

Date: 15.11.2025

To,
The Additional Director (S),
Regional Office (WCZ),
Ministry of Environment, Forest and Climate Change,
Nagpur.

Subject : Submission of six-monthly compliance monitoring report (April 2025 - September 2025) for the Environment clearance for Proposed Expansion of Residential Township “Casa Bella at Villages Nilje, Usarghar, Katai & Ghesar, Tal. Kalyan, Dist. Thane (S. No. 12/3 A... 105 of village Usarghar, S. No. 4/2... 4/7 of village Nilje S.No. 7/1 A... 18/3 of village Katai and S.No. 2/7... 117/0 of village Ghesar, Tal. Kalyan, Distt. Thane.

Reference : EC Identification No. SEAC 2011/CR 102/TC-2 dated 03/11/2012.
EC Identification No. SEIAA-2015/CR-76/TC 3 dated 08/10/2015
EC Identification No. SEIAA-2019/CR-194/SEIAA dated 22/11/2019.

Respected Sir,

The Environment clearance for Proposed Expansion of Residential Township “Casa Bella at Villages Nilje, Usarghar, Katai & Ghesar, Tal. Kalyan, Dist. Thane (S. No. 12/3 A... 105 of village Usarghar, S. No. 4/2... 4/7 of village Nilje S.No. 7/1 A... 18/3 of village Katai and S.No. 2/7... 117/0 of village Ghesar, Tal. Kalyan, Distt. Thane.

As per EIA notification dated 14th September 2006 & conditions stated in Environmental Clearance Letter, we are submitting **April 2025 - September 2025 Six Monthly Compliance Monitoring Report.**

We request to acknowledge the same and oblige.

Thanking you,

Yours Sincerely,

For, M/s. Lodha Developers Ltd (previously as Macrotech Developers Ltd.)



Authorized Signatory

Enclosures:

1. Point wise compliance report

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE**

(April 2025 – October 2025)

Of

Proposed Revalidation of Residential Township “Casa Bella”

At

Villages Nilje, Usarghar, Katai & Ghesar, Tal. Kalyan, Dist. Thane (S. No. 12/3 A... 105 of village Usarghar, S. No. 4/2... 4/7 of village Nilje S.No. 7/1 A, 18/3 of village Katai and S.No. 2/, 117/0 of village Ghesar, Tal. Kalyan, Distt. Thane

Proposed By

M/s. Lodha Developers Limited

**(Previously known as M/s. Macrotech Developers
Limited)**

One Lodha Place, Senapati Bapat Marg, Lower Parel,

Mumbai – 400013, India

Submitted to

Ministry of Environment, Forest and Climate Change (Regional Office)

Maharashtra Pollution Control Board (Mumbai)

&

Environment and Climate Change Department, Mantralaya

Project Details:

Sr. No.	Project details																
1.	Name of the project	Revalidation of prior EC for construction of Residential Township at Casa Bella at Village Nilje, Katai, Usaghar & Ghesar, Taluka Kalyan, Dist- Thane.															
2.	Name of the project proponent	M/s. Lodha Developers Ltd (previously Macrotech Developers Ltd)															
3.	Clearance letter No. and Date	Revalidated EC Identification no: SEIAA-2019/CR-194/SEIAA dated 22/11/2019 Amended EC Identification no: SEIAA-2015/CR-76/TC 3 dated 08/10/2015 2nd EC vide letter no. SEAC 2011/CR 102/TC-2 dated 03/11/2012 1st EC: EC file no. SEAC-2009/CR 145/TC.2 dated 17/07/2010															
4.	Area Statement:																
5.	Total Plot area	14,78,822 Sq.mt															
6.	FSI Area	14,78,822 Sq.mt.															
7.	Non FSI Area	5,43,967 Sq. mt.															
8.	Total Construction area	20,22,789 Sq.mt.															
9.	Total no. of tenants and shops	1 BHK: 11030 Nos.; 2 BHK: 9937 Nos.; 3 BHK: 1028 Nos. Total No. of buildings: 458 Tenements: 21,995 Nos. Villas: 25 Nos.; School: 3 Nos.; Police Chowky: 1 Nos. Shopping mall and Multiplex:1 No. Retail Shops, Public Transport Hub, Post Office, Cemetery, Fire Station 2 Nos.; Social and Recreation Facilities with swimming pools 5 Nos. Receiving stations; Commercial Building 1															
10.	Water Requirement of the project	Waste Water Generation: 12.20 MLD Total Water Requirement: During Operation Phase: 15.40 MLD Fresh Water: 10.09 MLD Re- Cycled water: 8.152 MLD															
11.	STP details	STP Capacity: 13,900 m ³ /day															
12.	Solid waste details	<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity</th> <th>Treatment/Disposal</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>35,050 TPD</td> <td>Handover to authorized recyclers</td> </tr> <tr> <td>Wet waste</td> <td>23,370 TPD</td> <td>OWC</td> </tr> <tr> <td>Bio- medical waste</td> <td>1.225 TPM</td> <td>-</td> </tr> <tr> <td>STP Sludge</td> <td>123 CMD</td> <td></td> </tr> </tbody> </table>	Type	Quantity	Treatment/Disposal	Dry waste	35,050 TPD	Handover to authorized recyclers	Wet waste	23,370 TPD	OWC	Bio- medical waste	1.225 TPM	-	STP Sludge	123 CMD	
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Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	8 (b) B1 Residential Township Project
2.	Name of the project	:	Proposed Revalidation of Residential Township “Casa Bella”
3.	Clearance letter (s) / OM No. and Date	:	<ul style="list-style-type: none"> • Revalidated EC Identification no: SEIAA-2019/CR-194/SEIAA dated 22/11/2019 • Amended EC Identification no: SEIAA-2015/CR-76/TC 3 dated 08/10/2015 • 2nd EC vide letter no. SEAC 2011/CR 102/TC-2 dated 03/11/2012 • 1st EC: EC file no. SEAC-2009/CR 145/TC.2 dated 17/07/2010
4.	Location	:	Village - Usarghar, Katai, Nilge & Ghesar
	a. District (S)	:	Thane
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude- 19° 9'30.00"N Longitude -73°4'31.91"E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Rajan Sharma; M/s. Lodha Developers Ltd. At village Ghesar, Tal Kalyan, Dist- Thane
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	
6.	Salient features	:	
	a. of the project	:	Annexure A
	b. of the environmental management plans	:	Annexure B
7.	Break up of the project area	:	
	a. submergence area forest & non-forest	:	Non-Forest

	b.	Others	:	Annexure – A
8.		Break up of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan	:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.		Financial details	:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	2568 Crores
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	Yes.
	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.	:	Yes.
	e.	Actual expenditure incurred on the environmental management plans so far	:	---
10.		Forest land requirement	:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	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	:	Status letter attached
	a. Date of commencement (Actual and/or planned)	:	August, 2010
	b. Date of completion (Actual and/ of planned)	:	August, 2030
13.	Reasons for the delay if the Project is yet to start	:	-
14	Dates of site visits	:	
	a. The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	14.02.2024
	b. Date of site visit for this monitoring report	:	13.11.2025
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	:	Not Applicable
	(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.)	:	-

Current Status of Work

Current status of Construction work		Data Required
a.	Date of Commencement (Actual and/ or planned)	August, 2010
b.	Date of completion (Actual and/ or planned)	August, 2030

Undertaking for Status of construction



To whomsoever it may concern

Respected the Environmental clearance for Proposed Expansion of Residential Township "Cami" (Bella of Village Nija, Udaighat, Kanti & Ghosar, Tal. Kalyan, Dist. Thane (S. No. 127 A... 107 of village Udaighat, S. No. 42... 47 of village Nija S.No. 73 A... 167 of village Kanti and S.No. 27... 117 of village Ghosar, Tal. Kalyan, Dist. Thane. The project is being developed by M/s. Lodha Developers Ltd. Environment Clearance has been obtained on 22nd November 2019 (EC Identification No. STAA-2019/CB-194/S/IAA)

We are reflecting below the current status of the project as follows:

Area statement as per EC received (Revaluated EC)	In Sq M.
Total Construction area	26,22,799
Total FM area	14,76,877
Total Non-FM area	1,14,922
Construction done till date	17,26,683.81

Thanking You,
Yours Faithfully,

Authorized Signatory
Architect Name
Registration No. (P/24/S/11487)

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. SEAC2011/CR102/TC-2 dated 3rd November, 2012 as follows:

Sr. No.	Conditions	Status
Specific Conditions		
(i)	This environmental clearance is issued subject to land use verification. Local authority /planning authority should ensure this with respect to Rules, Regulations, Notification, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.	Noted
(ii)	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	Noted
(iii)	“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.	PP has obtained Consents: <ol style="list-style-type: none"> 1. CTE - EIC No. KN-6374/12 Infrastructure/Orange/L.S. I Consent No. - BO/RO(HQ)/CE/CAC-783, Dated on 19.01.2013 2. CTE - Consent order No. – Format1.0/BO/CAC-Cell/EIC-KN-6846-15/CE(Reval. and Amend.)/CAC-2010, Dated on 11.02.2016 3. CTE (Renewal): Format1.0/CAC-CELL/UAN No.0000120710/CE/2207001197 , Dated on 24.07.2022 4. CTO Casa Bella (Part 1) - KN-6375/12 Infrastructure/Orange/L.S.I

