

Date: 26.05.2025

To,
The CCF, Regional Office (WCZ),
Ministry of Environment, Forests & Climate
Ground Floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur - 440001

Sub: Submission of Environmental Clearance Compliance Status for the period of **October 2024 - March 2025**.

Ref: a) Environmental Clearance vide letter no. SEIAA-EC-0000000289 Dated. 11.05.2018.
b) Amendment in EC vide letter no. EC 22B039MH113214 dated 16.07.2022.

Dear Sir,

We have received Environmental Clearance and Amendment in EC from SEIAA for Integrated Residential Township Project on Plot bearing S. No. 224, 225, 227, 228, 230, 231, 232, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 271, 270, 271, 272, 273, 274, 275, 276, 277, 278, 270, 271, 291, 292, 293, 294, 296, 297, 298, 299, 301, 302 of village Anjur, plot bearing S.No.12, 14, 15, 21, 22, 25, 26, 27, 29, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 of village Mankoli, plot bearing S. No. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 of village Surai, Plot bearing S. No. 32, 33, 34, 35, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 of village Sarang and plot bearing S. No. 21 of village Vehale, Tal. Bhiwandi, Dist. Thane

As per condition Stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for the period of **October 2024 - March 2025** along with the desired information and copies of documents are as under:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Report (October 2024 - March 2025)

We hope the above is to your satisfaction.

Thanking You.
Yours faithfully,
For M/s. Macrotech Developers Limited



Authorized Signatory

Encl: a/a

CC to:

1. **The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai- 400 022.**
2. **Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara.**

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS**MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE CHANGE****REGIONAL OFFICE (W), NAGPUR****Monitoring Report****PART - I****DATA SHEET**

1.	Project type: River-valley/Mining/Industry/Thermal/Nuclear/Other (Specify)	Integrated Residential Township project
2.	Name of the Project	Proposed Amendment/Expansion in EC for Integrated Residential Township Project by Macrotech Developers Ltd.
3.	Clearance letter (s)/OM No. And Date	a) Environmental Clearance letter No. SEIAA-EC-0000000289 Dt. 11.05.2018. b) Amendment in EC vide letter no. EC 22B039MH113214 dated 16.07.2022
4.	Location: a) District (s) b) State (s) c) Location d) Latitude/Longitude	Bhiwandi Maharashtra Village Anjur, Mankoli & Vehale 19°13'50.76" N 73°03'11.14" E
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/telex/ fax numbers)	Mr. Kedar Bakalkar M/s. Macrotech Developers Limited Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai 400011.
6.	Salient features a) Of the project	Plot area: 13,65,595.28 sq. m. FSI area: 17,40,841.08 sq. m. Non-FSI area: 11,91,457.37 sq. m. Total Built-up area: 29,32,298.45 sq. m. <u>Building Details:</u> The proposed project will have Residential Buildings, Commercial buildings, and public facilities viz. school, health centre, shopping centre, fire station, Burial ground, cremation ground, transport hub, police station, club house and meditation centre etc.

		156 nos. of Residential buildings, 821 Villas, 27 nos. of Commercial buildings, Area - 5,18,749.52 m ² , 12 nos. of Non-Residential buildings Area - 3,827.25 m ²
	b) Of the Environmental management plans	• Sewage Treatment Plant - STP of total capacity 18500 KLD with MBBR technology will be provided at site. • Tree Plantation Details - Tree plantation will be carried out on 2,67,410 sq. m. <u>Plantation Details-</u> • Existing trees on plot: 1611 nos. • Number of trees to be planted: 19,189 nos. a) In RG area: 10,752 nos. b) In Miyawaki Plantation (with area): 20,221.97 sq. mt • Number of trees to be cut: 105 nos • Number of trees to be transplanted: 598 nos. • Rainwater Harvesting - Bore holes: 297 nos. 46 nos. of rainwater harvesting tank of total capacity 7165 KL will be provided at site.
7.	Break-up of the project area	Plot area: 13,65,595.28 sq. m. FSI area: 17,40,841.08 sq. m. Non-FSI area: 11,91,457.37 sq. m. Total Built-up area: 29,32,298.45 sq. m.
	a) Submergence area forest and non-forest	Not applicable
	b) Others	--
8.	Break-up of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless laborers/artisans: SC, ST/Adivasi	Not applicable
9.	Financial details: a) Project cost as originally planned and subsequent revised estimates and the year of price reference:	Rs. 6544 Cr. (Including expansion cost of Rs. 4439 Cr.)

	b) Allocation made for environmental management plans with item wise and year wise break up: c) Benefit cost ratio/Internal rate of return and the year of assessment: d) Whether (c) includes the cost of environmental management as shown in the above e) Actual expenditure incurred on the project so far f) Actual expenditure incurred on the environmental management plans so far	Capital cost: 12,750 lakhs O&M Cost: 1825 Lakh/yr -- -- -- --
10.	Forest land requirement: a) The status of approval for diversion of forest land for non-forestry use b) The status of cleaning felling c) The status of compensatory afforestation, if any d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience	Not applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not applicable
12.	Status of construction a) Date of commencement (Actual and/or planned) b) Date of completion (Actual and/or planned)	June 2018 June 2028
13.	Reason for the delay of the project is yet to start	NA
14.	Dates of site visits	
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	--
	(b) Date of site visit for this monitoring report	October 2024 to March 2025

15.	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.)	a) Environmental Clearance letter No. SEIAA-EC-0000000289 Dt.11.05.2018. b) Amendment in EC vide letter no. EC 22B039MH113214 dated 16.07.2022
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Ref	a) Environmental Clearance letter No. SEIAA-EC-0000000289 Dt.11.05.2018. [Annexure II(A)] b) Amendment in EC vide letter no. EC 22B039MH113214 dated 16.07.2022 [Annexure II(B)]
To	M/s. Macrotech Developers Limited.
For	Proposed Amendment/Expansion in EC for Integrated Residential Township Project.
Status	The status of Construction is attached as Annexure – III .

Specific Conditions:**A. SEAC Conditions-**

1	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	The project has obtained plan approval from MMRDA vide No. SROT/ BSNA/ 2501/ BP/ Amended/ITP-Anjur, Mankoli, Surai, Sarang & Velhe/531/2021 dated. 03.06.2021.
2	PP to obtain following NOCs as per revised planning a) water supply b) Sewer NOC c) SWM/ C & D NOC, d) CFO NOC e) tree NOC f) Nalla remarks g) SWD Remarks	Yes, we have obtained all the required NOCs as per the revised plan.
3	PP to submit geo-hydrological survey report and provide maximum Nos. of rainwater Harvesting tanks along with recharge pits.	Noted & complied. The geo-hydrological survey report has been submitted. The details of RWH tanks along with recharge pits submitted as well.
4	PP to submit for undertaking that they have maximum utilization of excess treated water for ongoing construction. PP to submit a sustainable plan for the use of excess treated water.	Undertaking regarding the utilization of excess treated water is submitted. Water balance for the project along with NOCs obtained from RMC & Gram Panchayat for the use of excess treated water is submitted as well.
5	PP to get NOC from competent authority with reference to Thane creek Flamingo Sanctuary.	The NOC from competent authority with reference to TCFS is Not applicable to the project as the site is outside of the ESZ of TCFS as per the Final Notification S.O. 4293(E) dated.

		14.10.2021.
6	PP to obtained peso license for the storage of diesel as 64 Nos of DG sets with capacity of 53,500 kVA are going to installed within the project site.	Noted & will be complied with.
7	PP to provide Low Flow Devices (LFD) & sensors as water conservation measures in operation phase; PP to provide portable STP for workers in construction phase. & accordingly revise construction & operation phase EMP.	Noted & will be complied with. Low Flow Devices (LFD) & Sensors as water conservation measures will be provided in operation phase. The photographs of portable STP provided for workers during construction phase are enclosed as Annexure – IV .
8	Planning authority to ensure sewer lines network and storm water drainage network before issuing Occupation Certificate.	Noted & agreed.

B. SEIAA Conditions-		
1.	PP to plant 10,752 no of trees as compensatory Plantation as per the amended provision of the Maharashtra (Urban Areas) Protection and preservation of trees Act,1975 and strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and preservation of trees Act, 1975 as amended during the validity of Environmental Clearance.	Noted & agreed.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.

3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted. 5 % of the total energy requirement will be met through renewable sources.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F. No. 22-34/2018-IA.III dtd. 04.01.2019.	Yes, we will regularly comply with the standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019.
5.	SEIAA after deliberation decided to grant EC for FSI :11,94,148.49 m ² , NON FSI 9,95,533.50 m ² Total BUA -21,81,681.99 m ² (Plan Approval – SPORT/BSNA/2501/BP/Amended/ITP Anjur , Mankoli, Suraj , Sarang & Velle/531/2021 dated 03.06.2021.	Yes, we have received the EC for FSI Area- 11,94,148.49 m ² , Non FSI area of 9,95,533.50 m ² , Total Build Up Area- 21,81,681.99 m ² .

General Conditions:**A) Construction Phase-**

I.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The solid waste generated during Construction phase is as given below: <table border="1"> <thead> <tr> <th>Type</th><th>Qty (Kg/d)</th><th>Treatment/disposal</th></tr> </thead> <tbody> <tr> <td>Dry waste</td><td>160</td><td>Will be handed over to Local body</td></tr> <tr> <td>Wet waste</td><td>240</td><td>Will be handed over to Local body</td></tr> <tr> <td>Construction waste</td><td>80,000 m³</td><td>Will be disposed of as per Construction Waste Management Rules, 2016.</td></tr> </tbody> </table>	Type	Qty (Kg/d)	Treatment/disposal	Dry waste	160	Will be handed over to Local body	Wet waste	240	Will be handed over to Local body	Construction waste	80,000 m ³	Will be disposed of as per Construction Waste Management Rules, 2016.
Type	Qty (Kg/d)	Treatment/disposal												
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Construction waste	80,000 m ³	Will be disposed of as per Construction Waste Management Rules, 2016.												
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring	The muck is disposed of with the permissions of competent authority at the approved site.												

	communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people. Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling purpose.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	There is no generation of any bituminous material or any hazardous material at the site till date & if generated it will be disposed as per the MPCB norms.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	An adequate drinking water facility is provided for the construction workers at the site. The waste generated from the labour colony is mostly household waste, which is collected and disposed in Municipal Solid Waste Management Facility
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	Separate drainage lines will be provided to prevent the mixing of wastewater and storm water.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Yes. Pre-mixed concrete, curing agents etc. will be used to reduce water demand.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Not applicable as there is no source of Ground water.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	There is no Ground water source within the project site.

IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Yes, low flow rate fixtures and low flush, dual cisterns will be used during operation phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	We will be strictly adhered to the Energy Conservation Building code.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Yes, all the topsoil and construction debris will be used for the development of green belt.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Regular monitoring of soil & water is carried out at site through MoEF recognized laboratory. There is no ground water source at site.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted & agreed.
XV.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Power requirement during the construction phase will be fulfilled using DG sets.

XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted & agreed.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply with the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	The vehicles hired to bring construction material to site are thoroughly checked with a valid PUC certificate. Adequate parking space is also made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Ambient noise levels are maintained well within residential standards. Please refer to monitoring reports for Noise attached as Annexure – I . Adequate measures are taken to reduce the ambient air and noise level to confirm stipulated standards by CPCB/MPCB.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided in consultation with Maharashtra Pollution Control Board.	DG sets of total capacity 53,500 kVA will be used as power backup during operation phase, care will be taken that adequate acoustic will be provided to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
XX.	Regular supervision of the above and	Regular supervision is done by our site

	other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	engineer to take care of the construction activity and of the surroundings.
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B) Operation Phase-

I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The solid waste generated during Operation phase is as given below: <table border="1"> <thead> <tr> <th>Type</th><th>Qty (TPD)</th><th>Treatment/disposal</th></tr> </thead> <tbody> <tr> <td>Dry waste</td><td>23</td><td>Handed over to local body</td></tr> <tr> <td>Wet waste</td><td>45</td><td>Composted using Bio-methanation Plant of capacity 45 TPD (9 modules of 5 TPD each)</td></tr> <tr> <td>Inert waste</td><td>8</td><td>Sent to landfill site within project boundary.</td></tr> <tr> <td>E-waste</td><td>300 Ton/yr</td><td>Authorized recyclers</td></tr> <tr> <td>STP Sludge (dry)</td><td>180 kg/d</td><td>STP sludge will be composted</td></tr> </tbody> </table>	Type	Qty (TPD)	Treatment/disposal	Dry waste	23	Handed over to local body	Wet waste	45	Composted using Bio-methanation Plant of capacity 45 TPD (9 modules of 5 TPD each)	Inert waste	8	Sent to landfill site within project boundary.	E-waste	300 Ton/yr	Authorized recyclers	STP Sludge (dry)	180 kg/d	STP sludge will be composted
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E-waste	300 Ton/yr	Authorized recyclers																		
STP Sludge (dry)	180 kg/d	STP sludge will be composted																		
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	300 Ton/yr E-waste generated will be disposed of to authorized recycler as per E- Waste Rules, 2016.																		
III.	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to	Sewage treatment plants with a total capacity of 18,500 CMD with MBBR technology will be provided. Construction and installation of STP will be carried out through an expert consultant. The treated sewage will be reused for gardening and flushing purposes. The dual plumbing system will be provided at																		

	the maximum extent possible. The treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	site to recycle the treated water for flushing purposes. The plant will be designed as per standards prescribed by Maharashtra Pollution Control Board.
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Yes, all the required facilities such as STP, MSW disposal facility, green belt development, etc. will be in place prior to occupation of building.
V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Yes, we ensure that all the facilities such as drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms will be in place prior to application for OC.
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Parking is planned in such a way that there will not be any congestion issue. Parking will be fully internalized. <u>Parking Details:</u> 2-Wheeler: 50,475 Nos. 4-Wheeler: 31,804 Nos.

VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Yes, we noted the condition & agreeable to the same. Electrical points for charging electric vehicles will be provided. EV Charging points: 20,575 nos.
VIII.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	- The green area proposed is 2,67,410 Sq. mt. <u>Plantation Details-</u> - Existing trees on plot: 1611nos. - Number of trees to be planted: 19,189 nos. a) In RG area: 10,752 nos. b) In Miyawaki Plantation (with area): 20,221.97 sq. mt - Number of trees to be cut: 105 nos. - Number of trees to be transplanted: 598 nos. - Landscape will be developed considering CPCB guidelines including selection of plant species. The tree species which planted will be of local variety.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	A separate environment management cell with qualified staff will be formed for implementing the same.
X.	Separate funds shall be allocated for implementation of environmental. Protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds are allocated for implementation of environmental protection measures. The Break – up of EMP budget is attached as Annexure – V.
XI.	The project management shall advertise at least in two local	The advertisement was published in two local newspapers, Navshakti and Free

	newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	Press Journal.
XII.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	We are submitting six monthly compliance report to MoEF&CC, Nagpur & MPCB, Sion.
XIII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, said condition is complied.
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector	Regular monitoring is being carried out and the results of the same are submitted to concerned authority along with the report. Monitoring reports are enclosed as Annexure - I.

	parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
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C) General EC Conditions-

I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Yes, we will abide to all the conditions stipulated by SEAC & SEIAA.
II.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	- We have obtained Consent to establish from Maharashtra Pollution Control Board vide letter no. Format 1.0/BO/CAC-Cell/UAN No.0000048261/CE (phase-I) /CAC 1808000438 dated 09/08/2018. Annexure VI(A) - Consent to establish (Phase - II) obtained vide no. Format1.0/CC/UAN No. 0000103855/CE-2110000345 dated 07.10.2021. Annexure VI (B) - Consent to 1st Operate (Part -I) obtained vide no. Format1.0/CAC-CELL/UAN No. 0000105395/CO-2108000636 dated 10.08.2021. Annexure VI (C) - We have obtained 1st Consent to Operate from Maharashtra Pollution Control Board vide letter no. Format1.0/CAC-CELL/UAN No.0000133212/CO/2211001281 dated 16.11.2022. Annexure VI (D) - Renewal of Consent to Operate (Part - I) obtained vide no. Format1.0/CAC-CELL/UAN No.0000138229/CR/2211001276 dated 16.11.2022. Annexure VI (E) - Consent to Establish for Expansion (Phase - III) obtained vide no. Format1.0/CAC-CELL/UAN

		No.0000156150/CE/230300155 3 dated 21.03.2023. Annexure VI (F) • Renewal of Consent to Operate vide no. Format1.0/CAC-CELL/UAN No.0000162168/CO/230700059 9 dated 11.07.2023. Annexure VI (G) • 2nd Renewal of Consent to operate vide no. Format1.0/UAN No.0000162168/CO/2401001439 dated 11.01.2024. Annexure VI(H) • Consent to 1st Operate (Part Phase III) obtained vide no. Format1.0/CAC-CELL/UAN No.0000198143/CO/2408001323 dated 13.08.2024. Annexure VI(I)
III.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance letter No. SEIAA-EC-0000000289 Dt.11.05.2018. Amendment in EC vide letter no. EC 22B039MH113214 dated 16.07.2022 Copies of environmental clearance are enclosed as Annexure - II(A) & II(B) respectively.
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.	We are submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion.
V.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules,	Noted.

	1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	As the site is not within any radius as defined, NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife is not applicable.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this	Noted.

	clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted.
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted & agreed.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted & agreed.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted & agreed.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench,	Noted & agreed.

	Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	
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List of Annexures

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**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2025

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

**Test Report
(Microbiology - Water)**

Ref. No.: AESPL/LAB/B/ACD.Mw-25/01/104

Issue Date: 05/02/2025

Name of Customer		: Macrotech Developers Limited .			
Name of Site		: Residential cum Commercial Project Plot at Lodha Paradise & Lodha Luxuria village Majiwade Sector no.5 Ward, next to Lodha Paradise, Thane (W), 400601			
Nature of Sample		: Drinking water	Location of Sample		: MLCP Pump Room
Date of Sample Drawn		: 30/01/2025	Time of Sample Drawn		: 09:15 Am
Sample Drawn By		: AESPL Consultancy Division	Transported By		: AESPL Consultancy Division
Date of Sample Receipt		: 01/02/2025	Sample Identification		: ACD.Mw-25/01/104
Sample Quantity & Container		: 250 ml; Glass bottle.			
Date of Sample Analysis		: 01/02/2025 to 03/02/2025			
Environmental Conditions at site		:	Surrounding area is clear.		
Transportation Condition		:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number		:	7000234553 dtd 22 Jan2025		
Reference of Sampling		:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling & Preservation		:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing		:	Ambient Temperature: 22.8°C and Humidity: 54 %		
Sr. No.	Parameter, Unit	Result		Limits as per: IS 10500 RA 2018	Method of Analysis
1.	Coliform/100ml	Absent /100ml		Absent /100ml	IS:15185 RA 2021
2.	E-coli/100ml	Absent /100ml		Absent/100ml	IS:15185 RA 2021

Conformity Statement: Water sample is **Pass** as per IS 10500: RA2018 w. r. t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

**Pranali N. Patil
(Authorized Signatory)****Himani P. Joshi
(Report Reviewed By)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "**Environmental Laboratory**" valid up to 24.04.2025**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in**Tel:** 9112844844, **CIN:** U74999MH2001PTC132091 UDYAM-MH-19-00-29787

TC-7085

**Test Report
(Noise)****Ref. No.:** AESPL/LAB/C/ACD.N-25/01/58**Issue Date:** 05/02/2025

Name of Customer	:	Macrotech Developers Limited, (Lodha Group)			
Name of Site	:	Residential cum Commercial Project Plot at Lodha Paradise & Lodha Luxuria village Majiwade Sector no.5 Ward, Next to Lodha Paradise,Thane (W), 400601			
Discipline & Group		Chemical: Atmospheric Pollution			
Description of Sample	:	Ambient Noise			
Location Details	:	At the periphery of site			
Date of Sampling	:	30/01/2025	Period of Sampling	:	Spot
Start Time of Sampling	:	09.30Hr.	End Time of Sampling	:	10.10 Hr.
Monitored By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Data Receipt	:	01/02/2025	Sample Identification	:	ACD.N-25/01/58
Environmental Condition	:	Climate: Clear		Ambient Temp: 28°C	
Transportation Condition	:	Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.			
Sampling Equipment	:	Noise meter - Centre C-390 SL-I-01			
Calibration Status	:	Calibrated on 16/09/2024; calibration due on 15/09/2025			
Project/ Job Number	:	7000234553 dtd 22Jan2025			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling	:	IS 9989 RA:2023			
Sr. No.	Location		Noise Level dB(A) (Daytime)	Noise Level dB(A) (Nighttime)	
1.	Near Main Gate		63.5	54.1	
2.	Tower 1		62.9	52.4	
3.	Tower 2		63.8	51.9	
4.	Tower 3		62.7	52.6	
5.	Tower 4		62.5	53.3	
6.	Tower 5		63.7	54.2	
7.	Tower 6		61.8	54.0	
8.	Tower 7		62.5	53.7	
9.	MLCP		64.1	52.8	
10.	Club House		63.2	51.9	
Limit as per EP Act for Commercial area			65.0	55.0	

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results apply as data received.

**Reshma S. Patil.
(Authorized Signatory)****Himani P. Joshi.
(Report Reviewed By)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2025**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in**Tel:** 9112844844, **CIN:** U74999MH2001PTC132091 **UDYAM-MH-19-00-29787**

TC-7085

**Test Report
(Noise)****Ref. No.:** AESPL/LAB/C/ACD.N-25/01/59**Issue Date:** 05/02/2025

Name of Customer		:	Macrotech Developers Limited, (Lodha Group)						
Name of Site		:	Residential cum Commercial Project Plot at Lodha Paradise & Lodha Luxuria village Majiwade Sector no.5 Ward, Next to Lodha Paradise,Thane (W), 400601						
Discipline & Group			Chemical: Atmospheric Pollution						
Description of Sample		:	DG Noise						
Location Details		:	DG 160KVA						
Date of Sampling		:	29/01/2025		Period of Sampling		:	DG Spot	
Start Time of Sampling		:	10:40Hr.		End Time of Sampling		:	10.50Hr	
Monitored By		:	ACD		Transported By		:	ACD	
Date of Data Receipt		:	01/02/2025		Sample Identification		:	ACD.N-25/01/59	
Environmental Condition		:	Climate: Clear			Ambient Temp: 29°C			
Transportation Condition		:	Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.						
Sampling Equipment		:	Noise meter - Centre C-390 SL-I-01						
Calibration Status		:	Calibrated on 16/09/2024; calibration due on 15/09/2025						
Project/ Job Number		:	7000234553 dtd 22Jan2025						
Reference of Sampling		:	AESPL/LAB/QR/7.3.3/R-02						
Method of Sampling		:	IS 4758 RA:2017						
Sr No.	Location	Sound Pressure Level dB(A)							
		Readings from 0.5 m away from DG				Avg.	Difference		
1.	DG 160 KVA	East	West	South	North				
	Outside DG	73	73.2	73.1	73	73.1	25.5		
	Door opened	98.9	98.6	98.4	98.5	98.6			

Limits:

- Insertion loss of 25dBA as per consent

Conformity Statement: The monitoring undertaken indicates that DG Noise Quality value for insertion loss is within consent limit.

