. due to increase in flat nos. |
| Total Water Requirement (KLD) | 112 | 169 | Proposed increase by 57 KLD due to increase in occupancy |
| Sewage Generation (KLD) | 96 | 162 | Proposed increase by 66 KLD due to increase in occupancy |
| Solid waste generation (kg/day) | 360 | 578 | Proposed increase by 218 kg/day due to increase in occupancy |

3. Proposal is an expansion of existing construction project. PP has obtained EC vide SEAC/CR.511/TC-1, dt. 11.12.2014 for Total Construction area of 31,463.01 Sq.mt. Proposal has been considered by SEIAA in its 244th (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 planning:
   a) Revised Water supply NOC; b) Sewer Connection; c) SWD remarks; d) Final CFO NOC; e) HRC NOC;
3. PP to submit certified six -monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to provide adequate 2-wheeler parking and ensure that minimum 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility. PP to submit details of number of 2-wheeler & 4-wheeler parking provided as per norms.
5. PP to submit architect certificate mentioning that no construction done after the expiry of validity of earlier EC.
6. 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.

7. PP to provide portable STP for workers during construction phase. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures. Accordingly, revise EMP of Construction & Operation phase.

**B. SEIAA Conditions-**

1. This EC is restricted up to 120 m height for Wing A as PP has not received HRC NOC.
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- 20718.09 m2, Non FSI- 25705.02 m2 and Total BUA- 46423.11 m2 (Plan approval-CHE/CTY/0656/D/337(NEW)/337/2/Amend, dated-11.02.2022).

**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. 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 give100 % 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 **Error! Hyperlink reference not valid.**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, NOx (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.

N Rau

Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
25/7/2022

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 City.
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: 7/25/2022 1:24:41 PM