

## MAHARASHTRA POLLUTION CONTROL BOARD

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Consent order No :- *Format1.0/BO/CAC-~~con~~/RO-TN/EIC-TN-4672 -13/O(part)/CAC- 10218*  
Date- *13.12.2013*

To,  
M/s. Cowtown Land Development Pvt.Ltd.  
Lodha Pavillion, Apollo Mills Compound,  
N M Joshi Marg,  
Mahalaxmi, Mumbai - 11.

Subject: Consent to Operate (2<sup>nd</sup> Part) / ORANGE category.

Ref :

1. Consent to Establish granted vide no. BO/RO(P&P)/EIC no.TN-1660-08/E/CC-320 dated 16.7.2008.
2. Environmental Clearance accorded by GoM vide no. SEAC2010/CR-805/TC-2 dated 21.05.2011.
3. Revised Consent to Establish granted vide no. BO/RO/(HQ)/Mumbai/CE/CC-181 dated 9.11.2011 with overriding effect over previous consent.
4. Consent to Operate granted vide no. MPCBHQ/ROHQ/Thane/CO/CC/155 dated 23.1.2012.
5. Minutes of CAC meeting held on 04.12.2013

Your application CO1308000229

Dated: 19.08.2013

For: Consent to Operate (Part)

under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 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. The consent is granted for a period from date of issue up to 30.11.2015.
2. The actual capital investment (for 2<sup>nd</sup> part operate) of the project is Rs.247.95 Crs. (As per CA Certificate submitted by industry i.e. 383.53 crs- 135.58crs.) and total capital investment of the whole project is Rs. 419.16 crs.
3. The Consent to Operate(part) is valid for Residential project named as "Lodha Aqua & Casa Essenza" building no. 4,7,8,9,10,11 & A, B, C of M/s. Cowtown Land Development Pvt. Ltd, on CTS no. 107(pt) (new S. no. 37/1(p)), 108/1,2, 3 (new s. no. 36/1,2,3), 109/1 to 7, 8(pt), 9A, 10 to 28 (new s. no. 38/1 to 7, 8(pt), 9A, 10 to 28), 110/1(pt) to 5(pt) (new s. no. 33/1(pt) to 5(pt)) of Village-mahajanwadi, Thane on plot area of 44,078. mtrs, FSI area of 39,871.05 sq. mtrs, and total BUA 66,618.66 Sq. mtrs. out of total BUA of 1,37,400.19 sq. m. as per occupation certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	345	As per Schedule -I	60%Recycle & excess discharge into municipal sewer

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

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG set (Lodha Aqua-4,7,8,9,10,11-1350 KVA)	1	As per Schedule -II
2.	DG set (Casa Essenza-A, B, C-625 KVA)	1	As per Schedule -II

6. **Conditions under Municipal Solid Waste (Management and Handling) Rule,2000:**

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage & STP Sludge	1088 Kg/Day	Mechanical Composting	Used as Manure
2	Dry garbage	1632 Kg/day	Handed over Municipal facility	Handed over Municipal facility

7. **Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste:**

Sr. No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
N.A.						

8. The 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 authorities.
10. PP shall submit the affidavit in Board's prescribed format within 15 days in the prescribed format regarding the part of the built up area/building for which application for Consent to 1st operate is made and that the same is included in the Environmental Clearance accorded.

For and on behalf of the  
Maharashtra Pollution Control Board

(Rajeev Kumar Mital, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1.	484042/-	214577	12.8.2013	Kotak Mahindra bank Ltd.
2.	11966/-	214623	21.8.2013	Kotak Mahindra bank Ltd.

Copy to:

1. Regional Officer -Thane and Sub-Regional Officer-Thane-II, MPCB,  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

### Schedule-I

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

- 1) A] As per your application, you have provided two Sewage Treatment Plants (STPs) with the design capacity of 400 CMD( 11 buildings of Lodha Aqua) & 175 CMD( three buildings of Casa Essenza A, B, C).
- 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27oC)	100
02	Suspended Solids	100
03	COD	250
04	Residual Chlorine	1ppm

- C ) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	00
2.	Domestic purpose	535
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	00

## Schedule-II

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO <sub>2</sub> Kg/Day
01.	DG set (Lodha Aqua-4,7,8,9,10,11-1350 KVA)	Accoustic enclosure	7.3 *	HSD		1	
01.	DG set (Casa Essenza-A, B, C-625 KVA)	Accoustic enclosure	5 *	HSD		1	

\* above the roof of the building in which it is installed.

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:

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup> .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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).

**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
<b>Existing</b>						
1	Consent to Establish	Rs. 10 lakh	--	Towards compliance of consent conditions	Upto Commissioning of the unit	--
2	Consent to operate (1 <sup>st</sup> part)	Rs. 5 lakh	--	Towards compliance of consent conditions	Continuous	--
<b>Proposed</b>						
1	Consent to Operate (2 <sup>nd</sup> part)	Rs. 10 lakh	--	O & M of STP and MSW processing plant	30.11.2015	31.3.2016

Maharashtra Pollution Control Board

## Schedule-IV

### General Conditions:

- 1) The applicant shall provide facility for collection of environmental samples and samples of trade and 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) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- 4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- 7) The industry should comply with the Hazardous Waste (M,H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazarsous Waste (M,H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30<sup>th</sup> June of every year.
- 8) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 9) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**
- 10) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website([www.mpcb.gov.in](http://www.mpcb.gov.in)).
- 11) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
- 12) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 13) 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 siting 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel
- 14) The industry should not cause any nuisance in surrounding area.
- 15) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
- 16) The applicant shall maintain good housekeeping.
- 17) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31<sup>st</sup> March of the year and number of trees planted by September end, with the Environment Statement.
- 18) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
- 19) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
- 20) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
- 21) The industry shall submit quarterly statement in respect of industries' obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).
- 22) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 23) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.
- 24) **The applicant shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide No. SEAC 2010/CR-805/TC-2 dtd.21<sup>th</sup> May 2011.**