Note:

- The test report shall not be reproduced except in full, without written approval of laboratory.
- Results relate only to the items tested.
- DG set Sound Pressure Level measured at 0.5m from the enclosure.
- Any query related to this report will be entertained within 15 days of the report issue date only.
- Results Apply as data received.

Reshmi

Reshma S. Patil
(Authorized Signatory)

*Himani*

Himani P. Joshi
(Report Reviewed By)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2025**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in**Tel:** 9112844844, **CIN:** U74999MH2001PTC132091 **UDYAM-MH-19-00-29787**

TC-7085

**Test Report
(Water)****Ref. No.:** AESPL/LAB/C/ACD.W-25/01/112**Issue Date:** 05/02/2025

Name of Customer	:	Macrotech Developers Limited, (Lodha Group)-			
Name of Site	:	Integrated Residential Township Project Plot of village Anjur, Mankoli, Surai, Sarang & Vehale, Tal Bhiwandi Dist. Thane			
Nature of Sample	:	Drinking water	Location of Sample	:	MLCP GSR Pump Room
Date of Sample Drawn	:	30/01/2025	Time of Sample Drawn	:	9.15 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	01/02/2025	Sample Identification	:	ACD.W-25/01/1132
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	01/02/2025 to 03/02/2025			
Environmental Conditions at site	:	Water Temperature: 25°C, Air Temperature: 28°C, Surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	7000234553 dtd 22Jan2025			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 29.4°C and Humidity: 46%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH value @ 25°C	6.79	6.5 – 8.5	No Relaxation	IS-3025(P-11) 2022
2.	Hardness as CaCO ₃ , mg/l	44	200 Max	600 Max	IS-3025(P-21) RA2023
3.	Total Dissolved Solids, mg/l	70	500 Max	2000 Max	IS-3025(P-16)2023
4.	Alkalinity as CaCO ₃ , mg/l	48	200 Max	600 Max	IS-3025(P-23) 2023
5.	Chloride as Cl ⁻ , mg/l	7.0	250 Max	1000 Max	IS-3025(P-32) RA2019
6.	Sulphate as SO ₄ ²⁻ , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24) 2022
7.	Fluoride as F ⁻ , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60)2023
8.	Iron as Fe, mg/l	0.030	0.3 Max	No Relaxation	IS-3025(P-53) 2024
9.	Conductivity@25°C, µmhos/cm	104.3	--	--	IS-3025(P-14) RA2023

Conformity Statement: Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Reshmi***Reshma S. Patil.
(Authorized Signatory)***Himani***Himani P. Joshi.
(Report Reviewed By)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2025**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132091 UDYAM-MH-19-00-29787**Test Report
(Water)****Ref. No.:** AESPL/LAB/C/ACD.W-25/01/112**Issue Date:** 05/02/2025

Name of Customer	:	Macrotech Developers Limited, (Lodha Group)-			
Name of Site	:	Integrated Residential Township Project Plot of village Anjur, Mankoli, Surai, Sarang & Vehale, Tal Bhiwandi Dist. Thane			
Nature of Sample	:	Drinking water	Location of Sample	:	MLCP GSR Pump Room
Date of Sample Drawn	:	30/01/2025	Time of Sample Drawn	:	9.15 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	01/02/2025	Sample Identification	:	ACD.W-25/01/1132
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	01/02/2025 to 03/02/2025			
Environmental Conditions at site	:	Water Temperature: 25°C, Air Temperature: 28°C, Surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	7000234553 dtd 22Jan2025			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 29.4°C and Humidity: 46%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
10.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10) 2023

Conformity Statement: Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

Reshma S. Patil.
(Authorized Signatory)**Himani P. Joshi.**
(Report Reviewed By)

-End of Test Report-

ENVIRONMENTAL
CLEARANCE

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Authorized Signatory
 MACROTECH DEVELOPERS LIMITED
 Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai- 400011 -400011

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/72423/2017 dated 21 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B039MH113214 |
| 2. File No. | SIA/MH/MIS/72423/2017 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Proposed Amendment/Expansion in EC for Integrated Residential Township Project by Macrotech Developers Ltd (Formerly known as Ajithnath Hi-Tech Builders Pvt. Ltd.) |
| 7. Name of Company/Organization | MACROTECH DEVELOPERS LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 13 Jun 2017 |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 16/07/2022

(e-signed)
Manisha Patankar Mhaikar
 Member Secretary
 SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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PARIVESH

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/72423/2017
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Macrotech Developers Ltd.,
(Formerly known as Ajithnath Hi-Tech Builders Pvt. Ltd.).
Village Anjur, Mankoli, Surai, Sarang, Vehale, Tal. Bhiwandi,
Dist. Thane.

Subject : Environment Clearance for Amendment/Expansion in EC for Integrated Residential Township Project at Plot bearing S. No. 224, 225, 227, 228, 230, 231, 232, 233, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 271, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 271, 291, 292, 293, 294, 296, 297, 298, 299, 301, 302 of village Anjur, plot bearing S. No. 12, 14, 15, 21, 22, 25, 26, 27, 29, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 of village Mankoli, Plot bearing S. No. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 of village Surai, Plot bearing S. No. 32, 33, 34, 35, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 of village Sarang and plot bearing S. No. 21 of village Vehale, Tal. Bhiwandi, Dist. Thane by M/s. Macrotech Developers Ltd (Formerly known as Ajithnath Hi-Tech Builders Pvt. Ltd.)

Reference : Application no. SIA/MH/MIS/72423/2017

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 153rd & 174th meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 232nd & 245th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/MIS/72423/2017
2	Name of Project	Amendment/Expansion in EC for Integrated Residential Township Project at village Anjur, Mankoli, Surai, Sarang and Vehale, Tal. Bhiwandi, Dist. Thane by Macrotech Developers Ltd (Formerly known as Ajithnath

		Hi-Tech Builders Pvt. Ltd.-	
3	Project category	8 (b)	
4	Type of Institution	Private	
5	Project Proponent	Name	Shri. Atul Jangam
		Regd. Office address	412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001
		Contact number	+91 2261334400
		E-mail	atul.jangam@lodhagroup.com
6	Consultant	Mahabul Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/00427 Valid till June 23, 2022	
7	Applied for	Expansion (Brownfield Project)	
8	Location of the project	Plot bearing S. No. 224, 225, 227, 228, 230, 231, 232, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 291, 292, 293, 294, 296, 297, 298, 299, 301, 302 of village Anjur, plot bearing S. No. 12, 14, 15, 21, 22, 25, 26, 27, 29, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 of village Mankoli, plot bearing S. No. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 of village Surai, Plot bearing S. No. 32, 33, 34, 35, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 of village Sarang and plot bearing S. No. 21 of village Vehale Tal. Bhiwandi, Dist. Thane.	
9	Latitude and Longitude	Latitude: 19°13'50.76"N Longitude: 73°03'11.14"E	
10	Plot Area (sq.m.)	13,65,595.28 m ²	
11	Deductions (sq.m.)	4,16,506.56 m ²	
12	Net Plot area (sq.m.)	9,49,088.72 m ²	
13	Ground coverage (m ²) & %	Ground coverage (m ²): 3,97,556.48 m ² Ground coverage (%): 42 % (against Net plot)	
14	FSI Area (sq.m.)	17,40,841.08 m ²	
15	Non-FSI (sq.m.)	11,91,457.37 m ²	
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	29,32,298.45 m ²	
17	TBCA (m ²) approved by Planning Authority till date	TBCA approved: 21,89,681.99 m² The Plan approved from MMRDA vide No. SRO/BSNA/2501/BP/Amended/ITP-Anjur,	

18	Earlier EC details with Total Construction area, if any.	Mankoli, Surai, Sarang & Vellie/ 531/ 2021 dated. 03.06.2021. Obtained the EC from SEIAA, Maharashtra vide No. SEIAA-EC-0000000289 dated. 11th May 2018 for the plot area of 5,60,167 m ² having FSI area of 9,53,283.90 m ² and the total construction area of 13,61,978 m ²				
19	Construction completed as per earlier EC (FSI – Non FSI) (sq.m.)	As per EC, we have started construction on site As on today, we have constructed 3,33,106.09 m ² area (FSI area: 2,29,224.69 m ²)				
20	Previous EC / Existing Building	Proposed Configuration			Reason for Modification / Change	
	Bldg. Name	Confg.	Height (m)	Bldg. Name	Confg.	Height (m)
	123 Nos. Residential buildings, 5 Nos. of Commercial Bldg. (Area: 1,64,220 m ²), 33 Nos. of Non-Residential Buildings (Area: 21,065 m ²) & 5 MLCP			156 Nos. Residential buildings, 821 Villas, 27 Nos. of Commercial Bldg. (Area: 5,18,749.52 m ²), 12 Nos. of Non-Residential Buildings (Area: 3,827.35 m ²) & 6 MLCP		
	Proposed No. of Buildings & Configuration:			Residential: Type A with Deck: G+19 Floors (12 Bldgs.), Type A: G+19 Floors (14 Bldgs.), Type B: G+23 Floors (1 Bldg.), Type C: G+19 Floors (1 Bldg.), Type D: G+19 Floors (14 Bldgs.), Type E: G+19 Floors (3 Bldgs.), Type F: G+19 Floors (9 Bldgs.), Type H: G+23 Floors (54 Bldgs.), Type I: G+23 Floors (5 Bldgs.), Type 2: G+23 Floors (17 Bldgs.), Type 3: G+19 Floors (1 Bldg.), Type 1BHK Crown A: G+23 Floors (11 Bldgs.), Type 1BHK Crown B: G+23 Floors (2 Bldgs.), Type 2BHK Crown A: G+23 Floors (1 Bldg.), Type 2BHK Crown B: G+23 Floors (1 Bldg.), Type 2BHK Crown C: G+14 Floors (1 Bldg.), Type Magnolia: G+14 Floors (1 Bldg.), Society 2A: G+14 Floors (1 Bldg.), Society 2B: G+14 Floors (1 Bldg.), Society 3: G+14 Floors (1 Bldg.), Society 4: G+14 Floors (1 Bldg.), Floresta: G+23 Floors (4 Bldgs.) & Villas: G+1 Floor (821 Nos.). Commercial: Type A: G+3P+14 Floors (3 Bldgs.), Type B: G+3P+14 Floors (4 Bldgs.), Type C: G+3P+9 Floors (1 Bldg.), Retail Type 1: G Floor (2 Bldgs.), Retail Type 2: G Floor (1 Bldg.), Mall: 1B+LG+G+14 Floor (1 Bldg.), Health Care Bldg.: G+7 Floors (1 Bldg.), School Bldg.: G+6 (2 Bldgs.), Market: G+2 Floors (1 Bldg.), Town Hall: G+1 Floors (2 Bldgs.) & Club House: G+1 Floor (10 Nos.). Amenity & Non-Residential: Receiving station:		