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		<p>Consent No. BO/RO(HQ)/CO/CAC-786, Dated on 19.01.2013</p> <p>5. CTO (Part 2) - Format1.0/BO/CAC-cell/RO- KN/EIC-KN-6540- 13/O(part)/CAC-10138, Dated on 10.12.2013</p> <p>6. Amendment to CTO (Part 1) - Format1.0/BO/CAC-cell//EIC- KN-6375- 12/O(part)(amend)/CAC-1394, Dated on 31.01.2014</p> <p>7. CTO (Part 3) - Format1.0/BO/CAC-cell/EIC- KN-6603-14/O(part)/CAC-6300, Dated on 04.07.2014</p> <p>8. CTO (Part 4) - Consent order No.: - Format1.0/BO/CAC- cell/EIC-KN-6665- 14/O(part)/CAC-3972, Dated on 04.04.2015</p> <p>9. Renewal CTO (Part 1, 2 & 3) - Format1.0/BO/CAC-cell/EIC- KN-6794/CR(Part- I+II+III)/CAC-7501, Dated on 03.06.2016</p> <p>10. 1st CTO Casa Bella Part V- Format1.0/BO/CAC-cell/UAN No. 0000048466/CO(Part- V)/CAC-1905001056, Dated on 17.05.2017</p> <p>11. Renewal CTO (Part 4) - Format1.0/BO/CAC-cell/UAN No. 0000024836/CR(Part)/CAC- 1903000721, Dated on 14.03.2019</p> <p>12. Renewal CTO (Part 1, 2 & 3) - Format1.0/BO/CAC-cell/UAN No. 00000036074/CR/CAC- 1903001372, Dated on 25.03.2019</p> <p>13. Renewal CTO (Part 3)</p>
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		<p>Residential Buildings CASA Bella Gold & Golf Link - Format1.0//UAN No.0000120095/CR/2206000234 , Dated on 04.06.2022</p> <p>14. Renewal CTO (Commercial Buildings of Part V) for Commercial Tower & Experia Mall - Format1.0/CAC- CELL/UAN No.0000120098/CR/2206000768 , Dated on 16.06.2022</p> <p>15. Renewal of consent (Residential building of Part-V) for residential Buildings Siena A, B, Savana A & B - Format1.0/CAC- CELL/UAN No.0000120100/CR/2206001281 , Dated on 23.06.2022</p> <p>16. Renewal of consent for commercial Tower, amenities and Xperia Mall - Format1.0/CAC-CELL/UAN No.0000170355/CR/2310002158 , Dated on 28.10.2023</p> <p>17. Renewal of Consent for Residential Building of Part-V - Format1.0/CAC-CELL/UAN No.0000154213/CR/2310002156 , Dated on 28.10.2023</p> <p>18. Renewal of Consent Residential Building of Part-V Siena A, B and Savana A & B - Format1.0/CAC-CELL/UAN No.0000170081/CR/2310002157 , Dated on 28.10.2023</p>
(iv)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Site sanitation like safe and adequate municipal water for drinking and domestic purpose, toilets, bathrooms and periodic checkup facilities are provided during construction phase. Waste generated from toilets and bathrooms is collected by sewage

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		suction tanker by local solid waste management facility for further treatment.															
(v)	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environment infrastructure is installed and made fictional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	5 STPs of 1800 KLD, 250 KLD, 3000 KLD, 450 KLD and 6400 KLD are provided and are functional. Total Capacity of STP – 13,900 KLD.															
(vi)	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care crèche and First Aid Room etc.	Mobile STP will be provided for labor huts. Debris generated during construction phase is handed to authorized vendor.															
(vii)	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.	Adequate drinking water and sanitary facilities have been provided for the construction workers at the site. Provisions are made for mobile toilets. Debris generated during construction phase is handed to authorized vendor															
(viii)	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filing phase should be ensured.	<p>During operational phase generated solid waste would be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter method.</p> <p>Solid waste generation details:</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Quantity</th> <th>Treatment/Disposal</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>35,050 TPD</td> <td>Handover to authorized recyclers</td> </tr> <tr> <td>Wet waste</td> <td>23,370 TPD</td> <td>OWC</td> </tr> <tr> <td>Bio-medical waste</td> <td>1.225 TPM</td> <td></td> </tr> <tr> <td>STP Sludge</td> <td>123 CMD</td> <td></td> </tr> </tbody> </table>	Type	Quantity	Treatment/Disposal	Dry waste	35,050 TPD	Handover to authorized recyclers	Wet waste	23,370 TPD	OWC	Bio-medical waste	1.225 TPM		STP Sludge	123 CMD	
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(ix)	Wet garbage should be treated by Organic Converter and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be	PP has ensured that the wet garbage will be treated by organic converter and treated waste will be utilized for gardening.															

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	disposed outside the premises. Local authority should ensure this	
(x)	Arrangement shall be made that waste water and storm water do not get mixed.	There are provision of separate storm water drains and sewer line network for the plot.
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping.
(xii)	Addition soil for leveling of the prosed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes. The excavated soil would be used for leveling of the proposed project.
(xiii)	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consolation with the local DFO/Agriculture Dept.	The green belt design along the periphery of the plot will be such that it can attenuate the day and night noise level to the standard Prescribed for residential used by MPCB. Developer will provide RG area on ground. Area is proposed on the Ground 4,98,525 Sq. m.
(xiv)	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	PP has provided designated areas for temporary storage of construction materials and are being handed over to concerned authority on daily basis.
(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.	Soil testing reports are attached as annexure. No water samples were collected since no ground water source is available at the site and ground water withdrawal is not proposed at the site
(xvi)	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the ground dumpsites for such material must be secured so that they should not leach into the ground water.	Noted.
(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	No Hazardous Waste is generated

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	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.	PP agreed to this condition. DG set Power back up: 27,500 kVA Low Sulphur High speed diesel will be used as fuel for the DG sets. The DG sets will be as per EPA rule. Stack will be provided as per CPCB rules for dispersion of pollutants
(xix)	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern for concern authority shall be taken	Noted.
(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.	Vehicles used for transportation of material are with valid PUC as per Government norms.
(xxi)	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution load 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.	During construction adequate measures are taken to maintain air quality and noise levels within the prescribed limits. Water sprinkling would be carried out as Dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates. Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. The plot is barricaded to avoid spread of pollutants.
(xxii)	Fly ash should be used as building material in the construction as per provisions of Fly Ash Notification of September 1999 and amended as on 27 th August, 2003. (The above condition is applicable only if the project site is located within the 100km of Thermal Power	Noted.

	Stations.)	
(xxiii)	Ready mixed concrete must be used in building construction.	Ready mixed concrete is used in building construction.
(xxiv)	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment etc. as per National Building Code including measures from lighting	PP agreed.
(xxv)	Storm water control and its re-use as per OGWB and BIS standards for various applications.	Noted.
(xxvi)	Water demand during construction should be reduced by use of per-mixed concrete. curing agents and other best practices referred.	Ready mixed concrete is used in building construction.
(xxvii)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted.
(xxviii)	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 Ministry before the project is commissioned for operation Treatment effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP	PP agreed.
(xxix)	Local body should ensure that no occupation certification is issued prior to operation of STP / MSW site etc. with due permission of MPCB.	PP Agreed.
(xxx)	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project	No ground water abstraction is involved hence not applicable.
(xxxi)	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	PP agreed.
(xxxii)	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 water fixtures are proposed.

(xxxiii)	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.	Noted.
(xxxiv)	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Noted.
(xxxv)	Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the 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.	PP has installed CFLs/TFLs as energy conservation measures.
(xxxvi)	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 DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Agreed. During operational phase DG sets would be kept in the DG room which would be acoustically covered. Stack heights will be provided as per norms
(xxxvii)	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.	Noted.
(xxxvii)	Traffic congestion near the entry and exit points from the roads adjoining the proposed	Separate entry and exit points have been provided. Provisions are made

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	project site must be avoided. Parking should be fully internalized and no public space should be utilized.	for adequate parking facilities within the project complex and no public space will be used for parking of vehicles. 4 Wheelers –15550 2 Wheelers- 8255
(xxxix)	Opaque wall should meet prescriptive requirement as per Energy Conservative 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.	PP agreed.
(xi)	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Noted.
(xli)	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.	Regular supervision is being carried out.
(xlii)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against proponent if it was found that the construction of the project has been started without obtaining environmental clearance.	Noted.
(xliii)	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MCPB.	PP is regularly submitting six monthly monitoring reports to the Regional office, MoEF and MPCB.
(xliv)	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	PP agreed.
(xlv)	In the case of any changes in the scope of the project, the project would require a fresh appraisal by this Department.	Noted.
(xlvi)	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.
(xlvi)	Separate funds shall be allocated for implementation of environmental protection	Separate funds are allocated for the implementation of environmental

	measures/EMP along with item-wise breaks-up. This 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.	protection measures.
(xlviii)	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 Marathi language of the local concerned within seven days of the issue of this letter, informing that the project has been accorded environmental clearance ad copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website as http://ec.maharashtra.gov.in .	PP agreed.
(xlix)	Project management should submit half yearly compliance reports in respect of the stipulated prior to environmental clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year	PP is regularly submitting six monthly monitoring reports to the regional office, MoEF and MPCB.
(I)	A copy of 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.	Noted.
(li)	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	PP agreed and complied.

	the main gate of the company in the public domain.	
(lii)	The project proponent shall also submit six monthly reports on the status of the compliance of the stipulated EC conditions including results of monitored data (both in hard and soft copies as well as e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP enclosing status of the project along with six monthly reports to respective MoEF regional office and MPCB office both by email format.
(liii)	The environmental statement for each financial year ending 31 st 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 condition and shall also be sent to the respective Regional Offices of MoEF by e-mail.	PP agreed to submit Environment statement for each year to MPCB



SHREEJI AQUA TREATMENT PVT. LTD.

Environmental Solutions Under One Roof

Accredited by ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018

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UR No. : TC13872500012131F

TEST REPORT

Lab Inward No. : SATPL/25-26/11/MAAM/138F	Date of Sampling : 13-14/11/2025
Client Name : Lodha Developer Ltd, Mumbai	Start of Analysis : 14/11/2025
	End of Analysis : 17/11/2025
	Report Date : 18/11/2025
Sample Drawn By : SATPL On 14/11/2025	

Order / Reference : As per TBF Dated 14/11/2025

Monitoring For : Ambient Air Monitoring

Sampling Procedure : As per IS 5182

Limits : National Ambient Air Quality Standards vide G.S.R. 826 (E) Dated 18.11.2009

Sampling Location : "Cross Bldg" at Village Nije, Dargapur, Katal & Ghemur, Tal. Anjuna, Dist. Thane (S. No. 12/3A... 105 of village Dargapur, S. No. 4/2... 4/7 of village Nije S.No. 2/1 A, 18/3 of village Katal and S.No. 2/7... 117/0 of village Ghemur, Tal. Anjuna, Dist. Thane

Lateral Distance : 10.0 meter

Duration : 24 Hrs.

Receptor Height : 3.0 meter

Time : 11:10 am to 11:10 am

Temperature, °C : 29

Humidity, % : 63

RESULTS

Sr.No.	Parameters	Results	Limits	Unit	Reference Method
1	Sulphur Dioxide (SO ₂)	30.43	≤ 80	µg/m ³	IS 5182 (Part-2), 2006 R2022
2	Nitrogen Dioxide (NO ₂)	24.53	≤ 80	µg/m ³	IS 5182 (Part-6), 2006 R2022
3	Particulate Matter PM ₁₀	63.32	≤ 100	µg/m ³	IS 5182 (Part-23), 2006 R 2022
4	Particulate Matter PM _{2.5}	34.23	≤ 60	µg/m ³	IS 5182 (Part-24), 2019
5	Ozone (O ₃)	<20	≤ 180 (1 hr)	µg/m ³	IS 5182 (Part-9), R 2019
6	Ammonia (NH ₃)	35.2	≤ 600	µg/m ³	IS 5182 (Part-25), 2018

REMARK: Reference to above mentioned monitoring report all the parameters are within the limits.

