

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
E-mail: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2<sup>nd</sup> - 4<sup>th</sup> Floor  
Opp. Cine Planet Cinema,  
Near Sion Circle, Sion (E)  
Mumbai-400 022.

Consent order No: - Format1.0/BO/CAC-cell/TN-6244-16/CE(Reval)/CAC- 8696  
Date- 02/07/2016

To,  
M/s. Lodha Developers Pvt. Ltd.  
New Survey No. 100/1100/2, 100/9, 105/1, 105/2, 105/3A, 105/3B, 105/4, 105/5, 105/6A, 105/6B,  
105/7, 106/1, 106/2, 106/3, 106/4, 106/5, 101/2, 108/1, 108/2, 108/3, 108/4A, 108/4B, 108/5, 108/6,  
108/7, 108/8, 108/8A, 108/9B, 108/10A, 108/10B, 107/1p, 107/2, 107/3, 107/4, 107/5, 1/1, 1/2, 2/1, 3/1,  
3/3, 3/4, 3/5, 3/6, 3/7, 3/8, 3/9, 3/10, 3/11, 3/12, 4/6/2, 109/14 of Village Bhayandarpada, Ghodbunder  
Road, Thane (West)

Subject: Revalidation of Consent to Establish for construction of Residential Project with MMRDA rental housing scheme under ORANGE category.

Ref :

1. Environmental Clearance granted by Environment Department, GoM vide no. SEAC-2010/CR.103/TC.2 dated 30.11.2012 and amendment in EC dated 29.04.2014.
2. Consent to Establish granted by Board vide no. BO/RO(HQ)/CE/CAC-2416 dated 21.03.2013.
3. Your Application approved in 2<sup>nd</sup> CAC meeting of 2016-2017 held on 02.06.2016

Your application CE11602000276

Dated: 03.02.2016

For: Revalidation of Consent to Establish for construction of Residential Project with MMRDA rental housing schemes

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 Revalidation of Consent to Establish is granted for a period up to: commissioning of the project or further 5 years i.e. upto 10.01.2021 whichever is earlier.

2. The proposed capital investment of the remaining part of the project is Rs. 222 crs (As per undertaking submitted by project proponent), As per EC- capital investment of the entire project is Rs. 703 crs.

3. The Revalidation of Consent to Establish is valid for construction of Residential Project with MMRDA rental housing scheme named as "Casa Univis" of Lodha Developers Pvt. Ltd. at Vill Bhayandarpada, Ghodbunder Road, Thane on Plot area of 1,81,958 sq.m. and Construction BUA of 4,36,969.83 sq.m. (Total construction BUA of 6,57,866 sq.m. - construction completed BUA of 2,20,896.17 sq.m.) including utilities and services as per construction commencement 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	N.A.

		Schedule -I	recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body
--	--	-------------	--

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 (2 x 750 KVA)	2	As Per Schedule -II
2	DG Set (2x500 KVA)	2	As Per Schedule -II

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

Sr. No.	Type Of Waste	Quantity	Treatment	Disposal
1	Wet Garbage	6134 Kg/day	Organic Waste Converter (OWC)	use as manure
2	Dry Garbage	9202 kg/day	-	Hand over to local body or sale for recycle
3	STP sludge	61 kg/day	-	use as manure

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Nil	--	--	--	--

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. Project Proponent shall submit the affidavit within 15 days in the prescribed format regarding the compliance of conditions of EC and Consent to Establish.
11. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by Environment Department, GoM vide no. SEAC-2010/CR.103/TC.2 dated 30.11.2012 and amended EC dated 29.04.2014.

For and on behalf of the  
Maharashtra Pollution Control Board

*(P.K. Mirashe)*  
(P.K. Mirashe)

Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	4,44,100/-	656110	18.01.2016	Kotak Mahindra Bank

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 Sewage Treatment Plants (STPs) of capacity 2100 CMD based on MBR technology for Sale component and 1500 CMD based on MBBR technology for Rental component of entire project .

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 )	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

C ) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit

- 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	Nil
2.	Domestic purpose	3139
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	Nil
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	Nil

Schedule-II

Terms & 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-

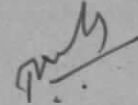
Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity and UOM	S%
1	DG Set (2 x 750 KVA)	Acoustic enclosure	4. each	HSD	@ 0.21 liters/hr/KVA at full load.	1
2	DG Set (2x500 KVA)	Acoustic enclosure	5. each	HSD	@ 0.21 liters/hr/KVA at full load.	1

\* 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> .
--------------------	---------------	--------------------------

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).



Maharashtra Pollution Control Board

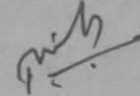
Schedule-III  
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity++
1	Consent to Establish	Rs. 10 lakh	15 days from date of issue of consent	Towards compliance of Environmental Clearance and Consent to Establish condition.	COU or 5 years whichever is earlier	Validity of this consent + 4 months

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

++ The Bank Guarantee(s) shall be valid for a period upto: Validity of consent + 4 months

# Existing BG obtained for above purpose if any may be extended for period of validity as above.



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 should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

##### **General Conditions:**

- 1) 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.
- 2) 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, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) 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.
- 4) 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.
- 5) 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) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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.
- 6) 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.
- 7) 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.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**