		G+2 Floors (1 Bldg.), Fire Station: G+1 Floors (1 Bldg.), Fire Men's quarters: G+2 Floors (1 Bldg.), Burial Ground, Cremation Ground (1 Nos.), Transport Hub (5 Nos.), Police Station: G+1 Floors (1 Nos.), Meditation Centre: G+1 Floors (1 Nos.), SWM Plant (1 Nos.) Parking Towers: MLCP: 1 to 4 & 6: G+11 Floors and MLCP 5: G+12 Floors		
21	No. of Tenements & Shops	Flats: 25,128 Nos., Villas: 821 Nos. & Commercial: 5,18,750 m ²		
22	Total Population	2,09,864 Nos.		
23	Total Water Requirements CMD	19,178 KLD		
24	Under Ground Tank (UGT) location	Below Ground		
25	Source of water	STEM		
26	STP Capacity & Technology	Total STP capacity: 18,500 KLD: MBBR Technology		
27	STP Location	Ground and below Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 17,995 KLD Disposal in Municipal sewer: Nil (Excess treated water will be utilised for Construction Purpose (500 KLD), RMC Plant (200 KLD) and Plantation along Highway and Surrounding DP Roads (200 KLD). Agricultural use/purpose (5,485 KLD) to achieve zero discharge)		
29	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Dry waste	160 kg/d	Local body
		Wet waste	240 kg/d	Local body
		Construction waste (m ³)	80,000 m ³	As per Construction Waste Management Rules, 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal
		Dry waste	23 TPD	Handed over to Local Body
		Wet waste	45 TPD	Composted using Bio-methanation Plant of capacity 45 TPD (9 modules of 5 TPD each)
		Inert waste	8 TPD	Sent to landfill site within project boundary
		E-Waste (Ton/years)	300.0	Authorized recyclers
		STP Sludge (dry)	180 (kg/d)	STP sludge will be composted

31	R.G. Area in sq.m.	RG required – 2,66,602 m² RG provided: 2,67,410 m² (Including Layout RG: 57,874.5, RG in Gardens & Parks: 68,279.76, Play Ground: 1,02,419.65 & School PG: 38,836) RG provided on ground: = 2,67,410 m² Total – 2,67,410 m² Existing trees on plot: 1,611 Nos. Number of trees to be planted: 19,189 Nos. a) In RG area: 10,752 Nos. b) In Miyawaki Plantation (with area): 20,221.97 m² Number of trees to be cut: 105 Nos. Number of trees to be transplanted: 598 Nos						
32	Power requirement	During Operation Phase: <table><tr><td>Details:</td><td>MSEDCL</td></tr><tr><td>Connected load (MW)</td><td>209 MW</td></tr><tr><td>Demand load (MW)</td><td>109.1 MW</td></tr></table>	Details:	MSEDCL	Connected load (MW)	209 MW	Demand load (MW)	109.1 MW
Details:	MSEDCL							
Connected load (MW)	209 MW							
Demand load (MW)	109.1 MW							
33	Energy Efficiency	a) Total Energy saving (%): 18.7% b) Solar energy (%): 11.13 % (Solar Hot Water panels for Residential buildings (2442 nos. @24650 m² adequate for 4,884 tenements), Provision of Solar PV Panels (1,092 kW @8,190 m²). Power Generation through Biogas Plant (777 kW))						
34	D.G. set capacity	Total: 53,500 kVA (18 x 360 kVA, 6 x 320 kVA, 1 x 1000 kVA, 33 x 1,250 kVA, 2 x 750 kVA, 4 x 450 kVA)						
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler: 31,804 Nos. 2-wheeler: 50,475 Nos. EV Charging points: 20,575 Nos.						
36	No. & capacity of Rain water harvesting tanks /Pits	Bore holes: 297 Nos. 46 Rainwater Harvesting tanks of total 7.165 KL will be provided.						
37	Project Cost in (Cr.)	Total project cost: Rs. 6,544 (Including expansion cost of Rs. 4,439)						
38	FMP Cost	Capital Cost: 12,750 Lakh and O&M Cost: 1,825 Lakh/yr						
39	CER Details with justification if any... as per MoEF&CC circular dated 01/05/2018	Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA,III dt. 25.02.2021)						
40	Details of Court Cases/litigations wrt the project and project location, if any.	No court case is pending against the project						

The comparative statement regarding project details sanctioned in earlier EC and present proposal is as follows:

Sr. No	Particulars	As per EC received dated: 11.05.2018	Proposed	Remarks
1	Total Plot Area	5,60,167 m ²	13,65,595.28 m ²	8,05,428.28 m ² plot area added
2	FSI Area	9,53,283.90 m ²	17,40,841.08 m ²	Increased due to increase in plot area and BUA
3	Non- FSI Area	4,08,694.0 m ²	11,91,457.37 m ²	
4	Total construction area	13,61,977.9 m ²	29,32,298.45 m ²	
5	Building details	123 Nos. Residential buildings, 5 Nos. of Commercial Bldg. (Area: 1,64,220 m ²), 13 Nos. of Non-Residential Buildings (Area: 21,065 m ²) & 5 MLCP	156 Nos. Residential buildings, 821 Villas, 27 Nos. of Commercial Bldg. (Area: 5,18,749.52 m ²), 12 Nos. of Non-Residential Buildings (Area: 3,827.35 m ²) & 6 MLCP	Increased
6	Tenement and commercial area details	Flats: 14488 Nos. Commercial: 1,64,220 m ²	Flats: 25,128 Nos. Villas: 821 Nos. Commercial: 5,18,750 m ²	Increased
7	Population	1,08,064 Nos	2,09,864 Nus.	Increased
8	Water Requirement	11.020 KLD	19.178 KLD	Increased due to increase in population
9	Sewage Generation	10,327 KLD	17,995 KLD	
10	STP details	10,850 KLD	18,500 KLD	
11	Solid waste generation	Total: 43.34 TPD	Total: 76 TPD	
		Biodegradable: 26 TPD (Bio methanation Plant)	Biodegradable: 45 TPD (Bio methanation Plant)	
		Non-Biodegradable: 17.34 TPD	Non-Biodegradable: 31 TPD (Inert 8 TPD to landfill)	
13	Power Requirement	Demand Load: 41.44 MW	Demand Load: 109.1 MW	Increased due to increase in area
14	D.G set	13,100 kVA	53,500 kVA	
15	Green belt development	1,52,558 m ²	2,67,410 m ²	Increased due to increase in plot area.

16	Tree to be planted	6,507 Nos.	19,189 Nos.	Increased
17	Parking provided	2-wheeler: 35,412 Nos. 4-wheeler: 18,957 Nos.	2-wheeler: 50,475 Nos. 4-wheeler: 31,804 Nos.	Increased

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide for SEIAA-EC-0000000289, dated 11/05/2018 for plot area of 5,60,167.00 Sq. Mtrs, Total construction area of 13,61,978.00 Sq.Mtrs and FSI area of 9,53,283.90 Sq Mtrs. Proposal has been considered by SEIAA in its 232nd & 245th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions:-

Specific Conditions:

A. SEAC Conditions:-

1. PP to submit JOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs as per revised planning:
 - a) Water supply, b) Sewer NOC, c) SWM/ C&D NOC, d) CTO NOC, e) Tree NOC
 - f) Nalla remarks, g) SWD remarks.
3. PP to submit geo-hydrological survey report and provide maximum Nos. of Rain Water Harvesting tanks along with recharge pits.
4. PP to submit for undertaking that they have maximum utilization of excess treated water for on-going construction. PP to submit a sustainable plan for use of excess treated water.
5. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary.
6. PP to obtain Pso license for storage of diesel as 64 Nos. of D/G sets with capacity of 53,500 KVA are going to be installed within the project site.
7. PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase; PP to provide portable STP for workers in construction phase & accordingly revise construction & operation phase EMP.
8. Planning authority to ensure sewer lines network and storm water drainage network before issuing Occupation Certificate.

B. SEIAA Conditions:-

1. PP to plant 10752 no of trees as compensatory plantation as per amended provision of the Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 and strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for FSI- 11.94,148.49 m², Non-FSI- 9,95,533.50 m², Total BUA- 21,89,681.99 m². (Plan approval- SROT/BSNA/2501/BP/Amended/TTP-Anjur, Mankali, Surai, Sarang & Velhe/ 531/ 2021 dated. 03.06.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and

improved.

- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done.

Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO, Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without

any intimation and initiate appropriate legal action under Environmental Protection Act, 1986

7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune. It preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
8/2/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Thane.
6. Commissioner, Bhiwandi Nizampur Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 7/16/2022 6:41:37 AM



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: May 11, 2018

To,

Mr. Atul Jangam, Ajitnath Hi Tech Builders Pvt. Ltd.

at Plot bearing S. No. 224, 225, 227, 228, 230, 231, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 269, 271, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 281, 291, 292, 293, 294, 296, 297, 298, 299, 301, 302 of village Anjur, S. No. 34, 35, 36, 37, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74 of village Mankoli, S. No. 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43

Subject: Environment Clearance for Proposed Integrated Residential Township Project at Village : Anjur, Mankoli & Surai, Tal: Bhiwandi, Dist: Thane, Maharashtra

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 58 (Day - 2)th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 128th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8 (b) as per EIA Notification 2006.

Brief Information of the project submitted by you is as below :-

1.Name of Project	Proposed Integrated Residential Township Project
2.Type of institution	Private
3.Name of Project Proponent	Mr. Atul Jangam, Ajitnath Hi Tech Builders Pvt. Ltd.
4.Name of Consultant	Dr. D.A.Patil ; Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Integrated Township project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Plot bearing S. No. 224, 225, 227, 228, 230, 231, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 260, 261, 262, 263, 264, 265, 266, 267, 269, 271, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 281, 291, 292, 293, 294, 296, 297, 298, 299, 301, 302 of village Anjur, S. No. 34, 35, 36, 37, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74 of village Mankoli, S. No. 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43
9.Taluka	Bhiwandi
10.Village	Surai
Correspondence Name:	Mr. Atul Jangam
Room Number:	-
Floor:	-
Building Name:	Lodha Excelus
Road/Street Name:	N.M Joshi Marg

SEIAA Meeting No: 128 Meeting Date: May 5, 2018 (SEIAA-STATEMENT-0000000929)
SEIAA-MINUTES-0000000415
SEIAA-EC-0000000289

Shri Satish.M.Gavai (Member Secretary SEIAA)

Locality:	Apollo Mills Compound, Mahalaxmi
City:	Mumbai
11.Area of the project	Mumbai Metropolitan Region Development Authority (MMRDA)
12.IOD/IOA/Concession/Plan Approval Number	MMRDA LOI vide letter no.: SROT/BSNA/2501/BP/ITP-Anjur, Mankoli & Surai/ LOI/827/2017 dated :05 July 2017
	IOD/IOA/Concession/Plan Approval Number: MMRDA LOI vide letter no.: SROT/BSNA/2501/BP/ITP-Anjur, Mankoli & Surai/ LOI/827/2017 dated :05 July 2017
	Approved Built-up Area: 1361978
13.Note on the initiated work (If applicable)	Work will be initiated after receipt of Environmental Clearance.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	MMRDA LOI vide letter no.: SROT/BSNA/2501/BP/ITP-Anjur, Mankoli & Surai/ LOI/827/2017 dated :05 July 2017
15.Total Plot Area (sq. m.)	5,60,167 m2
16.Deductions	-
17.Net Plot area	5,60,167 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 9,53,283.90
	Non FSI area (sq. m.): 4,08,694.0
	Total BUA area (sq. m.): 1361978
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.):
	Approved Non FSI area (sq. m.):
	Date of Approval:
19.Total ground coverage (m2)	80,000 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	14.28 %
21.Estimated cost of the project	21050000000