Disclaimer: Information supplied by customers represented in italic font

Review By

For Shreeji Aqua Treatment Pvt.Ltd.

Almond
Technical Manager



Chhanna
Quality Manager
Authorized Signatory

The results relate to sample tested.

— End of Test Report —

Page 1 of 1



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TEST REPORT

18/11/2025

Sample / Report No.	SATPL/25-26/11/MN/136H		
Name of Customer	M/s. Latha Developer Ltd.		
Address of Customer	Mumbai		
Order / Reference	As Per TRF Dated 14/11/2025		
Sample Declaration as provided by customer :			
Nature of Sample	Soil Sample		
Location	"Class Bello" at Village Nije, Darghor, Tal. Kalan, Dist. Thane (S.No. 12/3 A... 105 of Village Darghor, S.No. 4/2... 4/7 of village Nije S.No. 7/1A, 1A/3 of Village Kural and S.No. 2/7... 177/B of village Ghaur, Tal. Kalan, Dist. Thane		
Batch No.	NA		
Sample Drawn by	SATPL Team on 14/11/2025	Sample Received On	14/11/2025
Start of Analysis	14/11/2025	End of Analysis	17/11/2025
Sample Container	Zip lock bag	Sample Quantity	25 kg.
Sampling Procedure	NA		
Limits	NA		

Chemical Testing

Sl. No.	Parameters	Results	Limits	Unit	Method
1	pH (1:2.5 at 25±1°C)	7.98	NA	—	IS 3720 (Part - 25) (1977) II 2021
2	Moisture	14.76	NA	%	IS 2720 (Part 21) (1973) II 2020
3	Electrical Conductivity (1:2 at 25±1°C)	1.95	NA	ms/cm	IS 14767-2000 II 2021
4	Water Holding Capacity	82	NA	%	IS 14765-2000
5	Organic Carbon	4.53	NA	%	IS 3720 (Part 23) (1972) II 2019
6	Nitrogen	0.0050	NA	%	IS 14004 (1999) II 2019
7	Potassium	60.23	NA	mg/kg	IS 9497 (1980)
8	Sulphur	4.03	NA	mg/kg	IS 1150 (Part II) / Reaffirmed 2006
9	Cinc	20.56	NA	mg/kg	EPA 7000 II (Revision 02)
10	Boron	0.682	NA	mg/kg	EPA 7000 II (Revision 02)
11	Iron	957.24	NA	mg/kg	EPA 7000 II (Revision 02)
12	Phosphorus	13.89	NA	mg/kg	Olsen's Method

Note: NA-Not Applicable.

Disclaimer- Information supplied by customers represented in italic font

Review By

For Shreeji Aqua Treatment Pvt.Ltd.

Ashwade
Technical Manager



Akharay
Quality Manager
Authorized Signatory

— End of Test Report —

The results relate to sample tested

Page 1 of 1

Plant: Plot No. 8-21, H Block, Lal Tera Nagar, Wankeshwar, MIDC, Pimpri-Chinchwad, Maharashtra 411018.

Laboratory: 144, Shreeji Temple Road, Plot No. 13, Purna Nagar, Chhatrapati, Pimpri 411018

Head Office: Plot No. 1, Shreeji Ind. Park-1, Vastreda-Tale, Lavasa, Pune-410210

Customer Care No.: +91 20 25271788. Email: info@shreeji-aqua.com. Web: www.shreeji-aqua.com

Shreeji Aqua is always subject to improvement for better customer satisfaction, we welcome your feedback on qa@shreeji-aqua.com



|| Shreeji ||

SHREEJI AQUA TREATMENT PVT. LTD.

ISO 9001:2015, ISO 14001:2015, ISO 45001:2018

Approved by Maharashtra Government, Mumbai, India

Approved by Maharashtra Government, Mumbai, India

Approved by ISO 9001:2015, ISO 14001:2015, ISO 45001:2018

Recognized by Ministry of Environment, Forest & Climate Change (MOEF), Govt. of India, New Delhi

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ULR No: TCI13H772590012153F

TEST REPORT

Lab Inward No. : SATPL/25-26/11/MARM/1360			Date of Sampling : 13-14/11/2025		
Client Name : Ludha Developer Ltd.			Start of Analysis : 13/11/2025		
			End of Analysis : 14/11/2025		
			Report Date : 18/11/2025		
			Sample Drawn By : SATPL Team on 13-14/11/2025		
Order / Reference: TRF Dated 14/07/2025					
Monitoring done by : SATPL Team on 13-14/11/2025					
Monitoring For : Noise Level Reading, NLR					
Sampling Procedure : As Per CPCB Guideline					
Sampling Location : Casa Bella at Village ANS, Durgam, Kasar & Ghosar, Tal. Rahur, Dist. Thane			Lateral Distance :		
Time : 12:30 pm to 12:50 pm			Sampling Duration : 24 Hrly		
Limits : As per Ministry of Environment & Forest Notification Dated 11/01/2010					
NOISE LEVEL MONITORING					
Date	Time	Noise Level, dB(A)	Date	Time	Noise Level, dB(A)
13-14/11/2025	8 am to 10 pm (Day Time)	58.76	13-14/11/2025	10 pm to 6 am (Night Time)	49.63
Note: Limit during Day Time < 75 dB (A) & Limit during Night Time < 70 dB (A)					
Disclaimer: Information is supplied by customers represented in italic font					
Review By, Technical manager			For Shreeji Aqua Treatment Pvt. Ltd., Quality Manager Authorized Signatory		

End of Test Report

The results relate to sample tested.

Page 1 of 1

Plant: Plot No. 8-14, H Block, 1st Stage, Nagpur, Maharashtra, India, Project-CH/10000, Maharashtra-4411018.

Lab: 134, Shreeji Texaco Apt, Plot No. 31, Purna Nagar, Chhatrapati, Pune-411012

Head Office: Plot No. 1, Shahi Ind. Park-1, Valsad, Gujarat, India, Maharashtra-381275 Dist. Valsad

Customer Care No.: +91 9201347265 Email: info@shreejiapqa.com Web: www.shreejiapqa.com

Shreeji Aqua is always intent to improvement for better customer satisfaction, we welcome your feedback on [www.info@shreejiapqa.com](mailto:info@shreejiapqa.com)

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA-2015/CR-76/TC 3
Environment department,
Room No. 217, 2nd floor,
Muntralaya Annexe,
Mumbai 400 032
Date: 8th October, 2015

To,
M/s. Lodha Dwellers Pvt. Ltd,
Lodha Excelus, Level-9,
Apollo Mills Compound,
N.M.Joshi Marg, Mahalaxmi,
Mumbai- 400 011.

Subject:- Amendment & Expansion in Environmental Clearance for Construction project of Residential Township at Village Usarghar, Katsai, Nilge & Ghesar Tal.Kalyan, Dist. Thane.

Reference- Even number environment clearance letter dated 3rd November, 2012.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC-II in its 3rd meeting and recommended to SEIAA. SEIAA in its 52nd meeting decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no SEAC 2011/CR.102/TC.2 dated 3rd November, 2012. The Authority noted the D.O. letter no. SEIAA-2014/CR.133/ TC-3 dated 29th November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.

In the 87th SEIAA meeting, the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies. Therefore, SEIAA decided to accord approval to the amendment sought in the EC as the consequential impact on account of the proposed changes is not likely to be adverse on the environmental parameters

Sr. No.	Details	Earlier Proposal - EC granted dtd. 3rd Nov, 2012	Proposed Amendment & Expansion in EC granted dtd. 3rd Nov, 2012	Remarks
1	Name of the Project	Environmental Clearance to Proposed Residential Township development on plot bearing(as per attached Annexure 1) at Village: Usarghar, Katai, Nilge & Ghesar Tal.Kalyan, Dist. Thane.	Environmental Clearance to Proposed Residential Township development on plot bearing(as per attached Annexure 1) at Village: Usarghar, Katai, Nilge & Ghesar Tal.Kalyan, Dist. Thane.	No change
2	Project Proponent	M/S Lodha Dwellers Pvt.Ltd., 216, Shah & Nahar Estate, Dr. E. Moses Road, Worli Mumbai 400 018, Maharashtra	M/S Lodha Dwellers Pvt.Ltd., Regd.Office:-216, Shah & Nahar Estate, Dr. E. Moses Road, Worli Mumbai -400 018, Maharashtra. Corporate Office:- Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011.	No change
3	Total Plot Area	14,54,275 sqm.	14,78,822 sqm.	Plot area added by 24,547 sq.mtrs (1.69%)
4	Total permissible Built-up Area	14,54,275 sqm (FSI), 19,87,994.46 sqm (Total Construction BUA)	14,78,822 sqm (FSI), 20,22,789 sqm (Total Construction BUA)	Construction BUA increased by 34,795 sq.m.(1.75%)
5	Total Number Of Towers	1BHK : 10898 Nos. 2BHK: 9895 Nos. 3BHK : 1028 Nos. Total Nos Of Bldgs 460 Tenements = 21,821 Nos. Villas = 27 Nos. School = 3 Nos. Hospital = 3 Nos. Police Chowky = 1 Nos. Shopping Mall & Multiplex = 1No.	1BHK : 11030 Nos. 2BHK: 9937 Nos. 3BHK : 1028 Nos. Total Nos Of Bldgs 458 Tenements = 21,995 Nos. Villas = 25 Nos. School = 3 Nos. Hospital = 3 Nos. Police Chowky = 1 Nos. Shopping Mall & Multiplex = 1No.	8 Nos S+8 (240 tenements), 2 Nos S+19 (148 Tenements) replac with 5 Nos G+17 flr bldgs (530 tenements). A G+7 flr bldg (32 tenements) is added. Hence number of tenements

		Retail Shops, Public Transport Hub, Post Office, Cemetery, Fire Station 2 Nos, Social & Recreation Facilities with Swimming Pools 5 Nos. Receiving Stations.	Retail Shops, Public Transport Hub, Post Office, Cemetery, Fire Station 2 Nos, Social & Recreation Facilities with Swimming Pools = 5 Nos. Receiving Stations. Commercial Bldgs 1.	increased by 174 nos. However total number of buildings have decreased by 4 nos.
6	Water Requirement	During Operation Phase - 15.20 MLD Fresh Water: 9.983 MLD Re-cycled Water: 8.057 MLD	During Operation Phase - 15.40 MLD Fresh Water: 10.09 MLD Re-cycled Water: 8.152 MLD	Minor changes due to increase in tenements.
7	Waste Water Generation	12.16 MLD	12.20 MLD	Minor changes due to increase in tenements
8	Solid Waste generation	Dry Waste - 33.98 TPD Wet Waste - 22.654 TPD Biomedical waste - 1.125 TPM STP Sludge - 122 CMD	Dry Waste - 35.05 TPD Wet Waste - 23.37 TPD Biomedical waste - 1.225 TPM STP Sludge - 123 CMD	Minor changes due to increase in tenements
9	Energy	Maximum Demand Load: 79 MW Connected Load: 131.05 MW DG set: DG of 26,457 KVA	Maximum Demand Load: 83.7 MW Connected Load: 138.05 MW DG set: DG of 27,500 KVA	Minor changes due to increase in tenements
10	Traffic Management	Total Parking area Gross Parking Area = 2,19,307 sq.m. 4 - Wheeler - 15043 Nos. 2 - Wheeler - 8010 Nos.	Total Parking area Gross Parking Area = 2,39,124 sq.m. 4 - Wheeler - 15550 Nos. 2 - Wheeler - 8255 Nos.	Minor changes due to increase in tenements
11	Capacity of STP	13,900 Cu.M/D	13,900 Cu.M/D	No Change.

