

**MAHARASHTRA POLLUTION CONTROL BOARD**

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Sion Circle, Sion (E),  
Mumbai - 400022

Consent order No: - Format 1.0/BO/CAC-cel/EIC- TN- PN-5792-15/E/CAC-

Date- 16/5/15

5790

To,  
Ishwar Realty and Technologies Pvt Ltd ,  
216, Shah & Nahar Industrial Estate,  
Dr. E. Moses Road, Worli,  
Mumbai- 400018.

Subject: Consent to Establish for residential and commercial project and multi level car parking building project Orange category.

Ref :

1. Environmental Clearance granted by MoEF vide no. F.no. 21-65/2014-IA.III dated 15.4.2015.
2. Your application approved in 2<sup>nd</sup> CAC meeting of 2015-16 held on 14.5.2015

Your application CE1504000500

Dated: 15 Apr 2015

For: Consent to Establish for residential and commercial project and multi level car parking building project

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 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 commissioning of the project of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 3110 Crs (As per undertaking submitted by project proponent)
3. The Consent to Establish is valid for construction of residential and commercial project and multi level car parking building project M/s. Ishwer and Technology Pvt Ltd on plot bearing new sr. no. 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10A, 63/10B, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 66, 67, 68/1, 68/2, 68/3, 69/1, 69/2, 69/3, 69/4A, 69/5, 73/6, 65/1, 65/5, 59/1, 61, 65/4, 60, 68/4, 68/5, 69/4B, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73/1, 73/2, 73/3, 73/4, 73/5, 73/7, 65/2, 65/4, 65/3, 68/2 of Vill- Balkum New sr. no. 11, 92, 93/2B, 23/2, 23/4, 23/5, 30/1, 30/2, 30/3, 30/4, 31/1, 31/2, 31/3, 31/4, 32/1A, 32/2A, 32/2B, 32/3, 33/1, 12, 23/1, 23/3, 23/6, 25, 26, 30/5, 10/1B of vill-Dhokali and new sr. no. 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2, 52/3, 52/4, 52/5, 52/6, 53/1B, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7B, 53/8, 54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/11, 60/12, 60/13, 60/14, 60/16, 60/17, 60/18, 60/19, 60/20A, 104, 274/1, 60/8B, 6/9B, 60/10A, 60/11 B of vill- Kolshet, Thane, Maharashtra on total plot area 355704.6 sq.m. and total construction BUA(FSI+Non-FSI) 1842837.37 sq.m. including utilities and services as per construction commencement certificate issued by local body.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	0.00	NA	NA
2.	Domestic effluent	5932.00	As per Schedule -I	Recycle and reuse and remaining discharge to municipal sewer

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

Sr. No.	Description of stack/source	Number Of Stack	Standards to be achieved
1	DG set (6x630 KVA)	6	As Per Schedule -II
2	D G Set (16 x 400 KVA)	16	As Per Schedule -II
3	DG set ( 315 KVA)	1	As Per Schedule -II
4	D G Set (3 x 150 KVA)	3	As Per Schedule -II

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

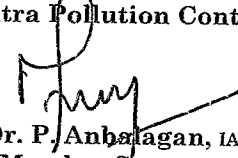
Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Wet Waste	14129	Kg/Day	OWC	Use as manure
2	Dry Waste	9419	Kg/Day		Sale

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal

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 within 15 days in the prescribed format regarding the compliance of conditions of EC and C to E.
11. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by MoEF vide no F.no. 21-65/2014-IA.III dated 15.4.2015.
12. The applicant shall not take effective steps for implementation of construction project before implementing safe closure plan and obtaining associated certification regarding completion of the same. The consent to operate shall be granted only after compliance this condition.
13. The applicant shall comply with the conditions stipulated in NOC granted by Board on 28.4.2015 for disposal of hz soil/debris at MWML, Mumbai.

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	6220100	372572	13 Apr 2015	Kotak Mahindra Bank Ltd.

## Copy to:

1. Regional Officer, Thane and Sub-Regional Officer MPCB, Thane-I  
-- 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 proposed to install four Sewage Treatment Plants (STPs) with the design capacity of 1100 CMD, 100 CMD, 2700 CMD & 2200 CMD.
- B] The Applicant shall operate the effluent 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 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.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	6355.00
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

Schedule-IITerms & conditions for compliance of Air Pollution Control:

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

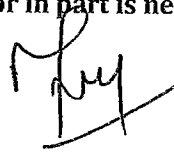
Sr. No.	Stack Attached No.	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	S02
1	DG set (6 x 630 KVA)	Acoustic enclosure	5 Mtr *	Diesel	65 each	Ltr/Hr	1	
2	D G Set (16 x 400 KVA)		4 mtrs * each		32 each	Ltr/hr	1	
3	DG set ( 315 KVA)		3.5 mtrs *		32 each	Ltr/hr	1	
4	D G Set (3 x 150 KVA)		2.4 mtrs * each		17	ltr/hr	1	

\* Above 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
1	Consent to Establish	Rs. 10 lakh	15 days from date of issue of consent	Towards compliance of EC and consent conditions	Upto Commissioning or 5 years which ever is earlier	Five years from date of issue of consent

*M. J.*

**Maharashtra Pollution Control Board**

**Schedule-IV****Conditions during construction phase**

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.

**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 shall comply with the Hazardous Waste (M,H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazardous 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) **The industry shall comply with the E- waste (M & H) Rules, 2012.**
- 9) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before actual commencement of the Unit/ Activity.**
- 11) 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)).
- 12) 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.
- 13) 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.

14) 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.
- 15) The industry should not cause any nuisance in surrounding area.
- 16) 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.
- 17) The applicant shall maintain good housekeeping.
- 18) 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.
- 19) 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.
- 20) 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.
- 21) 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.
- 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.