Government of Maharashtra



Shri Satish.M.Gavai (Member Secretary SEIAA)

22.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23.Total Water Requirement				
Dry season:	Source of water	STEM		
	Fresh water (CMD):	6933 KLD		
	Recycled water - Flushing (CMD):	4087 KLD		
	Recycled water - Gardening (CMD):	763 KLD		
	Swimming pool make up (Cum):	0		
	Total Water Requirement (CMD) :	11020 KLD		
	Fire fighting - Underground water tank(CMD):	0		
	Fire fighting - Overhead water tank(CMD):	0		
	Excess treated water	4509 KLD		
Wet season:	Source of water	STEM		
	Fresh water (CMD):	6933 KLD		
	Recycled water - Flushing (CMD):	4087 KLD		
	Recycled water - Gardening (CMD):	0		
	Swimming pool make up (Cum):	0		
	Total Water Requirement (CMD) :	11020 KLD		
	Fire fighting - Underground water tank(CMD):	0		
	Fire fighting - Overhead water tank(CMD):	0		
	Excess treated water	5272 KLD		
Details of Swimming pool (If any)	Not Applicable			



24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	8 to 9 m
	Size and no of RWH tank(s) and Quantity:	-
	Location of the RWH tank(s):	-
	Quantity of recharge pits:	310
	Size of recharge pits :	4 m x 1.5 m x 4 m
	Budgetary allocation (Capital cost) :	Rs. 1090 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 50 Lakhs/annum
	Details of UGT tanks if any :	Underground tanks will be provided as per National Building Code Rule, 2017

26.Storm water drainage	Natural water drainage pattern:	The land is flat. The slope of the area is towards North West side.
	Quantity of storm water:	Total Storm Water Run-off : 9.75 m3/sec
	Size of SWD:	0.5 m, 0.6 m, 0.7 m, 0.8 m, 1 m, 1.25 m, 2 m, 2.25 m wide channels

27.Sewage and Waste water	Sewage generation in KLD:	10327
	STP technology:	Membrane Bio Reactor (MBR) Technology
	Capacity of STP (CMD):	1 X 3330 KLD, 1X 6040 KLD, 1X 780 KLD, 1X 700 KLD
	Location & area of the STP:	On ground. Area allotted for STP's: 8970 m2
	Budgetary allocation (Capital cost):	Rs. 3920 Lakhs
	Budgetary allocation (O & M cost):	Rs. 450 Lakhs/annum



28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction debris: 39548 m3
	Disposal of the construction waste debris:	The construction debris will be utilized at project site for paving and land levelling.
Waste generation in the operation Phase:	Dry waste:	17.34 Tonnes/ day
	Wet waste:	26 Tonnes/ day
	Hazardous waste:	No hazardous waste will be generated.
	Biomedical waste (If applicable):	Negligible
	STP Sludge (Dry sludge):	103 m3
	Others if any:	-
Mode of Disposal of waste:	Dry waste:	Waste will be segregated at source. The recyclable waste will be handed over to the authorized vendor. The Non-recyclable and inert waste will be disposed through local body.
	Wet waste:	Biodegradable waste will be treated in Bio-methanisation plant.
	Hazardous waste:	-
	Biomedical waste (If applicable):	Will be disposed as per BMW Rules, 2016.
	STP Sludge (Dry sludge):	Will be used as manure
	Others if any:	E-Waste will be handed over to MPCB Authorized vendor.
Area requirement:	Location(s):	On ground
	Area for the storage of waste & other material:	2550 m2
	Area for machinery:	1700 m2
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 810 Lakhs
	O & M cost:	Rs. 420 Lakhs/annum

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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



Government of Maharashtra

Shri Satish.M.Gavai (Member
Secretary SEIAA)

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

33.Source of Fuel	Not applicable
34.Mode of Transportation of fuel to site	Not applicable

35.Energy		
Power requirement:	Source of power supply :	MSEDCL/TORRENT
	During Construction Phase: (Demand Load)	3000 KVA
	DG set as Power back-up during construction phase	1000 KVA
	During Operation phase (Connected load):	-
	During Operation phase (Demand load):	71.89 MW
	Transformer:	-
	DG set as Power back-up during operation phase:	21000 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	-
Energy saving by non-conventional method:		
Provision of Solar PV Panels: 720 kW		

36.Detail calculations & % of saving:		
Serial Number	Energy Conservation Measures	Saving %



1	Energy efficient lighting using LED lamps Use of high energy efficient pumps for fire fighting, UG tanks and STP, LED lights are proposed for common areas such as open spaces, pathways RG etc., Provision of Solar PV Panels (720kW)	18.5%
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37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 1100 Lacs
	O & M cost:	Rs. 75 Lacs/year

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	-	Water spray for dust suppression	6
2	-	Site sanitation Facility and its maintenance	10
3	-	Potable Water Supply to Labour	6
4	-	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time)	5
5	-	Health check-up & first aid	6
6	-	Solid waste management	4
7	-	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)	16
8	-	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	6
9	-	Safety nets	25
10	-	Tyre cleaning and Vehicle maintenance	5
11	-	Safety Training to Workers (Twice in Year), Safety Officer	8
12	-	Disinfection	4
13	Total	-	101



b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	-	STP (Tertiary)	3920	450			
2	-	Solar System	1100	75			
3	-	Rainwater harvesting	1090	50			
4	-	Solid Waste Composting plant	810	420			
5	-	Landscape	1525.6	228.8			
6	-	Environmental Monitoring	-	5			
7	-	-	8445.6	1228.8			
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							

**Government of
Maharashtra**



	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park: 8.2 km, Tungareshwar Wild Life Sanctuary: 11 km
	Category as per schedule of EIA Notification sheet	8 (b)
	Court cases pending if any	None
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	10-05-2017

3. The proposal has been considered by SEIAA in its 128th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to ensure that energy saving through renewable sources should be 4 % of the net electric load. To achieve the same PP may explore installation of wind solar hybrid system .
II	The PP will ensure that the traffic evacuation time for parking lots B and D is reduced to less than 25 minutes from the present 28 minutes.

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.



XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.



XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	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.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
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Government of Maharashtra

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Shri Satish.M.Gavai (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER THANE
10. MUNICIPAL COMMISSIONER BHIVANDI-NIZAMPUR
11. MUNICIPAL COMMISSIONER KALYAN-DOMBIVALI
12. REGIONAL OFFICE MPCB KALYAN
13. REGIONAL OFFICE MPCB THANE
14. REGIONAL OFFICE MIDC AMBERNATH
15. REGIONAL OFFICE MIDC THANE
16. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
17. COLLECTOR OFFICE THANE

Present Status of Project :

Cluster No.	PROJECT NAME	WIN G	STATUS OF WORK.
1	ECOPOLIS	A	Completed
		B	Completed
3	TIARA	A	Completed
		B	Completed
		C	Completed
		D	Completed
		E	Completed
		F	Completed
		I	Completed
		H	Sub-Structure Works in progress
4	TREETOPS	A	Completed
		B	Completed
		C	Completed
		C1	Completed
		C2	Completed
		D	Completed
		E	Completed
		F	Completed
5	GREENVILL E	A	Completed
		B	Completed
		C	Completed
		D	Completed
		E	Completed
		E1	Completed
		F	Completed
		G	Completed
		H	Completed
		I	Completed
6	SERENO	A1	Plinth in progress
		A	RCC Work Completed. Finishing in progress

		B	RCC Work Completed. Finishing in progress
		B1	RCC Work Completed. Finishing in progress.
		C	Foundation in Progress
		C1	Foundation in Progress
		D	OC Received
		E	OC Received
7	WOODLAN D	A	RCC Work Completed. Finishing in progress
		B	RCC Work Completed. Finishing in progress
		C	RCC Work Completed. Finishing in progress
		D	RCC Work Completed. Finishing in progress
		E	RCC Work Completed. Finishing in progress
		F	RCC Work Completed. Finishing in progress
		G	RCC Work Completed. Finishing in progress
		H	RCC Work Completed. Finishing in progress
		I	RCC Work Completed. Finishing in progress
		J	RCC Work Completed. Finishing in progress
8	SOCIAL HOUSING (EWS) Magnolia	A + B	Completed
9	Magnolia	C	Handing Over in Progress
10	CLUBHOUS E	-	Handed over and currently functioned.
11	FIRESTATI ON	-	Completed
12	FIRESTATI ON STAFF QUARTERS	-	Completed
13	MLCP-02	C	RCC Completed & Service work in progress
14	Schools- LWS		Completed & Partial Handover to Euro (G+2 & MPH)
15	Temple		complete
16	Casa sales gallery		Complete

17	Eden	A	RCC works in progress
		B	RCC Work in progress
		C	RCC works in progress
		D	Launched & Land Issue
		E	RCC works in progress
18	Iris	A	RCC works in progress
		B	RCC Work in progress
		C	RCC works in progress
		D	RCC works in progress
19	Tulip (Social Housing)	1A	RCC works in progress
		1B	RCC Work in progress
20	MLCP	B	RCC Works in progress
21	Supremus		Excavation works in progress

PHOTOGRAPHS OF PORTABLE STP



ENVIRONMENTAL MANAGEMENT PLAN DURING CONSTRUCTION PHASE

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
CONSTRUCTION PHASE					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipments	Impacts are temporary during construction phase. Impacts are confined to short distances, as coarse particles are settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.
3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Labour employed to reduce size of labour camps. No perennial surface water resource adjacent to site.
4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps are collected and composted on site. Non compostable waste is transported to landfill site. Topsoil is conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts are compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

EMP COST

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	3920	450	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G
Solar System	1100	75	Quarterly
Rainwater harvesting	1090	50.0	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)
Solid waste management	810	420	Continuous O & M
Landscape	1525.6	228.8	Daily
Environmental Monitoring	-	5	As per the CPCB guidelines through MoEF Approved laboratories
Total	12750	1825	

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Consent order No: - Format1.0/BO/CAC-cell/UAN No. 0000048261/CE(Phase-I) /CAC-

1808000438

Date- 09/08/2018

To,
M/s. Ajitnath Hi Tech Builders Pvt. Ltd.,
S No. 12, 14, 15, 17, 19, 21, 22, 23, 24,
25, 26, 27, 28, 34, 35, 37, 39, 40 of village Surai,
S. No. 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57,
58, 60, 62, 63, 65, 66, 67, 68, of Village-Mankoli,
S.No. 239, 253, 254, 255, 256, 263, 265, 266, 269, 270,
271, 272, 275, 276, 291, 293, 298 of village Anjur,
Tal Bhiwadi, Dist. Thane.

Subject: Consent to Establish (Phase-I) for construction of proposed Integrated Residential Township project in RED Category.

Ref : 1. Environment Clearance accorded by Environment Department, GoM vide No. SEIAA-EC-0000000289 Dated 11.5.2018
2. Minutes of Consent Appraisal Committee (CAC) meeting held on 9.7.2018.

Your application No. 0000048261 Dated 6.5.2018.