Terms and conditions stipulated in earlier timber environment clearance letter dated 3rd November, 2012 remains the same.


(Malini Shankar)
Member Secretary, SELAA.

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SELAA, Flat No. 26, Belvedere, Bhulabhai Desai Road, Breach Candy, Mumbai-400026.
2. Additional Secretary, MOEF, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal-462 016 (MP).
5. Commissioner, Kalyan-Dombivli Municipal Corporation.
6. Regional Office, MPCB, Mumbai.
7. Collector, Thane.
8. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
9. Select file (IC-3)

(EC uploaded on 10/10/2015)

Government of Maharashtra

SEAC2011/CR 102 /TC-1
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 012
Date: 3rd November, 2012

To,

M/s. Lodha Dwellers Pvt. Ltd
At village Ghesar, Tal Kalyan,
Dist- Thane .

Subject: Environmental Clearance for Proposed expansion of residential township " Casa Bella" at villages Nilje,Usarghar, Katai & Ghesar,Tal.Kalyan, Distt. Thane (S.No.12/3 A.....105 of village Usarghar, S.No.4/2.....4/7 of village Nilje, S.No.7/1A....18/3 of village Katai and S.No.2/7....117/0 of village Ghesar,Tal.Kalyan,Distt.Thane by Lodha Dwellers Pvt. Ltd - Environmental clearance regarding.

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 1st, 2nd & 3rd meetings and decided to 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 52nd Meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for Proposed expansion of residential township " Casa Bella" at villages Nilje,Usarghar, Katai & Ghesar,Tal.Kalyan, Distt. Thane (S.No.12/3 A.....105 of village Usarghar, S.No.4/2.....4/7 of village Nilje, S.No.7/1A....18/3 of village Katai and S.No.2/7....117/0 of village Ghesar,Tal.Kalyan,Distt.Thane by Lodha Dwellers Pvt. Ltd. SEAC considered the project under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project is summarized during SEAC & SEIAA Meetings as:

Name of the Project	:	Proposed Expansion of Residential Township "Casa Bella"
Project Proponent	:	Lodha Dwellers Pvt. Ltd.
Consultant	:	Mahabal Enviro Engg. Pvt. Ltd
Location of the project	:	villages Nilje,Usarghar, Katai & Ghesar,Tal.Kalyan, Dist Thane (S.No.12/3 A.....105 of village Usarghar, S.No.4/2.....4/7 of village Nilje S.No.7/1A....18/3 of village Katai and S.No.2/7....117/0 of village Ghesar,Tal.Kalyan,Distt.Thane
Type of Project	:	Residential Township Project



Category	8 (b), B)
Whether in Corporation / Municipal / Other area	MMRDA
Total plot area (Sq.m)	14,54,275 m ²
Deductions	---
Net plot area	14,54,275 m ²
Permissible FSI (including TDR etc.)	14,54,275 m ²
Proposed Built -UP Area (FSI & Non FSI)	<ul style="list-style-type: none"> ▪ FSI area (sq. m.). 14,54,275 m² ▪ Non FSI area (sq. m.): 5,33,719.46 m² • Total BUA area (sq. m.): 19,87,994.46 m²
Ground - coverage percentage (%) (Note : percentage of plot not open to sky)	15.90%
Estimated cost of the project	Rs. 2568 Crore
No. of building & its configuration (s)	<p>As per EC received dated 17.07.2010</p> <p>1 BHK: 2400 Nos.; 2 BHK: 9786 Nos.; 3 BHK: 1970 Nos.; Vilas: 27 Nos., School: 2, Hospital: 2, Police Station: 1, Shopping Mall, Library, Market, Retail Shops, Public Transport hub, post office.</p> <p><u>Total After Expansion</u></p> <p>1 BHK: 10898 Nos.; 2 BHK: 9895 Nos.; 3 BHK: 1028- Nos.; Vilas: 27 Nos.; School: 3, Hospital: 3, Police Chowky: 1, Shopping Mall & Multiplex:1, Retail Shops, Public Transport hub, Post office, Cemetery, Fire Stations:2, Social & recreational Facilities with swimming Pools:5, Receiving Station: 3.</p>
Number of tenants and shops	<p>As per EC received dated 17.07.2010</p> <p>Tenements: 13,256 Nos. Vilas: 27 School: 2, Hospital: 2, Police Station: 1, Shopping Mall, Library, Market, Retail Shops, Public Transport hub, post office</p> <p>Proposed: Tenements: 8565 Nos.</p> <p>Total After Expansion: Tenement: 21,821 Vilas: 27 Nos.; School: 3, Hospital: 3, Police Chowky: 1, Shopping Mall & Multiplex:1, Retail Shops, Public Transport hub, Post office, Cemetery, Fire Stations:2, Social & recreational Facilities with swimming Pools:5, Receiving Station: 3</p>

-2-

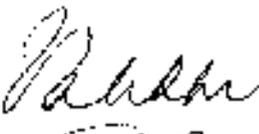

Number of expected residents / users	1,19,310 Nos.
Height of the building(s)	23.80m, 41.60m, 26.10m, 58.30m, 69.60 m (Max)
Right of way	The project site is accessed by 30 m wide Kalyan - Shil Road. 2 Nos. Fire stations are proposed in the Project.
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Minimum 8 m radius for Bldgs of S + 19, S+14, S+22 & G+13 and all amenities
Total Water Requirement	<ul style="list-style-type: none"> • Fresh water (CMD): 9983 • Source : MIDC • Recycled Water (CMD): 8055 • Total water requirement (CMD): 15,201 • Swimming pool make up (cum): 80 (cum) • Fire fighting (cum): Total 9,190 m³ Wet Season <ul style="list-style-type: none"> • Fresh water (CMD): 9983 • Source: MIDC • Recycled Water (CMD): 5562 • Total water requirement (CMD): 15,201 • Swimming pool make up (cum): 16 (cum) • Fire fighting (cum): Total 9190m³
Rain Water Harvesting (RWH)	Size and no. of recharge pits and quantity: 220 Nos. of Recharge pits of 3m x 3m dia and 3 m depth Budgetary allocation: Capital Cost: 225 Lakh O & M Cost: 13 Lakh
Storm water drainage	Natural water drainage pattern: Natural drainage towards Desai River Quantity of storm water: 96,401 m ³ /hr Size of SWD: Min 0.3m X 0.3 m, Max 1.6 m X 1.8 m & 1.8m X 1.2m
Sewage and waste water	<ul style="list-style-type: none"> • Sewage generation (CMD): 12,160 m³/day • STP Technology: MBR Technology • Capacity of STP (CMD): 13,900 m³/d Budgetary allocation: Capital Cost: 2300 Lakh O & M Cost: 450 Lakh
Solid waste Management	Waste generation in the pre construction and construction phase: <ul style="list-style-type: none"> • Waste generation : 1200 kg/day • Quantity of the top soil to be preserved : 4,36,000 CuM • Disposal of the construction way debris : 800 kg/day Waste generation in the Operation phase

[Handwritten Signature]

	<ul style="list-style-type: none"> • Dry Waste (kg/d): 33,980 kg/day • Wet Waste (kg/d): 22,654 kg/day • Biomedical Waste (kg/month): 1,125 kg/month • STP Sludge (dry sludge) (kg/d): 122 CMD <p>Mixe of Disposal of Waste</p> <p>Dry Waste: Dry garbage will be segregated & disposed off to recyclers</p> <p>Wet Waste: Wet garbage will be composted using Mechanical Composting system (Fao Biocompack) and used as organic manure for landscaping</p> <p>STP sludge (dry sludge): Sludge will be used as manure for gardening</p> <p>Budgetary allocation: Capital Cost: 225 Lakh O & M Cost: 22 Lakh</p>
Green Belt Development	<p>Total RG Area: 498,525 m²</p> <p>Budgetary allocation: Capital Cost: 5550 Lakh O & M Cost: 45 Lakh</p>
Energy	<p>Power supply</p> <ul style="list-style-type: none"> • Maximum demand : 79 MW • Connect load : 131.05 MW • Source :MSEDCL. • Number and capacity of the DG sets to be used: Capacity of DG Set provided for 26,456 kVA
Traffic Management	<p>Parking details</p> <ul style="list-style-type: none"> • Number & area of basement: 2Nos 12,500 sq.m, Only For Retail Mall. • Total Parking Area:Gross Parking Area: 2,19,307 m² • Area per car: 13.70 m² • 2-Wheeler: 8010 Nos. • 4-Wheeler: 15043 Nos. <p>Capital cost: O & M Cost:</p>
Environmental Management plan Budgetary Allocation	<p>Capital cost: O & M Cost:</p>

1. The proposal has been considered by SCIAA in its 52nd 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 :-

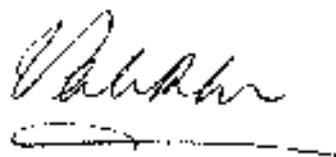
- Plinth level shall be above 100 years HFI and should be at least at the level 100.5 m above MSI..
- Soil erosion measures comprising appropriate soil binders, plant species etc. to reduce erosion during rainy season shall be undertaken.
- Details of holding ponds, location, capacity etc. shall be earmarked on the project layout
- RWH shall be redesigned based on depth of ground water table and soil permeability specific to the project site and implement accordingly

 4-

- (v) Location of the common garbage collection points and garbage containers having compartments to receive dry, recyclable, non-recyclable & wet garbage separately shall be provided and indicated on the layout plan.
- (vi) Details of the transportation methodology for garbage from source to disposal point and its management shall be followed as indicated.
- (vii) Constitution of Federation and its role for providing & maintaining common environmental infrastructure shall be part of the conveyance deed.
- (viii) Service road to be provided along the State highway from the site, to avoid direct access to the entry and exit.
- (ix) Sufficient common public transport in the complex with adequate frequency to reduce traffic on the road shall be provided.
- (x) Noise barriers and dense plantation belt in between railway line and the project site shall be provided.
- (xi) Facilities for household workers, drivers, sweepers, gardeners etc. shall be provided within the complex.
- (xii) Public sanitation facilities for common use to public at appropriate places shall be provided.
- (xiii) No untreated sewage shall be discharged in the Desai river and a monitoring mechanism be put in place.

