

# MAHARASHTRA POLLUTION CONTROL BOARD

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Mumbai - 400 022

## Infrastructure /Orange/LSI

Consent order No: Format1.0/BO/RO-HQ/MU-6445-14 /CO/CC-357 | Date-26/03/2015

To,

M/s. Starshine Land Developers Pvt. Ltd.,  
"Aura Biplax", Plot No.7, CTS No.8 & 6(pt),  
S.V.Road, Village-Magathane,  
Borivali (W), Mumbai.

Subject: Consent to 1<sup>st</sup> Operate for Building/Construction project  
ORANGE category.

Ref : Minutes of CC meeting held on 10/02/2015.

Your application no: CO1412000221

Dated: 02/12/2014.

For: Consent to 1<sup>st</sup> Operate for Building/Construction project

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 up to 31/10/2016.
2. The capital investment of the project is Rs. 205.0 Crs. (As per C.A. Certificate submitted by the project proponent).

The Consent to 1<sup>st</sup> Operate is valid for construction of residential cum commercial building project under named as M/s. Starshine Land Developers Pvt. Ltd., "Aura Biplax", Plot No.7, CTS No.8 & 6(pt), S.V.Road, Village-Magathane, Borivali (W), Mumbai of on total plot area of 6,080.00 sq. mtrs, and total construction built up area 32,919.42 sq. mtrs including utilities and services as per construction commencement certificate issued by local body.

### 3. 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	63.0	As per Schedule - I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

### 4. 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 (250 KVA*2 nos.)	2	As per Schedule -II

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

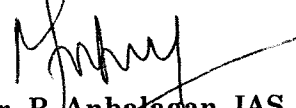
Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	130 kg/day	OWC	Used as Manure
2	Non-Biodegradable	180 kg/day	---	Segregate and Hand over to MCGM for recycling
2	STP Sludge	20 kg/day	---	Used as Manure

6. 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
Nil						

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the part of built up area/building for which application for consent to 1<sup>st</sup> operate is made and that the same is included in the Environmental Clearance accorded.
11. Project Proponent shall install Organic Waste Converter (OWC) within 3 months.
12. This consent to operate issued on the basis of certificate issued your architect dtd. 11/03/2015 stated that M/s. Starshine Land Developers P. Ltd. has constructed commercial cum residential building known as "Aura Biplax" on plot no.7, bearing old CTS No.6(pt) & 8 and New CTS No. 8/A/1,8/A/2 & 8B of village Magathane at S.V. Road, Borivali(W), Mumbai, as per provision of D.C. Regulations of M.C.G.M.
13. Project Proponent shall obtain occupancy certificate from competent authority before handover the flats to occupier.

For and on behalf of the  
Maharashtra Pollution Control Board

  
Dr. P. Anbalagan, IAS  
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1.	4,10,000 /-	262737	13/11/2014	Indian Overseas Bank

Copy to:

1. Regional Officer - Mumbai and Sub-Regional Officer Mumbai-IV, 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 consent application, you have provided the sewage treatment system with the design capacity of 70.0 CMD.
- B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Detergent	Not to exceed	01 mg/l.

- C] The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.
- 3) The firm 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 there under 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.	Domestic purpose	89.0

- 5) The firm shall provide Specific Water Pollution control system as per the conditions of EPA Act, 1986 and rule made there under from time to time/ Environmental Clearance.



**Schedule-II**

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

1. As per your application, you have erected 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
01.	DG set (250 KVA*2 nos.)	Acoustic Enclosure	2.5*	LDO	100 Lit/Hr

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

# D.G. Set shall be operate only in case of power failure.

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/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).
5. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase



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

Sr. No.	Consent: (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of EG	Compliance Period	Validity Date
1	Consent to Operate	Rs. 10 lakh	15 Days	Towards compliance of consent conditions	31/10/2016	31/01/2017
2	Consent to Operate	Rs. 5 lakh	15 Days	Towards installation of OWC	31/05/2015	31/10/2016

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Maharashtra Pollution Control Board

#### Schedule-IV

##### General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall revalidate and comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2010/CR.644/TC.2 dtd.26/05/2011 & amended vide dtd.11/07/2011
- 2) 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.
- 3) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011.
- 4) 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.
- 5) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 6) 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.
- 7) 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) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) 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.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) 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.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 8) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 9) 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.
- 10) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 11) The treated sewage shall be disinfected using suitable disinfection method.