For: Consent to Establish (Phase-I)

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 6 of the Hazardous and Other Wastes (Management and Transboundary 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 consent to establish (Phase-I) is granted for a period upto commissioning of the project or upto 5 years whichever is earlier.
2. The proposed capital investment of the project (Phase-I) is Rs. 467 Crs (As per undertaking submitted by project proponent and Total CI of project as per Environmental Clearance dated 11.5.2018 is Rs. 2105 Cr)
3. The Consent to Establish (Phase-I) is valid for construction of proposed Integrated Residential township project named as M/s. Ajitnath Hi Tech Builders Pvt. Ltd. S No. 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40 of village Surai, S. No. 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68, of Village-Mankoli, S. No. 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298 of village- Anjur, Tal Bhiwadi, Dist. Thane on Plot area of 4,49,965 sq. mtrs out of Total Plot area of 5,60,167 sq. mtrs and Construction built up area of 2,95,421.57 sq. mtrs out of Total Construction BUA of 13,61,978 Sq. mtrs. as per Environmental clearance dated 11.5.2018 including utilities and services.

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	2398	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening.

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 (750 KVA x 4 Nos.)	1	As Per Schedule -II

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

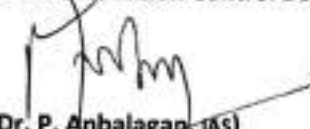
Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	6000 Kg/day	Proposed 3 Nos of OWC of capacity 3000Kg	Used as Manure
2	Non - Biodegradable	3950 Kg/day	---	Segregate and Hand over to Local Body for recycling
3	STP Sludge	24 KL/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
NIL					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- 1st consent to operate will be considered only after submission of NOC from CGWA/Irrigation department/Municipal Corporation etc. for water uses.
- PP shall submit undertaking in prescribed format regarding compliance of conditions of EC and Consent to Establish condition.
- PP shall install online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server condition.
- PP shall comply conditions stipulated in Environment Clearance issued by Environment Department, GoM vide No. SEIAA-EC-0000000289 Dated 11.5.2018

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

1	7606786	Kotak Mahindra Bank Ltd	9,34,000.00	17.5.2018
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Copy to:

- Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB Kalyan-III.
- They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.
- 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 provide Sewage Treatment Plants (STP) of capacity 2500 CMD.
- 2) 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 and Fecal Coliform(FC)
01	pH	6.5 to 9
02	BOD (3 days 27°C)	30
03	Total Suspended Solids(TSS)	100
04	COD	50
05	Residual Chlorine	1 ppm
06	Detergent	2
07	Fecal Coliform(FC)	<1000

- C) The treated domestic 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 and 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 within 6 months. PP shall install online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.**
- 3) 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.
 - 4) 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.
 - 5) 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.

1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2574
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-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to installed the Air pollution control (APC) system and also 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 (750 KVA x 4 Nos)	Acoustic Enclosure	6*	Diesel	75 Ltr/hr

* 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 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

Project Proponent shall extend the Bank Guarantee as below:

Sr. No.	Consent (Renewal Of C to O)	Amt of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity
1	C to E (Phase-I)	Rs. 25 Lakh*	15 Days	Towards compliance of EC and C to E Condition.	COU or 5 years whichever is earlier	Validity of 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.



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.**

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Maharashtra Pollution Control Board



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/

No:- Format 1.0/CC/UAN No.0000103855/CE-2110000345

Date: 07/10/2024

To,
M/s Ajitnath Hi Tech Builders Pvt. Ltd.,
S. Nos. 224 to 302 of village Anjur, S. Nos.
34 to 74 of village Mankoli & S. Nos. 9 to
43 of village Surai, Tal. Bhiwandi,
Dist. Thane.



Sub: Grant of Consent to Establish (Phase-II) for construction of 19 nos. of Residential buildings, 1 No. School Building & 2 Nos. of Amenity Buildings of Phase-II of proposed Integrated Residential Township project.

- Ref:**
1. Environment Clearance accorded vide No. SEIAA-EC-0000000289 dtd. 10.05.2018.
 2. Consent to Establish of Phase-I accorded vide No. Format 1.0/ BO/ CAC-Cell/ UAN No. 0000048261/CE(Phase-I)/ CAC-1808000438 dtd. 09.08.2018.
 3. Minutes of Consent Appraisal Committee meeting held on 03, 17 & 20.08.2021.

Your application NO. MPCB-CONSENT-0000103855

For: grant of Consent to Establish 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 & Transboundary 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 Consent to Establish is granted for a period upto commissioning of project or upto 30-09-2026 whichever is earlier..**
2. **The capital investment of the project is Rs.262.77 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for construction of 19 nos. of Residential buildings, 1 No. School Building & 2 Nos. of Amenity Buildings of Phase-II of proposed Integrated Residential Township project of M/s Ajitnath Hi Tech Builders Pvt. Ltd. at plot bearing S. Nos. 224 to 302 of village Anjur, S. Nos. 34 to 74 of village Mankoli & S. Nos. 9 to 43 of village Surai, Tal. Bhiwandi, Dist. Thane on total plot area 5,60,167 sq. mtrs. for construction BUA 1,69,528.08 sq. mtrs. out of total construction BUA 13,61,978 sq. mtrs. as per Environment Clearance granted dated 11.05.2018 and construction permission Issued by Local Body including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance	560167.00	1361978.00
2	Consent to Establish (Phase-I)	560167.00	295421.57
3	Consent to Operate (Part-I) approved in CAC on 23.06.2021	560167.00	266789.27



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	1263	As per Schedule - I	60% recycle for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
NA	NA	0	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	3500 Kg/Day	OWC followed by Composting	Used as manure for gardening
2	Non Biodegradable Waste	2000 Kg/Day	Segregation	Local Body/ Auth. Vendor
3	STP Sludge	120 Kg/Day	Drying	Used as manure for gardening

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
			NA		

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 provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD - 10 mg/lit including disinfection facility for treated sewage.
11. 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 and/ or connected to local body sewer line with water metering system.
12. PP shall provide Organic waste digester along with composting facility/ bio-digester (biogas) for the treatment of wet garbage and compost obtained shall be utilized as manure for gardening in it's own premise.
13. PP shall make provision of charging ports for electric vehicles at least 10% of total available parking slots.
14. PP shall comply with the conditions stipulated in Environment Clearance dtd. 11.05.2018.

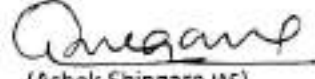


Maharashtra Pollution Control Board

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15. PP shall submit Bank Guarantee of Rs. 25 Lakh towards compliance of conditions stipulated in Environment Clearance and Consent to Establish.

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	525540.00	MPCB-DR-3455	09/05/2021	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide STP of capacity 1288 CMD based on MBBR technology for the treatment of 1263 CMD domestic effluent.
- 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic 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 and/ or connected to local body sewer line with water metering system.
- 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	1300.00
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
NA	NA	0	0	0	0 -NA--

- 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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	2500000	Within 15 days	Towards compliance of the Environmental Clearance & Consent to Establish conditions	30.09.2026	31.01.2027



Maharashtra Pollution Control Board

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Consent						
Sr. No.	(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date

** 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/C2O/C2R)	Amount of BG Imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG Imposed	Purpose of BG	Amount of BG Returned
NA				

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.

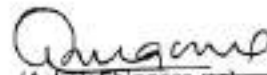


Maharashtra Pollution Control Board

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- 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.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare),
Member Secretary



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/

No:- Format1.0/CAC-CELL/UAN No.0000105395/CO - 2108000636

Date: 10/08/2024

To,
M/s Macrotech Developers Ltd.,
S. No. 12 of Surai, S. No. 41 of Mankoli, S.
No. 239 of Anjur, Tal. Bhiwandi, Dist.
Thane.



Your Service is Our Duty

Sub: Grant of Consent to 1st Operate (Part-I) for 24 Nos. of Residential Buildings, 1 No. Multi Level Car Park, 1 No. Club House, 1 Fire Station & Quarters.

- Ref:**
1. Environment Clearance accorded by Env. Dept GoM vide No. SEIAA- EC-0000000289 dtd. 11.05.2018.
 2. Consent to Establish accorded by the Board vide No. Format 1.0/ BO/ CAC-Cell/ UAN No. 0000048261/ CE (Phase-I)/ CAC-1808000438 dtd. 09.08.2018.
 3. Minutes of Consent Appraisal Committee meeting held on 23.06.2021.

Your application NO. MPCB-CONSENT-0000105395

For: grant of Consent to Operate 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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary 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 1st Consent to Operate is granted for a period up to 31.07.2022**
2. **The capital investment of the project is Rs.323.95 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to 1st Operate (Part-I) is valid for 24 Nos. of Residential Buildings, 1 No. Multi Level Car Park, 1 No. Club House, 1 Fire Station & Quarters of M/s Macrotech Developers Ltd. at plot bearing S. Nos. 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28,34, 35, 37, 39, 40 of Village Surai, S. Nos. 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68 of Village Mankoli, S. Nos. 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 298 of Village Anjur, Tal. Bhiwandi, Dist. Thane on total plot area 5,60,167 sq. mtrs. for construction BUA 2,66,789.27 sq. mtrs. out of total construction BUA 13,61,978 sq. mtrs. as per Environment Clearance granted dated 11.05.32018 and construction permission issued by Local Body including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance	560167.00	1361978.00
2	Consent to Establish	560167.00	1361978.00
3	Consent to Operate (Part-I)	560167.00	266789.27



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	1711	As per Schedule - I	Recycle 60% of treated sewage for secondary purposes and apply remaining on land for gardening within premise or utilize for construction purpose till completion of the project with water metering system.

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-4	DG Sets (4 x 250 KVA)	4	As per Schedule -II
S-5 & S-6	DG Sets (2 x 320 KVA)	2	As per Schedule -II
S-7	DG Set (400 KVA)	1	As per Schedule -II
S-8	DG Set (500 KVA)	1	As per Schedule -II
S-9	DG Set (82.5 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	3265 Kg/Day	Segregation	Auth. vendor/ Local Body
2	Wet Waste	4897 Kg/Day	OWC followed by composting	Used as Manure
3	STP Sludge	34 KL/D	Drying	Used as Manure

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 or spent oil	100	Ltr/Hr	Recycle	Sale to Auth. Party/ Recycler

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall obtain necessary amendment in Environment Clearance for change in name.
- PP shall comply with the conditions stipulated in the Environment Clearance dtd. 11.05.2018.
- PP shall operate and maintain STP to achieve BOD standards 10 mg/l.
- PP shall recycle 60% of treated sewage for secondary purposes like air-conditioning, firefighting, etc. and apply remaining on land for gardening within premise after confirming to the standards or utilize for construction purpose till completion of the project with water metering system.
- PP shall operate Organic Waste Converter followed by composting facility for the treatment of Biodegradable waste and use compost obtained as manure for gardening.

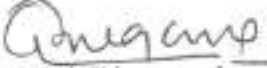


Maharashtra Pollution Control Board

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15. PP shall furnish/ extend Bank Guarantee of Rs. 25 Lakh towards operation and maintenance of pollution control systems and towards compliance of the Consent 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	647900.00	MPCB-DR-3707	22/03/2021	RTGS

Copy to:

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





SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have provided Sewage Treatment Plant (STP) of designed capacity 2000 CMD based on MBR technology for the treatment of 1711 CMD domestic effluent.
- 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C) The treated domestic effluent shall be 60% recycled for secondary purposes like air-conditioning, firefighting, etc. and apply remaining on land for gardening within premise after confirming to the standards or utilize for construction purpose till completion of the project with water metering system.
- 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	2139.00
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 provided the Air pollution control (APC) system and erected 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-4	DG Sets (4 x 250 KVA)	Acoustic Enclosure	3.5	DIESEL	210 Kg/Hr
S-5 & S-6	DG Sets (2 x 320 KVA)	Acoustic Enclosure	4	DIESEL	135 Kg/Hr
S-7	DG Set (400 KVA)	Acoustic Enclosure	5	DIESEL	84 Kg/Hr
S-8	DG Set (500 KVA)	Acoustic Enclosure	5.5	DIESEL	105 Kg/Hr
S-9	DG Set (82.5 KVA)	Acoustic Enclosure	2	DIESEL	2 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
-------------------------	---------------	------------------------

- 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O (Part-I)	2500000	Within 15 days	Towards O&M of pollution control systems and towards compliance of the Consent conditions	31.07.2022	30.11.2022

** 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/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

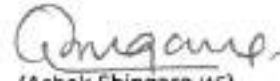
General Conditions:

- 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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000133212/CO/2211001281

Date: 16/11/2022

To,
Macrotech Developers Ltd., (Ajitnath Hi
Tech Builders Pvt. Ltd.),
Vill. Anjur, Mankoli, Tal. Bhiwandi, Dist.
Thane.