Besides this, following general terms and conditions are applicable:

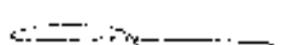
- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) 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.
- (iii) "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.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.
- (vi) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (vii) 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.
- (viii) 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



- (ix) 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.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (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 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.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) 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.
- (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/MPCR.
- (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) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

-6-


- (xxviii) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.
- (xxxiii) 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.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxv) 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.
- (xxxvi) Diesel power generating sets proposed as source of back up 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.
- (xxxvii) 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.
- (xxxviii) 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.
- (xxxix) 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 aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xi) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xii) 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.
- (xiii) 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.
- (xiv) Six monthly monitoring reports should be submitted to the Department and MPCB.

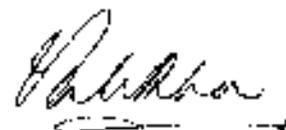
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlv) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) 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.
- (xlviii) 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://www.maharashtra.gov.in>.
- (xlix) 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.
- (i) 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.
- (ii) 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, NOx (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.
- (ii) 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.
- (iii) 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.
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, the 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 Environmental Clearance

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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 for a period of 5 years.
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 environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Delhi - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Valsa R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
2. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram -Ambattur Road, Chennai - 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhawan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Thane.
7. Collector, Thane.

8. Commissioner, Thane Municipal Corporation, Thane.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-I, Environment Department.
11. Select file (TC-3).

Government of Maharashtra

No. SEAC-2009/CR.145/FC.2
 Environment department,
 Room No. 217, 2nd floor,
 Maharashtra Aemee,
 Mumbai 400 032
 Date: 17th July, 2010

To,
 M/s. Lodha Dwellers Pvt. Ltd.
 Lodha Pavilion, Apollo Mills Compound,
 N.M. Joshi Marg, Malabarwadi,
 Mumbai - 400011
 Maharashtra,

Subject: Proposed construction project of Residential Township "Casa Bella" at village Nilje, Katol, Usarghar, Ghosar Taluka, Kalyan, District: Thane, Maharashtra - Environmental clearance regarding.

Sir,

This has reference to your communication dated 15th December, 2009 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 21st and 23rd meeting and decided to 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 23rd meeting held on 21st June, 2010.

2. It is noted that the proposal is for grant of Environmental Clearance for project Residential Township "Casa Bella" at village Nilje, Katol, Usarghar, Ghosar Taluka, Kalyan, District: Thane, Maharashtra. SEAC considered the project under Category 'B2' of EIA Notification 2006, and screening category is 3(b).

Project information from documents submitted by you & considered by SEAC & SEIAA is summarized as below-

Name of the Project	: Construction of Residential Township "Casa Bella" at village Nilje, Katol, Usarghar, Ghosar Taluka, Kalyan, District: Thane, Maharashtra,
Project Proponent	: M/s Lodha Developers Pvt. Ltd.
Location of the project	: Village Nilje, Katol, Usarghar, Ghosar Taluka, Kalyan, District: Thane, Maharashtra
Type of Project	: Construction Project
Total Plot Area	: 10,62,007 sq. m.
Proposed Total built up area	: Total built up area: 13,26,675.00 sq. m.
Estimated cost of the project	: Rs. 1506.62 Cr
No. of Buildings	: 1 BHK: 2400 Units, 2 BHK: 9786 Units, 3 BHK: 1070 Units, Villas: 27 School: 2, Hospital: 2, and 1 - Police Station, shopping mall,

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Library, Market, Retail Shops Blocks, Public transport hub, Post office

Water Requirement: 9826 CMD. Source: MDC

1. Fresh water: 5898 CMD

Wastewater generated: 7351 CMD

4 STP of Capacity: 1800 CMD, 3000 CMD, 2300 CMD and 2300 CMD capacity
Recycled water will be used for flushing, gardening and HVAC water make up.

Rain water Harvesting:

100 no of recharging pits of 3m x 3m will be provided for rain water harvesting.

Solid Waste Generation:

- Dry garbage: 22,009 kg/day
- Wet garbage: 14,732 kg/day
- Biomedical waste: 750 kg/day
- STP Sludge: 70 m³/day

Disposal:

- Debris generated will be used for filling of plinth area, site gradation and landscaping.
- Top soil will be preserved and later reused in landscaping.
- Biodegradable waste would be transferred to the composting unit.
- Non biodegradable waste will be recycled.
- STP sludge will be used as manure.

Energy:

Power Requirement: during operation phase: 55 MW.

Source: MSEDCCL

DG sets of 19,735 KVA capacity

Energy Conservation:

- Saving energy by using solar water heating and solar street lighting.

Green Belt Development: area for green belt: 5,26,000 sq.m. Nos. of new trees to be planted: 20,240 trees

Traffic Management: Road, parking and paving area: 3,79,470 sq.m. Parking spaces: 9,175 (four wheelers) and 2,700 (two-wheelers).

Environmental Management Plan: Total capital cost for EMP shall be Rs. 1375 lakhs and O & M for EMP shall be 76 lakhs

The project proponent agreed to maintain O&M of STPs and other EMP

3. The proposal has been considered by SEIAA in its 25th meetings & 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 :-

- (1) 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

- before approving layout plan & before recording commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (ii) "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) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
 - (iv) A First Aid Room will be provided in the project both during construction and operation of the project.
 - (v) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.
 - (vi) 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.
 - (vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - (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) Disposal of mud during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary provisions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
 - (x) 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.
 - (xi) 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.
 - (xii) 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.
 - (xiii) 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.
 - (xiv) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
 - (xv) 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.
 - (xvi) 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.
 - (xvii) 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).
 - (xviii) Ready mixed concrete must be used in building construction.



- (ixb) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lightning.
- (xx) Storm water control and its reuse as per CGWB and BIS standards for various applications.
- (xxi) Water demand during construction should be reduced by use of pre-cast concrete, curing agents and other best practices referred.
- (xxii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxiii) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiv) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxv) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW etc. with due permission of MPCB.
- (xxvi) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxvii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxviii) 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.
- (xxix) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (xxx) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxii) 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 sources as source of energy.
- (xxxiii) Diesel power generating sets proposed as source of back up 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.

[Handwritten Signature]

- (xxv) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighting the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxvi) 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.
- (xxvii) 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 aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxviii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxix) 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.
- (xxx) 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.
- (xi) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xii) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xiii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xiv) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (xv) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xvi) Separate funds shall be allocated for implementation of environmental protection measures/EEMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xvii) 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://cecis.mahamshila.org.in>.
- (xviii) 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.
- (xix) 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.
- (xx) 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 sectoral 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.

- (8) * 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.
- (9) 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.
- (10) The environmental clearance is being issued without prejudice to the 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 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.
4. Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environmental Clearance.
5. Project proponent shall not make any change in Layout Plan/Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
6. In case of submission of false document and non compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. 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.
8. Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 5 years.
9. 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.
10. 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.




 (Valsar B. Nair) High
 Secretary, Environment
 Department, & MS, SEIAA

Copy to:

1. Shri. Ashok Basik, IAS (Retd.), Chairman, SELMA, S/O, Charleville, 'A' Road, Church gate, Mumbai-400 020, Maharashtra.
2. Shri. P.M.A. Hakeem, IAS (Retd.), Chairman, SEAC, 'Jagan' Kothari Road, Calicut-673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodi Road, New Delhi - 110010
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CGF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kashiya Paryavaran Bhawan, Link Road No- 3, E-5, Ravi Shankar Nagar, Bhopal-462 016), (MP).
6. Regional Office, MPCB, Kalyan,
7. Collector, Thane.
8. Commissioner, Kalyan-Dombivali Municipal Corporation.
9. In- Division, Monitoring Cell, MoEF, Paryavaran Bhawan, CGO Complex, Lodi Road, New Delhi-110003.
10. Director (D2-1), Dy. Secretary (IC-2), Scientist-1, Environmental Department.
11. Select file (IC-3).

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.0000170355/CR/2310002158

Date: 28/10/2023

To,
Macrotech Developers Ltd., (Formerly
known as Lodha Dwellers Pvt. Ltd.)
Vill. Nilje, Katai, Usarghar & Ghesar, Tal.
Kalyan, Dist. Thane.



**Sub: Renewal of consent for commercial Tower, amenities and Xperia Mall,
under RED category.**

- Ref:**
1. Environment Clearance accorded vide No. SEIAA-2015/CR-76/TC-3 dtd. 08.10.2015.
 2. Consent to Establish accorded vide No. Format1.0/BO/CAC-Cell/ EIC KN-6846-15/CE(Reval. & Amend.)/ CAC-2010 dtd. 11.02.2016.
 3. Previous Renewal of Consent to Operate accorded vide No. Format1.0/BO/CAC-Cell/UAN No. 0000120098/CR/2206000768 dated 16.06.2022.
 4. Minutes of 10th Consent Appraisal Committee meeting held on 03.08.2023.

Your application NO. MPCB-CONSENT-0000170355

For: grant of Consent to Renewal 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 31.05.2028**
2. **The capital investment of the project is Rs.213.3635 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent for commercial Tower, amenities and Xperia Mall, named as Macrotech Developers Ltd, As per attached list, Village Nilje katai, Kalyan, Thane on Total Plot Area of 1478822 SqMtrs for construction BUA of 85786 SqMtrs out of Total Construction BUA of 2222789 SqMtrs as per EC granted dated 08.10.2015 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 08.10.2015	1478822.00	2222789.00
2	Renewal of consent dated 16.06.2022	1478822.00	85786.00

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	395	As per Schedule - I	Treated sewage 60% recycle for secondary purposes 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
S-1 to S-2	DG Set (2 x 500 KVA)	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	150 Kg/Day	OWC followed by Composting	Used as manure
2	Non-Biodegradable waste	350 Kg/Day	Sagregation	Sale to Auth. Vendor/ Local Body
3	STP Sludge	15 Kg/Day	Drying	Used as manure

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	100	Ltr/A	Recycle	Sale to Auth. Party/ Recycler

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 properly operate STP to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. 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.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control Systems and compliance of EC & Consent conditions.
15. The consent is issue prejudice to outcome of order pass and being passed by Hon'ble Hight Court, Mumbai.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2133635.00	MPCB-DR-19036	22/05/2023	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan I
- They are directed to ensure the compliance of the consent conditions.
They are directed to obtain the BG of Rs. 25,89,590/- & forfeit the same towards
- delay in applying for renewal of consent after expiry of consent i.e. from 31.05.2020 to 17.08.2021.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CAC-Cell, M.P.C. Board, Sion, Mumbai.



