

MAHARASHTRA POLLUTION CONTROL BOARD

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No:- Format1.0/CAC-CELL/UAN No.0000064371/CE - 2102000339 Date: 05/02/2021

To,
M/s. T. Bhimjyani Realty Pvt. Ltd.,
'Neelkanth Woods', Mulla baug, near Hill
Crest Society, off Ghodbunder Road,
Thane (W)

Sub: Grant Re-validation of Consent to Establish with additional BUA for construction of residential project under L.S.I Red Category

- Ref:**
1. Environment Clearance accorded by Env. Dept GoM vide dated 28.12.2013.
 2. Previous Consent to Establish accorded by Board vide dated 11.07.2014.
 3. Ammendment in Environment Clearance with change in name vide dated 15.06.2018.
 4. Renewal of consent (Part-I) accorded by Board vide dated 08.05.2020 which is valid up to 30.11.2021
 5. 1st Consent to operate (Part-II) accorded by Board vide dated 16.03.2020 which is valid up to 31.12.2020.
 6. Minutes of CAC meeting held on 15.02.2020.
 7. SCN for refusal of re-validation of C to E issued by Board vide dated 12.01.2021.

Your application NO. MPCB-CONSENT-0000064371

For: grant of re-validation of Consent to Establish for remaining construction BUA 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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 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 upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.920 Crs. (As per undertaking submitted by pp).**
3. **The grant of re-validation of Consent to Establish for remaining construction BUA is valid for construction of residential building project named as "Neelkanth Wood" by M/S. T. Bhimjyani Realty Pvt. Ltd., bearing Sr. No. 312/1A, 313/3, 314/5, 314/7, 314/9, 315/3, 316 (PT), 317/4, 318/1D and 321/3B, Mulla baug, near Hill Crest Society, off Ghodbunder Road, Thane (W), Thane on Total Plot Area of 1,77,735.00 Sq.Mtrs for remaining total construction BUA of 2,44,296.86 Sq.Mtrs out of 3,46,550.45 Sq.Mtrs as per EC granted vide dated 15.06.2018 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 28.12.2013	177780.00	347310.90

(Signature)

2	Previous consent to establish dated 11.07.2014	177780.00	330962.08
3	Renewal of consent (Part-I) dated 08.05.2020	177780.00	17189.08
4	1st Consent to operate (Part-II) dated 16.03.2020	177780.00	85064.51
5	Amendment in Environment clearance dated 15.06.2018	177780.00	346550.45

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	842	As per Schedule - I	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 utilized on land for gardening/for construction activity during construction phase and there shall not be any discharge outside the premises till completion of the project.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-2	DG Sets(2 x 250 KVA)	2	As per Schedule -II
S-3 to S- 4	DG Sets (2 x 380 KVA)	2	As per Schedule -II
S-5 to S-6	DG Sets (2 x 320 KVA)	2	As per Schedule -II
S-7	DG Set (110 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	2288 Kg/Day	OWC followed by composting	Used as manure for gardening within own premises.
2	Non-Biodegradable	1529 Kg/Day	Sagregation	Sale to authorized vendor for recycling
3	STP Sludge	100 Kg/Day	Drying	Used as manure within own premises for gardening/plantaion

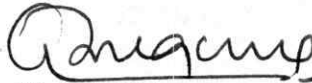
7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used /spent oil	As Actual	Ltr/A Reprocessing	Sale to authorized recycler

(Signature)

- 8 This 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 agencies.
- 10 PP shall comply with the conditions stipulated in Environment Clearance (EC) & consent to establish and shall submit the undertaking in Boards prescribed format within 15 days towards compliance of the same.
- 11 PP shall provide STP to achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- 12 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 utilized on land for gardening/for construction activity during construction phase and there shall not be any discharge outside the premises till completion of the project.
- 13 PP shall provide organic waste converter followed by composting facility for the treatment of wet garbage.
- 14 PP shall submit BG of Rs. 25 Lakhs towards compliance of conditions stipulated in EC and consent to establish.
- 15 PP shall provide bus transport for residents/ employee to the extent possible directly or indirectly through the operator so as to reduce traffic congestion and resultant in reduction of air pollution.
- 16 PP will be responsible for proper operation & maintenance of pollution control systems for initial period of five years after Society formation and afterwards handover the facility to the Society for its further operation in good and working conditions.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1840000.00	5448006	27/03/2019	NEFT
2	1840000.00	MPCB-DR-3855	14/01/2021	NEFT

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CAC Desk - for record & website updating purposes.

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

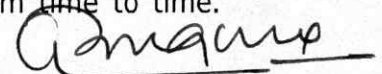
- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **1050 CMD for treatment of domestic effluent of 842 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the 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
1.	pH	5.5-9.0
2.	Bio-Chemical Oxygen Demand (BOD)	10
3.	Chemical Oxygen Demand (COD)	50
4.	Nitrogen Total	10
5.	Phosphorus-Total (For Discharge into Ponds, Lakes)	1.0
6.	Fecal Coliform (FC) (Most Probable)	Desirable-100 Permissible-230

- 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 utilized on land for gardening/for construction activity during construction phase and there shall not be any discharge outside the premises till completion of the project.
- 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) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

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	1031.00
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

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



SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

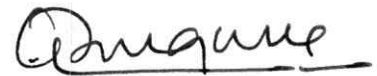
- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S- 2	DG Sets(2 x 250 KVA)	NA	3.5	HSD	52.5 Kg/Hr
S-3 to S-4	DG Sets (2 x 380 KVA)	NA	3.5	HSD	79.8 Kg/Hr
S-5 to S- 6	DG Sets (2 x 320 KVA)	NA	3.5	HSD	67.2 Kg/Hr
S-7	DG Set (110 KVA)	NA	3.5	HSD	23.1 Kg/Hr

- 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.

Total Particular 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 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) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



**SCHEDULE-III
Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Re-validation of C2E	Rs. 25.0 Lakh	15 days	Towards compliance of consent conditions & EC conditions	31.10.2025	28.02.2026

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

BG Forfeiture History

Srno.	Consent (C2E/C20/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	Nil	NA	NA	NA	NA	NA

BG Return details

Srno.	Consent (C2E/C20/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	NA	NA	NA	NA

Rangam

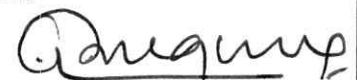
SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time 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 Solid Waste Management Rule 2016, 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) 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 MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments 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 Solid Waste Management Rule 2016 & 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.

Amrume