Your Service is Our Duty

Sub: Grant of 1st Consent to Operate (Part) under Red/LSI category

- Ref:**
1. Consent to establish(Phase-II) granted by Board vide dated 07.10.2021.
 2. Environment Clearance accorded by Environment Department, GoM vide dated 10.05.2018.
 3. Minutes of 7th CAC meeting held on 14.09.2022.

Your application NO. MPCB-CONSENT-0000133212

For: grant of 1st Consent to Operate (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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary 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 1st Consent to Operate is granted for a period up to 28.02.2023**
2. **The capital investment of the project is Rs.116.3295 Cr. (As per C.A Certificate submitted by industry).**
3. **The 1st Consent to Operate (Part) is valid for construction project named as Macrotech Developers Ltd., (Ajitnath Hi Tech Builders Pvt. Ltd.,) bearing S. No. 224, 225, 227, 228, 230, 231, 235 to 258, 260 to 267, 269 to 302, Vill. Anjur, Sr. No. 34 to 37, 40, 41, 44 to 74, Vill. Mankoli, Sr. No. 9, 12 to 43 Tal. Bhiwandi, Dist. Thane on Total Plot Area of 5,60,167 Sq.Mtrs for construction BUA of 1,13,373.75 SqMtrs out of Total remaining Construction BUA of 1,69,528.08 SqMtrs including utilities and services**
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	789	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes and remaining shall be used on land for gardening & or remaining shall be connected to the sewerage system provided by local body.

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	DG set (250 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio Degradable waste	1461 Kg/Day	OWC followed by composting facility	Used as manure within premises
2	Non Bio Degradable waste	2192 Kg/Day	Segregation	Hand over to Authorized vendor for Recycle
3	STP sludge	50 Kg/Day	Drying	Used as a Manure within own premises

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 or spent oil	As Actual	--NA--	Reprocessing	Sale to authorized party for recycle

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 apply & obtain the renewal of consent (Part) of phase -II & 1st C to O (Part) of Phase-III along with requisite consent fees.
11. PP shall comply with conditions stipulated in EC.
12. PP shall operate STP for treatment of domestic to achieve the standard for the parameter BOD-10 mg/lit including disinfection facility.
13. The treated sewage 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 and/ or connected to local body sewer line with water metering system.
14. PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage
15. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
16. PP shall ensure that the handed over societies shall get renewed consent in the name of society, till that time PP is responsible for obtaining MPCB consent.
17. PP shall obtain amendment in EC for change in name.

18. PP shall submit/extend BG of Rs. 25 Lakh towards compliance of EC and Consent condition
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Signed by: **Dr. Y.B.Sontakke**
Joint Director(WPC) & In Charge Of CAC-Cell
For and on behalf of
Maharashtra Pollution Control Board
cac-cell@mpcb.gov.in
2022-11-16 17:03:11 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	232659.00	MPCB-DR-10750	10/03/2022	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **2100 CMD for treatment of domestic effluent of 789 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated sewage 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 and/ or connected to local body sewer line with water metering system.
- 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	1088.00
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set (250 KVA)	Acoustic Enclosure Stack	3.50	Diesel 52.5 Kg/Hr	1.0	SO ₂	25.2 Kg/Day

- 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
-------------------------	---------------	------------------------

- 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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O (Part)	Rs. 25.0 Lakh	15 days	Towards O & M of PCs and compliance of consent conditions & EC conditions	28.02.2023	31.08.2023

** 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/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000138229/CR/2211001276

Date: 16/11/2022

To,
M/s Macrotech Developers Ltd.,
S. No. 12 of Surai, S. No. 41 of Mankoli, S.
No. 239 of Anjur, Tal. Bhiwandi, Dist.
Thane.



Your Service is Our Duty

Sub: Grant of Renewal of consent to operate (Part-I) for 24 Nos of residential buildings, one multi level car park, club house, fire station & quarters

- Ref:**
1. Environment Clearance accorded by Env. Dept GoM vide No. SEIAA- EC-0000000289 dtd. 11.05.2018.
 2. Consent to Establish accorded by the Board vide No. Format 1.0/ BO/ CAC-Cell/ UAN No. 0000048261/ CE (Phase-I)/ CAC-1808000438 dtd. 09.08.2018.
 3. Previous 1st Consent to Operate (Part-I) granted by Board vide dated 10.08.2021 which is valid up to 31.07.2022.
 4. Minutes of 7th Consent Appraisal Committee meeting held on 14.09.2022.

Your application NO. MPCB-CONSENT-0000138229

For: grant of Renewal of Consent to operate (Part-I) 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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary 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 Consent to Renewal is granted for a period up to 31.07.2027**
2. **The capital investment of the project is Rs.323.95 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to operate (Part-I) is valid for 24 Nos of residential buildings, one multi level car park, club house, fire station & quarters named as M/s Macrotech Developers Ltd., bearing Sr. No. 12, Vill. Sural, Sr. No. 41, Vill. Mankoli, Sr. No. 239, Vill. Anjur, Tal. Bhiwandi, Dist. Thane on Total Plot Area of 5,60,167 Sq.Mtrs for construction BUA of 2,66,789.27 Sq.Mtrs out of Total Construction BUA of 13,61,978 Sq.Mtrs as per EC granted dated 11.05.2018 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance	560167.00	1361978.00
2	Consent to Establish	560167.00	1361978.00

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	1711	As per Schedule - I	Recycle 60% of treated sewage for secondary purposes and apply remaining on land for gardening within premise or utilize for construction purpose till completion of the project with water metering system.

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-4	DG Sets (4 x 250 KVA)	4	As per Schedule -II
S-5 & S-6	DG Sets (2 x 320 KVA)	2	As per Schedule -II
S-7	DG Set (400 KVA)	1	As per Schedule -II
S-8	DG Set (500 KVA)	1	As per Schedule -II
S-9	DG Set (82.5 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	3265 Kg/Day	Segregation	Auth. vendor/ Local Body
2	Wet Waste	4897 Kg/Day	OWC followed by composting	Used as Manure
3	STP Sludge	34 KL/D	Drying	Used as Manure

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 or spent oil	100	Ltr/Hr	Recycle	Sale to Auth. Party/ Recycler

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall obtain necessary amendment in Environment Clearance for change in name.
- PP shall properly operate STP to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
- PP shall recycle 60% of treated sewage for secondary purposes like air-conditioning, firefighting, etc. and apply remaining on land for gardening within premise after confirming to the standards or utilize for construction purpose till completion of the project with water metering system.
- PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.

14. PP shall submit BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Signed by: **Dr. Y.B.Sontakke**
Joint Director(WPC) & In-Charge Of CAC-Cell
For and on behalf of
Maharashtra Pollution Control Board
cac-cell@mpcb.gov.in
2022-11-16 16:24:01 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3239500.00	MPCB-DR-12183	26/05/2022	RTGS

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Bhivandi
- 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 purpose.



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant (STP) of designed capacity 2000 CMD based on MBR technology for the treatment of 1711 CMD domestic effluent.
- 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes like air-conditioning, firefighting, etc. and apply remaining on land for gardening within premise after confirming to the standards or utilize for construction purpose till completion of the project with water metering system.
- 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	2139.00
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-4	DG Sets (4 x 250 KVA)	Acoustic Enclosure Stack	3.50	DIESEL 52.5 Kg/Hr	1.0	SO ₂	25.2 Kg/Day
S-5 to S-6	DG Set (2 x 320 KVA)	Acoustic Enclosure Stack	4.00	DIESEL 67.2 Kg/Hr	1.0	SO ₂	32.25 Kg/Day
S-7	DG Set (400 KVA)	Acoustic Enclosure Stack	5.00	DIESEL 84.0 Kg/Hr	1.0	SO ₂	40.32 Kg/Day
S-8	DG Set (500 KVA)	Acoustic Enclosure Stack	5.50	DIESEL 105 Kg/Hr	1.0	SO ₂	50.4 Mg/Nm ³
S-9	DG Set (82.5 KVA)	Acoustic Enclosure Stack	2.00	DIESEL 17.32 Kg/Hr	1.0	SO ₂	8.36 Kg/Day

- 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
-------------------------	---------------	------------------------

- 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(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2R (Part-I)	2500000	Within 15 days	Towards O&M of pollution control systems and towards compliance of the Consent conditions	31.07.2027	31.01.2028

** 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/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000156150/CE/2303001553

Date: 21/03/2023

To,
Macrotech Developers Ltd., (Formerly as
Ajitnath Hi-Tech Builders Pvt.
Ltd.)
S No. 12 of Surai, S No 41 of Mankoli, S No
239 of Anjur,
Tal. - Bhiwandi & Dist. - Thane.



Your Service is Our Duty

**Sub: Consent to Establish for Expansion Phase III for construction project,
under RED category.**

- Ref:**
1. Earlier Consent to Establish (Phas-1) vide No:-Format1.0/CC-CELL/UAN No.0000048261/CE(Pase-1)/CAC-1808000438 dated 09.08.2018
 2. Earlier Consent to Establish (Phas-2) vide No:-Format1.0/CC-CELL/UAN No.0000103855/CE-2110000345 dated 07.10.2021.
 3. Earlier Consent to operate (Part-1) vide No:-Format1.0/CC-CELL/UAN No.0000138229/CR/2211001376 dated 16.11.2022.
 4. Earlier Consent to operate (Part) vide No:-Format1.0/CC-CELL/UAN No.0000133212/CO/2211001281 dated 16.11.2022.
 5. Environment Clearance granted on 11.05.2018 & 16.07.2022.
 6. Minutes of 15th CAC meeting held on 09.03.2023.

Your application NO. MPCB-CONSENT-0000156150

For: grant of Consent to Establish 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 & Transboundary 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 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.412.51 Cr. (As per C.A Certificate submitted by industry).**
3. **The consent to Establish for expansion (Phase-III) for construction of Integrated Township Project named as Macrotech Developers Ltd, 224, 225,227,228,230 etc of village anjur, At Village Anjur, Surai,Mankoli, Taluka Bhiwandi, Dist.Thane, on Total Plot Area of 1365595.28 SqMtrs for construction BUA of 319363.83 SqMtrs out of Total Construction BUA of 29,32,298.45 SqMtrs as per EC granted dated 16.07.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 16.07.2022	1365595.28	2932298.45
2	Consent to Establish (Phase-I) dated 09.08.2018	560167.00	295421.57

3	Consent to Establish (Phase-II) dated 07.10.2021	560167.00	169528.08
4	Consent to Operate (Part) dated 16.11.2022	560167.00	266789.27
5	Consent to Operate (Part) dated 16.11.2022	560167.00	113373.75

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	0	NA
2.	Domestic effluent	1085	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 connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG set	0	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable waste	1855 Kg/Day	OWC	will be used as a manure for gardening
2	Non-biodegradable waste	2783 Kg/Day	will be stored separately	will be handed over to authorized vendor
3	STP Sludge	22 Kg/Day	will be stored separately	will be used as a manure for gardening

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
NA					

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 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.
- PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- This consent is issued pursuant to the decision of the 15th Consent Appraisal Committee Meeting held on 09.03.2022.
- PP shall provide & operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.