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 400 CMD based on MBR technology for the treatment of 395 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 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	425.00
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-2	DG Set (2 x 500 KVA)	Acoustic Enclosure Stack	6.50	HSD 105 Kg/Hr	1.0	SO2	50.4 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).

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	2500000	Within 15 days	Towards O & M of PCs and compliance of EC & Consent conditions.	31.05.2028	30.11.2028
2	C2R	2589590	Within 15 days	Towards O & M of PCs and compliance of EC & Consent conditions.	31.05.2028	30.11.2028

** 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
1	C to R	2589590	15 days	Towards compliance of consent conditions.	2589590	Towards elay in applying for renewal of consent after expiry of consent i.e. from 31.05.2020 to 17.08.2021.

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/

No:- Format1.0/CAC-CELL/UAN No.0000154213/CR/2310002156

Date: 28/10/2023

To,
Macrotech Developers Ltd., Village Nilje,
Katai, Usarghar & Ghesar, Tal. Kalyan,
Dist. Thane.



Sub: Renewal of consent for (Residential Building of Part-V), under RED category.

- Ref:**
1. Environment Clearance accorded vide No. SEIAA-2015/CR-76/TC-3 dtd. 08.10.2015.
 2. Consent to Establish accorded vide No. Format1.0/BO/CAC-Cell/ EIC KN-6846-15/CE(Reval. & Amend.)/ CAC-2010 dtd. 11.02.2016.
 3. Previous Renewal of Consent to Operate accorded vide No. Format1.0/BO/CAC-Cell/UAN No. 0000120095/CR/2206000234 dated 04.06.2022.
 4. Minutes of 10th Consent Appraisal Committee meeting held on 03.08.2023.

Your application NO. MPCB-CONSENT-0000154213

For: grant of Consent to Renewal 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 30.11.2024**
2. **The capital investment of the project is Rs.1096.7377 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of consent for (Residential Building of Part-V) named as Macrotech Developers Ltd, Village Nilje katai, Kalyan, Thane on Total Plot Area of 1478822 SqMtrs for construction BUA of 411077.52 SqMtrs out of Total Construction BUA of 2222789 SqMtrs as per EC granted dated 08.10.2015 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 08.10.2015	1478822.00	2222789.00
2	Renewal of Consent dated 04.06.2022	1478822.00	411077.52

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	2980	As per Schedule - I	Treated sewage 60% recycle for secondary purposes 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
S-1 to S-14	DG Set (14 x 250 KVA)	14	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	4094 Kg/Day	OWC followed by Composting	Used as manure
2	Non-Biodegradable waste	5295 Kg/Day	Sagregation	Sale to Auth. Vendor/ Local Body
3	STP Sludge	24 Kg/Day	Drying	Used as manure

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	100	Ltr/A	Recycle	Sale to Auth. Party/ Recycler

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 properly operate STP to achieve treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. 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.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall submit BG of Rs. 1,09,64,377/-(0.1% of total capital investment). The same shall be forfeited as PP has not obtained renewal of consent (Part - III) after 30.11.2019, thus violated the consent conditions.
15. PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control Systems and compliance of Consent conditions.

16. The consent is issue prejudice to outcome of order pass and being passed by Hon'ble Hight Court, Mumbai.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	4385751.00	MPCB-DR-19035	23/05/2023	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the BG of Rs. 1,09,64,377/- & forfeit the same towards non-obtaining the renewal of consent (Part-III) after 30.11.2019.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CAC-Cell, M.P.C. Board, Sion, Mumbai.



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 3000 CMD based on MBR technology for the treatment of 2980 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 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	3210.00
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-14	DG Set (14 x 250 KVA)	Acoustic Enclosure Stack	6.50	HSD 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).

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	Rs. 25,00,000/-	Within 15 days	Towards O & M of PCs and compliance of Consent & EC conditions	30.11.2022	31.03.2023
2	C2R	Rs. 1,09,64,377/-	Within 15 days	Towards compliance of consent conditions	30.11.2022	31.03.2023

** 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
1	C2R	Rs. 1,09,64,377/-	15 days	Towards compliance of consent conditions	Rs. 1,09,64,377/-	Towards violation of consent conditions i.e. Non-obtaining of renewal of consent (Part-III) after 30.11.2019.

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.0000170081/CR/2310002157

Date: 28/10/2023

To,
Macrotech Developers Ltd., (Formerly
known as Lodha Dwellers Pvt. Ltd.)
Vill. Nilje, Katai, Usarghar, Ghesar,
Tal. Kalyan, Dist. Thane.



Sub: Renewal of consent for Residential Building of Part-V Siena A, B and Savana A & B, under RED category.

- Ref:**
1. Environment Clearance accorded by Environment & Climate Change Department, GoM vide dated 08.10.2015.
 2. Consent to establish granted by Board vide dated 11.02.2016.
 3. Renewal of Consent vide NO:-Format1.0/CAC-CELL/UAN No.0000120100/CR/2206001281 dated 23.06.2022.
 4. Minutes of 10th CAC meeting held on 03.08.2023

Your application NO. MPCB-CONSENT-0000170081

For: grant of Consent to Renewal 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 31.05.2024**
2. **The capital investment of the project is Rs.123.42 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of consent for Residential Building of Part-V Siena A, B and Savana A & B named as M/s. Macrotech Developers Ltd, Siena A & B Savana A & B, Kalyan, Thane on Total Plot Area of 1478822 SqMtrs for construction BUA of 51167 SqMtrs out of Total Construction BUA of 2222789 SqMtrs as per EC granted dated 08.10.2015 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 08.10.2015	1454275.00	2222789.00
2	Renewal of Consent dated 23.06.2022	1454275.00	51167.00

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	245	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes 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
S-1	DG Set (750 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	250 Kg/Day	Bio methanation Plant.	Used as manure within premises
2	Non-Biodegradable waste	250 Kg/Day	Segregation	Hand over to authorized vendor.
3	STP Sludge	15 Kg/Day	Drying	Used as a Manure.

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	Ltr/A	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 comply with conditions stipulated in EC.
11. PP shall operate STP for treatment of domestic to achieve the standard for the parameter BOD-10 mg/lit including disinfection facility.
12. 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.
13. PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
15. The 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.
16. PP shall submit BG of Rs. 14,97,947/- (0.1% of total capital investment). The same shall be forfeited as PP has not obtained renewal of consent after 31.05.2020, thus violated the consent conditions.

17. PP shall submit/extend BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.
18. The consent is issue prejudice to outcome of order pass and being passed by Hon'ble Hight Court, Mumbai.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	246840.00	MPCB-DR-19034	22/05/2023	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain BG of Rs. 14,97,947/- & forfeit the same due to delay in
 - applying for renewal of consent after expiry of consent i.e. from 31.05.2020 to 17.08.2021.
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 MBR based Sewage Treatment Plants (STPs) of combined capacity **250 CMD for treatment of domestic effluent of 245 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	275.00
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 (750 KVA)	Acoustic Enclosure Stack	6.50	HSD 157.5 Kg/Hr	1.0	SO ₂	75.6 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).

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C 2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2R	Rs. 25.0 Lakh	15 days	Towards O & M of PCs and compliance of consent conditions & EC conditions	31.05.2024	30.11.2024
2	C2R	Rs. 14,97,947/-	15 days	Towards compliance of Consent conditions.	31.05.2024	30.11.2024

** 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
1	C2R	Rs. 14,97,947/-	15 days	Towards compliance of Consent conditions.	Rs. 14,97,947/-	Towards delay in applying for renewal of consent after expiry of consent i.e. from 31.05.2020 to 17.08.2021.

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.0000120710/CE/2207001197

Date: 24/07/2022

To,
M/s. Macrotech Developers Ltd., (Formerly
known as Lodha Dwellers Pvt. Ltd.)
Vill. Nilje, Katai, Usarghar, Ghesar, Kalyan.



Your Service is Our Duty

Sub: Grant of revalidation of consent to establish for remaining construction BUA.

- Ref:**
1. Environment Clearance accorded by Environment Department, GoM vide dated 08.10.2015.
 2. Previous revalidation of Consent to establish granted by Board vide dated 11.02.2016.
 3. Minutes of CAC meeting held on 24.05.2022.
 4. Minutes of CAC meeting held on 24.06.2022.

Your application NO. MPCB-CONSENT-0000120710

For: grant of revalidation of consent to establish for remaining construction BUA under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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 Revalidation of Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.200.5 Cr. (As per undertaking submitted by pp).**
3. **The revalidation of consent to establish for remaining construction BUA is valid for construction of residential/commercial project named as M/s. Macrotech Developers Ltd., Village Nilje Katai Usarghar Ghesar, Tal. kalyan, Dist. Thane on Total Plot Area of 14,78,522 Sq.Mtrs for construction of remaining BUA of 4,03,149.71 SqMtrs out of Total Construction BUA of 20,22,789 Sq.Mtrs as per EC granted dated 08.10.2015 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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	620	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes & remaining shall be used on land for gardening & 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 to S-4	DG set (4 x 2500 KVA)	4	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Garbage	5228 Kg/Day	Segregation	Sale to authorized vendor for recycle
2	Wet Garbage	3552 Kg/Day	Bio- Methanation Plant	Used as manure for gardening
3	STP Sludge	26 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
1	5.1 Used or spent oil	As Actual	KL/A	Reprocessing	Sale to authorized party for recycle

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall comply with conditions stipulated in EC.
11. PP shall provide STP for treatment of domestic effluent to achieve the standard for the parameter BOD-10 mg/lit including disinfection facility.
12. 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.
13. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
15. 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.

