

MAHARASHTRA POLLUTION CONTROL BOARD

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Sion Circle, Sion (E),
Mumbai - 400 022

Consent order No.-Format 1.0/BO/CAC-cell/EIC-TN-5007-14/R & Amalgamation (part)/CAC-14/06458
Date- 09/7/14

To,
M/s. Cowtown Land Development Pvt. Ltd.,
216, Shah & Nahar Estate,
Dr. E. Moses Road, Worli,
Mumbai - 400018

Subject: Renewal of Consent to Operate(1st Part) and Amalgamation (2nd Part) /
ORANGE category.

Ref :

1. Consent to Establish granted vide no. BO/RO(HQ)/Mumbai/ CE/CC-181
Dated 09.11.2011.
2. Environmental Clearance accorded by GoM vide no. SEAC
2010/CR.805/TC.2 dated 21.05.2011 .
3. Consent to Operate (1st part) granted vide no. MPCBHQ/ ROHQ/ Thane/
CO/ CC /155 dated 23.01.2012 valid upto 30.11.2013.
4. Consent to Operate (2nd part) granted vide no. BO/CAC-cell/ RO-TN-4672-
13/O(part)/CAC-10218 dated 13.12.2013 valid upto 30.11.2015.
5. Consent to Operate (3rd part) granted vide no. BO/CAC-cell/RO-TN/EIC-TN-
4673-13/O (part)/CAC-10233 dated 13.12.2013.
6. Minutes of 8th CAC meeting of 2014-15 held on 30.6.2014

Your application CO1404000336

Dated: 09.04.2014

For: Renewal of Consent to Operate (1st Part) and Amalgamation(2nd 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 Renewal of Consent to Operate(1st Part) and Amalgamation(2nd Part) is
granted for a period upto 30.11.2015
2. The actual capital investment of the project is Rs.406.68 Crs. (Part 1-Rs. 158.73 Crs
and Part 2- Rs.247.95 Crs. As per CA Certificate submitted by PP and previous C to
O)
3. The Consent to Operate is valid for Residential Project named as "Lodha aqua and
Casa Essenza" of M/s. Cowtown Land Development Pvt. Ltd. for Buliding No. 1,2,3,5
& 6 on plot bearing CTS No. 107(1pt), 108/1,2,3,109/1 to 7, 10 to 28, 110 (2 & 3pt),
& New CTS No. 37(1pt), 36/1,2,3, 38/1 to 7,10 to 28, 33(2 & 3pt.) and building no.
4,7,8,9,10,11 & A, B, C 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, Dist. Thane
on total plot area of 44078.00 sq.m. and BUA of 120009.91 sq.mtrs. out of Total Built
up area of 137400.19 sq. m. including services and utilities as per the 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	504	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 sets (1350 KVA for Lodha Aqua -1 to 11)	1	As per Schedule II
2	DG sets (625 KVA for Casa Essenza A, B, C)	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	2771.00 Kg/day	Composted using mechanical composting Technology	Mannure
2.	Dry Garbage	4008.00 Kg/Day	No	Given to authorized re-processor

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
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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. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide No. SEAC 2010/CR.805/TC.2 dated 21.05.2011.

For and on behalf of the
Maharashtra Pollution Control Board

(Rajeev Kumar Mital)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1.	317562/-	746548	28.03.2014	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 purpose.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

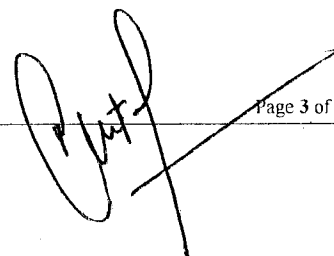
- 1) A] As per your application, you have provided two Sewage Treatment Plants (STPs) with the design capacity of 400 CMD(11 buildings of Lodha Aqua) & 175 CMD(three buildings of Casa Essenza A, B, C).
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve 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)	30
02	Suspended Solids	50
03	COD	100
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	630.00
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-

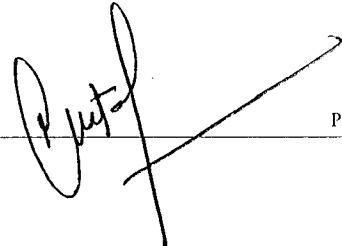
Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO ₂ Kg/Day
01.	DG set (Lodha Aqua-4,7,8,9,10,11-1350 KVA)	Accoustic enclosure	7.3 *	HSD	80 Ltr/Hr.	1	38.4
01.	DG set (Casa Essenza-A, B, C-625 KVA)	Accoustic enclosure	5 *	HSD		1	

* 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 ³ .
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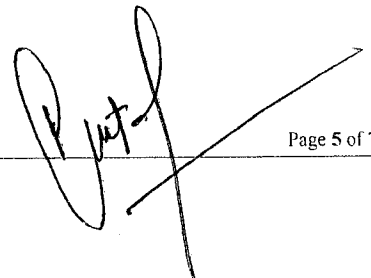
3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its 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
	Existing					
1	Consent to operate	Rs. 10 lakh*	--	Towards O & M of STP and MSW processing plant	Continuous	31.03.2016

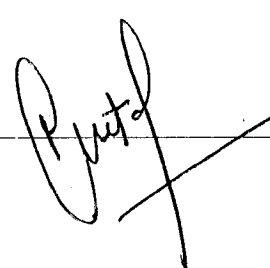
* Existing BG of Rs. 10 Lakhs obtained against condition of C to O dated 13.12.2013 shall be applicable for this amalgamated consent. BGs of Rs. 10 Lakh and Rs. 5 Lakh obtained against condition of C to E dated 09.11.2011 and C to O dated 23.01.2012 respectively shall be released.



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 30th 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).
- 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 31st 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 official e-mail address and any change will be duly informed to the MPCB.
 - 22) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.
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