15. 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.
 16. PP shall provide and operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
 17. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
 18. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions
 19. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Signed by: **Dr. Y.B.Sontakke**
 Joint Director(WPC) & In Charge Of CAC-Cell
 For and on behalf of
Maharashtra Pollution Control Board
 cac-cell@mpcb.gov.in
 2023-03-21 17:47:38 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	825020.00	MPCB-DR-16149	22/12/2022	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Bhivandi
 - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC desk for updating.

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **1200 CMD for treatment of domestic effluent of 1085 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic 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 and connected to the sewerage system provided by local body.
- 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	1252.00
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.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG set		6.00	Diesel 202 Ltr/Hr	1	SO ₂	137 Kg/Day

- 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
-------------------------	---------------	------------------------

- 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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E (Exp.)	2500000	15 days	Towards compliance of Environment Clearance and consent conditions.	up to 1st Operate	up to 1st Operate

**** 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/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

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.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000162168/CO/2307000599

Date: 11/07/2023

To,
Macrotech Developers Ltd., (Ajitnath Hi
Tech Builders Pvt. Ltd.),
Vill. Anjur, Mankoli, Tal. Bhiwandi, Dist.
Thane.



Your Service is Our Duty

Sub: Renewal of Consent to operate for construction project, under RED category.

- Ref:**
1. Environment Clearance accorded by Environment Department, GoM vide dated 10.05.2018 & Expansion EC grant on 16.07.2022.
 2. Earlier Consent to establish(Phase-II) granted by Board vide dated 07.10.2021.
 3. Earlier consent to operate grant by the Board vide No:-Format1.0/CAC-CELL/UAN No.0000133212/CO/2211001281 dated 16.11.2022.
 4. Minutes of 7th CAC meeting held on 07.07.2023.

Your application NO. MPCB-CONSENT-0000162168

For: grant of Consent to Operate 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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary 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 1st Consent to Operate is granted for a period up to 28.02.2024**
2. **The capital investment of the project is Rs.116.3295 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for __ named as Macrotech Developers Ltd., at Plot bearing S. No. 224, 225, 227, 228, 230, 231,235, 236, 237, 238, 239 etc.,Anjur, Bhiwandi, Thane on Total Plot Area of 560167 SqMtrs for construction BUA of 113373.75 SqMtrs out of Total Construction BUA of 169528.06 SqMtrs as per EC granted dated 10.05.2018 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 16.07.2022	1365595.28	2189681.99
2	Consent to Establish (Phase-I) dated 19.08.2018	449965.00	295421.57
3	Consent to Establish (Phase-II) dated 07.10.2021	560167.00	1361978.00
4	Consent to Operate (Part) dated 14.11.2022	560167.00	113373.75

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	789	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes and remaining shall be used on land for gardening & or remaining shall be connected to the sewerage system provided by local body.

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	DG set (250 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio Degradable waste	1461 Kg/Day	OWC followed by composting facility	Used as manure within premises
2	Non Bio Degradable waste	2192 Kg/Day	Segregation	Hand over to Authorized vendor for Recycle
3	STP sludge	50 Kg/Day	Drying	Used as a Manure within own premises

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	As Actual	--NA--	Reprocessing	Sale to authorized party for recycle

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall apply & obtain the renewal of consent (Part) of phase -II & 1st C to O (Part) of Phase-III along with requisite consent fees.
- PP shall comply with conditions stipulated in EC.
- This consent is issued pursuant to the decision of the 12th Consent Appraisal Committee Meeting held on 27.12.2022. 13. 14. 15. 16. 17.
- PP shall operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- 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.
- PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
- PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.

17. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions.
 18. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: **Dr J. B. Sangewar**
Joint Director(WPC) & In Charge Of CAC-Cell
For and on behalf of,
Maharashtra Pollution Control Board
cac-cell@mpcb.gov.in
2023-07-11 17:27:16 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1163295.00	MPCB-DR-17568	27/02/2023	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **2100 CMD for treatment of domestic effluent of 789 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated sewage 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 and/ or connected to local body sewer line with water metering system.
- 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	1088.00
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set (250 KVA)	Acoustic Enclosure Stack	3.50	Diesel 52.5 Kg/Hr	1.0	SO ₂	25.2 Kg/Day

- 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to R (Part)	2500000	15 days/extend	Towards O & M of PCs and compliance of consent conditions & EC conditions	28.02.2024	31.08.2024

** 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/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0//UAN No.0000162168/CO/2401001439

Date: 11/01/2024

To,
Macrotech Developers Ltd., (Ajitnath Hi
Tech Builders Pvt. Ltd.),
Vill. Anjur, Mankoli, Tal. Bhiwandi, Dist.
Thane.



Sub: Renewal of Consent to operate for construction project, under RED category.

- Ref:**
1. Environment Clearance accorded by Environment Department, GoM vide dated 10.05.2018 & Expansion EC grant on 16.07.2022.
 2. Earlier Consent to establish(Phase-II) granted by Board vide dated 07.10.2021.
 3. Earlier consent to operate grant by the Board vide No:-Format1.0/CAC-CELL/UAN No.0000133212/CO/2211001281 dated 16.11.2022.
 4. Minutes of 7th CAC meeting held on 07.07.2023.

Your application NO. MPCB-CONSENT-0000162168

For: grant of Consent to Operate 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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary 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 1st Consent to Operate is granted for a period up to 29.02.2028**
2. **The capital investment of the project is Rs.116.3295 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for __ named as Macrotech Developers Ltd., at Plot bearing S. No. 224, 225, 227, 228, 230, 231,235, 236, 237, 238, 239 etc.,Anjur, Bhiwandi, Thane on Total Plot Area of 560167 SqMtrs for construction BUA of 113373.75 SqMtrs out of Total Construction BUA of 169528.06 SqMtrs as per EC granted dated 10.05.2018 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 16.07.2022	1365595.28	2189681.99
2	Consent to Establish (Phase-I) dated 19.08.2018	449965.00	295421.57
3	Consent to Establish (Phase-II) dated 07.10.2021	560167.00	1361978.00
4	Consent to Operate (Part) dated 14.11.2022	560167.00	113373.75

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	789	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes and remaining shall be used on land for gardening & or remaining shall be connected to the sewerage system provided by local body.

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	DG set (250 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio Degradable waste	1461 Kg/Day	OWC followed by composting facility	Used as manure within premises
2	Non Bio Degradable waste	2192 Kg/Day	Segregation	Hand over to Authorized vendor for Recycle
3	STP sludge	50 Kg/Day	Drying	Used as a Manure within own premises

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	As Actual	--NA--	Reprocessing	Sale to authorized party for recycle

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall apply & obtain the renewal of consent (Part) of phase -II & 1st C to O (Part) of Phase-III along with requisite consent fees.
- PP shall comply with conditions stipulated in EC.
- This consent is issued pursuant to the decision of the 12th Consent Appraisal Committee Meeting held on 27.12.2022. 13. 14. 15. 16. 17.
- PP shall operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- 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.
- PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.

16. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
17. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions.
18. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-11 16:07:16 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1163295.00	MPCB-DR-17568	27/02/2023	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **2100 CMD for treatment of domestic effluent of 789 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated sewage 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 and/ or connected to local body sewer line with water metering system.
- 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	1088.00
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set (250 KVA)	Acoustic Enclosure Stack	3.50	Diesel 52.5 Kg/Hr	1.0	SO ₂	25.2 Kg/Day

- 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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to R (Part)	2500000	15 days/extend	Towards O & M of PCs and compliance of consent conditions & EC conditions	28.02.2024	31.08.2024

**** 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/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000198143/CO/2408001323

Date: 13/08/2024

To,
Macrotech Developers Ltd., (Ajitnath Hi
Tech Builders Pvt. Ltd.),
Vill. Anjur, Mankoli, Tal. Bhiwandi, Dist.
Thane.



Your Service is Our Duty

Sub: Consent to 1st Operate (Part Phase III), under RED category.

- Ref:**
1. Environment Clearance accorded by Environment Department, GoM vide dated 10.05.2018 & Expansion EC grant on 16.07.2022.
 2. Earlier Consent to establish(Phase-II) granted by Board vide dated 07.10.2021.
 3. Earlier consent to operate grant by the Board vide No:-Format1.0/CAC-CELL/UAN No.0000133212/CO/2211001281 dated 16.11.2022.
 4. Earlier Renewal of consent to operate grant by the Board vide No:-Format1.0/CAC-CELL/UAN No.0000162168/CO/2401001439 dated 11.01.2024.
 5. Minutes of 5th CAC meeting held on 30.07.2024.

Your application NO. MPCB-CONSENT-0000198143

For: grant of Consent to Operate 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 / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary 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 1st Consent to Operate is granted for a period up to 31.07.2029**
2. **The capital investment of the project is Rs.116.3295 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to 1st Operate (Part Phase III), named as Macrotech Developers Ltd.,224, 225,227,228,230 etc of village Anjur, Integrated Township Project at Village Anjur, Surai, Mankoli, Taluka Bhiwandi, Dist.Thane, Thane on Total Plot Area of 1365595.28 SqMtrs for construction BUA of 200673.38 SqMtrs out of Total Construction BUA of 319363.83 SqMtrs as per EC granted dated 16.07.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 16.07.2022	1365595.28	2189681.99
2	Consent to Establish (Phase-I) dated 19.08.2018	449965.00	295421.57
3	Consent to Establish (Phase-II) dated 07.10.2021	560167.00	1361978.00
4	Renewal of Consent to Operate (Part) dated 14.11.2022	560167.00	113373.75

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	444.015	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes and remaining shall be used on land for gardening & or remaining shall be connected to the sewerage system provided by local body.

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	DG set (250 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio Degradable waste	759 Kg/Day	OWC followed by composting facility	Used as manure within premises
2	Non Bio Degradable waste	1138.5 Kg/Day	Segregation	Hand over to Authorized vendor for Recycle
3	STP sludge	8.8803 Kg/Day	Drying	Used as a Manure within own premises

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	As Actual	--NA--	Reprocessing	Sale to authorized party for recycle

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall apply & obtain the renewal of consent (Part) of phase -II & 1st C to O (Part) of Phase-III along with requisite consent fees.
- PP shall comply with conditions stipulated in EC.
- This consent is issued pursuant to the decision of the 5th Consent Appraisal Committee Meeting held on 30.07.2024
- PP shall operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- 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.

15. PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
16. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
17. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions.
18. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-08-13 11:55:24 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1732800.00	MPCB-DR-24613	20/02/2024	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **2100 CMD for treatment of domestic effluent of 444.015 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated sewage 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 and/ or connected to local body sewer line with water metering system.
- 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	512.33
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.	Grandening/Other consumption	0

- 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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set (200 KVA x 2 nos.)	Acoustic Enclosure Stack	3.50	Diesel 53.37 Kg/Hr	1	SO ₂	25.72 Kg/Day

- 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/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) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to O (Part Phase III)	2500000	15 days/extend	Towards O & M of PCs and compliance of consent conditions & EC conditions	31.07.2029	31.07.2030

****** 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/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