16. PP shall obtain the revalidation of Environment Clearance after 08.10.2022 & shall not take any effective steps till obtaining the revalidation of the same.
17. PP shall submit/extend BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	401000.00	MPCB-DR-7865	08/09/2021	NEFT

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan I
- 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 proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **600 CMD for treatment of domestic effluent of 620 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	690.00
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
S-1 to S-4	DG set (4 x 2500 KVA)	Acoustic Enclosure Stack	10.00	HSD 525 Kg/Hr	1.0	SO ₂	252 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	C2E	Rs. 25.0 Lakh	15 days	Towards compliance of EC & consent conditions	31.10.2025	28.02.2026

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

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

BG Forfeiture History

Srno.	Consent (C2E/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/
No:- Format1.0//UAN No.0000120095/CR/2206000234

Date: 04/06/2022

To,
M/s Macrotech Developers Ltd., Village
Nilje, Katai, Usarghar & Ghesar, Tal.
Kalyan, Dist. Thane.



Your Service is Our Duty

Sub: Grant of renewal of Consent (Part-III) for Residential Buildings CASA Bella Gold & Golf Link.

- Ref:**
1. Environment Clearance accorded vide No. SEIAA-2015/CR-76/TC-3 dtd. 08.10.2015.
 2. Consent to Establish accorded vide No. Format1.0/BO/CAC-Cell/ EIC KN-6846-15/CE(Reval. & Amend.)/ CAC-2010 dtd. 11.02.2016.
 3. Previous Consent to Operate accorded vide No. Format1.0/BO/CAC-Cell/UAN No. 0000036074/ CR/ CAC-1903001372 dtd. 25.03.2019.
 4. Minutes of Consent Appraisal Committee meeting held on 25.01.2022.

Your application NO. MPCB-CONSENT-0000120095

For: grant of Renewal of Consent (Part-III) 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 30.11.2022**
2. **The capital investment of the project is Rs.1096.7377 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent (Part-III) is valid for Residential Buildings CASA Bella Gold & Golf Link of M/s Macrotech Developers Ltd., at Village Usarghar, Tal. Kalyan, Dist. Thane on total plot area of 14,78,822 sq. mtrs. for construction BUA of 4,11,077.52 sq. mtrs. out of total construction BUA of 20,22,789 sq. mtrs. as per EC granted dated 08.10.2015 and construction permission issued by Local Body 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	2980	As per Schedule - I	Treated sewage 60% recycle for secondary purposes 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
S-1 to S-14	DG Set (14 x 250 KVA)	14	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	4094 Kg/Day	OWC followed by Composting	Used as manure
2	Non-Biodegradable waste	5295 Kg/Day	Sagregation	Sale to Auth. Vendor/ Local Body
3	STP Sludge	24 Kg/Day	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/A	Recycle	Sale to Auth. Party/ Recycler

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 properly operate STP to achieve treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. 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.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall submit BG of Rs. 1,09,64,377/-(0.1% of total capital investment). The same shall be forfeited as PP has not obtained renewal of consent (Part - III) after 30.11.2019, thus violated the consent conditions.
15. PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control Systems and compliance of Consent conditions.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3641520.00	MPCB-DR-4616	20/08/2021	NEFT
2	744231.00	MPCB-DR-7290 C	20/08/2021	RTGS
3	2192875.00	MPCB-DR-11188	11/05/2022	RTGS

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the BG of Rs. 1,09,64,377/- & forfeit the same towards non-obtaining the renewal of consent (Part-III) after 30.11.2019.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CAC-Cell, M.P.C. Board, Sion, Mumbai.



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 3000 CMD based on MBR technology for the treatment of 2980 CMD domestic effluent.
B] 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	3210.00
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-14	DG Set (14 x 250 KVA)	Acoustic Enclosure Stack	6.50	HSD 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).

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	Rs. 25,00,000/-	Within 15 days	Towards O & M of PCs and compliance of Consent & EC conditions	30.11.2022	31.03.2023
2	C2R	Rs. 1,09,64,377/-	Within 15 days	Towards compliance of consent conditions	30.11.2022	31.03.2023

** 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
1	C2R	Rs. 1,09,64,377/-	15 days	Towards compliance of consent conditions	Rs. 1,09,64,377/-	Towards violation of consent conditions i.e. Non-obtaining of renewal of consent (Part-III) after 30.11.2019.

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.0000120098/CR/2206000768

Date: 16/06/2022

To,
M/s Macrotech Developers Ltd., (Formerly
known as Lodha Dwellers Pvt. Ltd.)
Vill. Nilje, Katai, Usarghar & Ghesar, Tal.
Kalyan, Dist. Thane.



Your Service is Our Duty

Sub: Grant of renewal of Consent to Operate (Commercial Buildings of Part-V) for Commercial Tower & Experia Mall.

- Ref:**
1. Environment Clearance accorded vide No. SEIAA-2015/CR-76/TC-3 dtd. 08.10.2015.
 2. Consent to Establish accorded vide No. Format1.0/BO/CAC-Cell/ EIC KN-6846-15/CE(Reval. & Amend.)/ CAC-2010 dtd. 11.02.2016.
 3. Previous Consent to Operate accorded vide No. Format1.0/BO/CAC-Cell/UAN No. 0000048466/ CR(Part-V)/ CAC-1905001056 dtd. 17.05.2017.
 4. Minutes of Consent Appraisal Committee meeting held on 25.01.2022.
 5. Request letter submitted by PP for extension of approved validity period.
 6. Minutes of Consent Appraisal Committee meeting held on 25.01.2022 & 20.05.2022.

Your application NO. MPCB-CONSENT-0000120098

For: grant of Renewal of Consent (Part-V) 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 31.05.2023**
2. **The capital investment of the project is Rs.213.3635 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal (Part-V) is valid for Commercial Tower & Experia Mall of M/s Macrotech Developers Ltd., at Vill. Nilje Katai, Usarghar, Tal. Kalyan, Dist. Thane on total plot area of 14,78,822 sq. mtrs. for construction BUA of 88,786 sq. mtrs. out of total construction BUA of 20,22,789 sq. mtrs. as per EC granted dated 08.10.2015 and construction permission issued by Local Body 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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	395	As per Schedule - I	Treated sewage 60% recycle for secondary purposes 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
S-1 to S-2	DG Set (2 x 500 KVA)	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	150 Kg/Day	OWC followed by Composting	Used as manure
2	Non-Biodegradable waste	350 Kg/Day	Sagregation	Sale to Auth. Vendor/ Local Body
3	STP Sludge	15 Kg/Day	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/A	Recycle	Sale to Auth. Party/ Recycler

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 properly operate STP to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. 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.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall submit BG of Rs. 25,89,590/- (0.1% of total capital investment). The same shall be forfeited as PP has not obtained renewal of consent after 31.05.2020, thus violated the consent conditions.

15. PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control Systems and compliance of EC & Consent conditions.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	853454.00	MPCB-DR-7276	18/08/2021	RTGS
2	359787.00	MPCB-DR-11415	11/04/2022	NEFT
3	359787.00	MPCB-DR-12181	26/05/2022	RTGS

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan I
- They are directed to ensure the compliance of the consent conditions.
They are directed to obtain the BG of Rs. 25,89,590/- & forfeit the same towards
- delay in applying for renewal of consent after expiry of consent i.e. from 31.05.2020 to 17.08.2021.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CAC-Cell, M.P.C. Board, Sion, Mumbai.



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 400 CMD based on MBR technology for the treatment of 395 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 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	425.00
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-2	DG Set (2 x 500 KVA)	Acoustic Enclosure Stack	6.50	HSD 105 Kg/Hr	1.0	SO ₂	50.4 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).

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C 20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2R	2500000	Within 15 days	Towards O & M of PCs and compliance of EC & Consent conditions.	31.05.2023	30.09.2023
2	C2R	Rs. 25,89,590/-	Within 15 days	Towards compliance of Consent conditions.	31.05.2023	30.09.2023

** 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
1	C2R	Rs. 25,89,590/-	15 days	Towards compliance of Consent conditions.	Rs. 25,89,590/-	Towards delay in applying for renewal of consent after expiry of consent i.e. from 31.05.2020 to 17.08.2021.

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.0000120100/CR/2206001281

Date: 23/06/2022

To,
M/s. Macrotech Developers Ltd., (Formerly
known as Lodha Dwellers Pvt. Ltd.)
Vill. Nilje, Katai, Usarghar, Ghesar,
Tal. Kalyan, Dist. Thane.



Your Service is Our Duty

Sub: Renewal of consent (Residential building of Part-V) for residential Buildings Siena A, B, Savana A & B.

- Ref:**
1. Environment Clearance accorded by Environment & Climate Change Department, GoM vide dated 08.10.2015.
 2. Consent to establish granted by Board vide dated 11.02.2016.
 3. Previous 1st Consent to Operate (Part-V) granted by Board vide dated 17.05.2017 which is valid up to 31.05.2020.
 4. Minutes of CAC meeting held on 24.05.2022.

Your application NO. MPCB-CONSENT-0000120100

For: grant of Renewal of Consent (Residential building of Part-V) for residential Buildings Siena A, B, Savana A & B 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 31.05.2023**
2. **The capital investment of the project is Rs.123.42 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent (Residential building of Part-V) is valid for residential Buildings Siena A, B, Savana A & B named as M/s. Macrotech Developers Ltd., at Vill. Nilje, Katai, Usarghar, Ghesar, Tal. Kalyan, Dist. Thane on Total Plot Area of 14,54,275 Sq.Mtrs for construction BUA of 51,167 SqMtrs out of Total Construction BUA of 20,22,789 Sq.Mtrs as per EC granted dated 08.10.2015 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	245	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes 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
S-1	DG Set (750 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	250 Kg/Day	Bio methanation Plant.	Used as manure within premises
2	Non-Biodegradable waste	250 Kg/Day	Segregation	Hand over to authorized vendor.
3	STP Sludge	15 Kg/Day	Drying	Used as a 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	As Actual	Ltr/A	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 comply with conditions stipulated in EC.
11. PP shall operate STP for treatment of domestic to achieve the standard for the parameter BOD-10 mg/lit including disinfection facility.
12. 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.
13. PP shall operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
15. The 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.
16. PP shall submit BG of Rs. 14,97,947/- (0.1% of total capital investment). The same shall be forfeited as PP has not obtained renewal of consent after 31.05.2020, thus violated the consent conditions.
17. PP shall submit/extend BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	493680.00	MPCB-DR-7290 B	20/08/2021	NEFT
2	371840.00	MPCB-DR-12530	15/06/2022	RTGS

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan I
- They are directed to ensure the compliance of the consent conditions.
They are directed to obtain BG of Rs. 14,97,947/- & forfeit the same due to delay in
- applying for renewal of consent after expiry of consent i.e. from 31.05.2020 to 17.08.2021.
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 MBR based Sewage Treatment Plants (STPs) of combined capacity **250 CMD for treatment of domestic effluent of 245 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	275.00
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 (750 KVA)	Acoustic Enclosure Stack	6.50	HSD 157.5 Kg/Hr	1.0	SO ₂	75.6 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).



