



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 Mhaikar
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.

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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 Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 th 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 + 1 st floor for Non-residential user/tenants+ 2 nd to 7 th parking podium (common for both wings) + 8 th parking podium + 9 th to 29 th residential floor	106.62	Wing A	Underground (Services) + Ground Floor + 1 st floor for Non-residential user/tenants + P2 to P8 parking podium + 37 floors (including amenity + service floor)	164.68	
	Wing B	Ground + 1 st floor for Non-residential user/tenants+ 2 nd to 7 th parking Podium (common for both wings) + 8 th to 20 th upper	69.10	Wing B	Underground (Services) + Ground Floor + 1 st 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 •% of treated sewage discharge in sewer line :61 %			
27	STP Capacity & Technology			•STP Capacity: 170 KL •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. RG provided on mother earth: 246.26 Sq.mt. RG provided on podium: 25.98 Sq.mt. 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. b) In Miyawaki Plantation (with area): Not proposed		
33	Power requirement	During Operation Phase: Connected load (KW): 4827 KW Maximum demand (KW): 1014 KW		
34	Energy Efficiency	a) Total Energy saving (%): 23.11 % 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. 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 Operation Phase: Capital cost: Rs. 83.10 Lacs 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 2-wheeler: Nil	4-wheeler: 316 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: Ground + 1 st floor for Non-residential user/tenants+ 2 nd to 7 th parking podium (common for both wings) + 8 th parking podium + 9 th to 29 th residential floor Ht.: 106.62 mt. (up to terrace level)		Wing A: Underground (Services) + Ground Floor + 1 st floor for Non-residential user/tenants+ P2 to P8 parking podium + 37 floors (including amenity + service floor) Ht.: 164.68 mt. (up to terrace level)	
Wing B: Ground + 1 st floor for Non-residential user/tenants+ 2 nd to 7 th parking Podium (common for both wings) + 8 th to 20 th upper residential floor Ht.: 69.10 mt. (up to terrace level)		Wing B: Underground (Services) + Ground Floor + 1 st floor for Non-residential user/tenants + P2 to P8 parking Podia + 13 floors (including amenity floor) 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 give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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, NO_x (ambient levels as well as stack emissions) or critical sector

parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

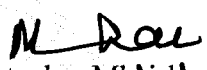
C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid

as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar (Member Secretary, SEIAA)
23/6/2022

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.