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	Rs. 25.0 Lakh	15 days	Towards O & M of PCs and compliance of consent conditions & EC conditions	31.05.2023	30.09.2023
2	C2R	Rs. 14,97,947/-	15 days	Towards compliance of Consent conditions.	31.05.2023	30.09.2023

** 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
1	C2R	Rs. 14,97,947/-	15 days	Towards compliance of Consent conditions.	Rs. 14,97,947/-	Towards delay in applying for renewal of consent after expiry of consent i.e. from 31.05.2020 to 17.08.2021.

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://mppcb.gov.in>
E-mail: cac-cell@mpccb.gov.in



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

Consent order No. - Format I.O/BO/CAC-cell/UAN No. 0000024836/CR(Port)/CAC

1903000731

Date- 14/03/2019

To,

M/s.Lodha Dwellers Pvt. Ltd.,

S. Nos. 6, 10, 11, 13, 38, 63/1, 64/2, 69, 70, 71, 72, 73, 74/1, 75, 76, 91/1/1, 95, 116/P, 40/3, 42, 44/1, 53/4B, 56/2, 58/1A2, 58/1B/1, 58/2A, 58/2B, 58/3B, 58/4, 58/5A, 58/5C, 58/6B, 59/-, 60/1, 60/2, 60/3A, 60/3B, 60/3C, 60/3D, 61/2, 62/1B, 62/2B, 62/2/C, 62/3A, 62/3B, 62/3C, 62/3D, 62/3E, 62/3F, 62/3G, 62/3H, 62/4A, 62/4B, 62/5A, 62/5B, 63/1A1, 63/1B/2, 63/1/4A, 63/2, 64/1, 65/1, 65/2, 66/1, 66/2, 66/3A, 66/3B, 66/4, 66/5A, 66/5B, 66/6, 66/7, 67, 68, 77/1, 77/2, 77/3, 77/4, 77/5, 77/6, 79, 80, 81, 87/1, 87/2, 87/3, 90/1, 90/2, 90/3, 91/1A, 91/1B, 91/2, 92/1, 92/2, 93, 94, 96/1, 96/2, 97/1, 97/2, 97/3, 97/4, 98, 99/1A, 99/2A, 99/2C, 99/3B, 100, 101/1A, 101/1B, 101/1C, 101/2, 102/1, 102/2, 103, 105/1E, 107/2B, 107/2C, 107/3A, 107/3B, 107/3C, 110/10, 113/1A, 113/1B, 116/10, 117/0 & 115/2B, 113/2, 11, 52, 114, 115, 37, 48, 49, 50, 38, 41, 52, 10, 13, 12, 16, 15, 9, 99, 63/1B3, 8, 13, 14, 19, 20, 52, 110, 111, 2, 5, 6, 7, 9, 35 in village-Ghesar. S. Nos. 96/1, 96/2, 98/2, 98/3, 98/9, 101/1, 102/5, 102/p, 103/1, 103/2, 103/3, 104/15, 105/1, 105/2, 106/1, 106/2, 106/3, 106/4, 106/5, 107/1, 107/6A, 107/6B, 107/6C, 108/1A, 108/2, 109/4, 109/3B, 109/4, 109/5B, 123/1, 123/2, 133/4D, 137/2, 138/3, 126/4, 126/5, 132/2, 132/3, 135. village Nige.

village Usarghar, Katol, Nige & Ghesar, Tal-Kalyan, Dist-Thane

Subject: Renewal of Consent to Operate with additional BUA for residential township project under RED Category.

Ref : 1. Consent to Operate (4th Part) granted by Board vide no. BO/CAC-Cell/KN-6665-14/O(Port)/CAC-3972 dtd 4.4.2015

2. Amendment and expansion in Environment Clearance accorded by Env Dept., GoM vide No. SEIAA-2015/CR-76/TC-3 dtd. 8.10.2015

3. Revalidation & amendment of Consent to Establish granted by Board vide no. BO/CAC-Cell/KN-6846-15/CE (Revalid & amend)/CAC-2010 dtd 11.2.2015

4. Minutes of Consent Approval Committee (CAC) meeting held on 11.12.2017

Your application No.0000024836 Dated 27.04.2017.

For: Renewal of Consent to Operate with additional BUA

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization 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 Renewal of Consent to Operate with additional BUA is valid for period upto 30.11. 2019.

2. The capital investment of the project is Rs. 2065.8 Cr (As per CA Certificate submitted by PF).

3. The Renewal of Consent to Operate with additional BUA is valid for residential township project of M/s. Lodha Dwellers Pvt. Ltd., S. Nos. 6, 10, 11, 13, 38, 63/1, 64/2, 69, 70, 71, 72, 73, 74/1, 75, 76, 91/1/1, 95, 116/P, 40/3, 42, 44/1, 53/4B, 56/2, 58/1A2, 58/1B/1, 58/2A, 58/2B, 58/3B, 58/4, 58/5A, 58/5C, 58/6B, 59/-, 60/1, 60/2, 60/3A, 60/3B, 60/3C, 60/3D, 61/2, 62/1B, 62/2B, 62/2/C, 62/3A, 62/3B, 62/3C, 62/3D, 62/3E, 62/3F, 62/3G, 62/3H, 62/4A, 62/4B, 62/5A, 62/5B, 63/1A1, 63/1B/2, 63/1/4A, 63/2, 64/1, 65/1, 65/2, 66/1, 66/2, 66/3A, 66/3B, 66/4, 66/5A, 66/5B, 66/6, 66/7, 67, 68, 77/1, 77/2, 77/3, 77/4, 77/5, 77/6, 79, 80, 81, 87/1, 87/2, 87/3, 90/1, 90/2, 90/3, 91/1A, 91/1B, 91/2, 92/1, 92/2, 93, 94, 96/1, 96/2, 97/1, 97/2, 97/3, 97/4, 98, 99/1A, 99/2A, 99/2C, 99/3B, 100, 101/1A, 101/1B, 101/1C, 101/2, 102/1, 102/2, 103, 105/1E, 107/2B, 107/2C, 107/3A, 107/3B, 107/3C, 110/10, 113/1A, 113/1B, 116/10, 117/0 & 115/2B,

113/2, 11, 52, 114, 115, 17, 48, 49, 50, 38, 41, 52, 10, 11, 12, 16, 15, 8, 99, 63/1b3, 8, 13, 14, 19, 20, 52, 110, 111, 2, 5, 6, 7, 8, 15 in village Ghesar and S. Nos. 96/1, 96/3, 98/2, 98/3, 98/9, 101/1, 107/5, 107/9, 101/1, 103/2, 103/3, 104/13, 105/1, 105/2, 106/1, 106/2, 106/3, 106/4, 106/5, 107/1, 107/6A, 107/6B, 107/6C, 108/1A, 108/2, 108/4, 109/1B, 109/4, 109/5B, 123/1, 123/2, 133/4D, 137/2, 138/3, 226/4, 226/5, 232/2, 232/3, 235 in village Niije; village Niije at village Usarghar, Katal, Niije & Ghesar, Tal-Kalyan, Dist- Thane on Total plot area of 14,54,275 Sq. Mtrs and construction BUA of 8,81,604.57 Sq. Mtrs 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	NIL	NA
2.	Domestic effluent	4318	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:

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	DG set (500 KVA)	1	As Per Schedule -II

6. Conditions under Solid Waste (Management and Handling) Rule, 2016 :

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	11408 Kg/day	organic waste digester along with composting facility and compost obtained shall be used as manure	Used as Manure
2	Non-biodegradable	17112 Kg/day	-	Segregate and Hand over to Local Body for recycling
3	STP Sludge	- Kg/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	LOM	Treatment & Disposal
NIL				

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall extend BG of Rs 25 lakh towards Operation & Maintenance of Pollution control system.
11. PP shall achieve BOD standard of 10 mg/ltr within a period of 6 months and submit BG of Rs 10 lakh towards compliance of the same.
12. PP shall comply conditions stipulated in Amendment and expansion in Environment Clearance accorded by Env.Dept., GoM vide No. 5E1AA-2015/CR.76/TC.3 dtd. 8.10.2015

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	DR No.	Bank Name	Amount	date
1	0197397	Kotak Mahindra Bank Ltd	41,31,600/-	24.4.2017
2	7618914L	Kotak Mahindra Bank Ltd	41,31,600/-	9.1.2019

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan-I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.



Maharashtra Pollution Control Board

Schedule-I

Terms & conditions for compliance of Water Pollution Control

- 1) A) As per your application, you have provided Sewage Treatment Plants (STP) with the total design capacity 6100 CMD.
B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

- C) The treated domestic effluent shall be 50% 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 50% recycling of treated sewage and shall maintain the record with data logging system. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. PP shall install online monitoring system for the parameters BOD, SS and flow at the outlet of STP.
- 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	7700
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/ Environmental Clearance.



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 (500 KVA)	Acoustic Enclosure	4.5*	HSD	81 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

Sr. No.	Consent	Amt. of BG Imposed	Submission Period*	Purpose of BG #	Compliance Period	Validity
1.	Renewal of C to D with additional BIA	Extend the BG of Rs. 25 lakh	15 Days	Towards O and M Pollution Control system	Continuous	11.3.2020
2.		Rs.10 Lakh	15 Days	To achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.	within 6 month time period	Continuous

* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Office 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 + 6 months

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



Maharashtra Pollution Control Board

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 Rules 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management) Rules, 2016.
- 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 Rules 2016 & E-Waste (M) Rule 2016.
- 7) Affidavit undertaken 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 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 1986.
- 10) The applicant shall make an application for renewal of the consent atleast 60 days before date of the expiry of the consent.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Consent order No. - Format L.O/BO/CAC-cell/UAN No. 0000030074/CR/CAC-

Date- 25/03/2019

1909001372

To,

M/s. Palava Dwellers Private Ltd.,

[Formerly known as Lodha Dwellers Pvt.Ltd]

Village-Nilje, Usarghar, Katal & Ghesar, Tal-Kalyan, Dist-Thane-421204.

Survey. No. Usarghar:12,74 to 77,88,89,125,137,105.

Nilje:4,96,98 to 109,123,133,137,138,142,164 to 166,168 to 186,

188 to 194,201,210,214 to 217,226,232,235,236.

Katal- 7 to 21,83,84,109,122,134,

Ghesar-2,5 to 16,19,20,35,37 to 42,44,48 to 50,52,53,56,58 to 61,65,67,

90 to 103,105,107,109 to 111,113 to 117

Tal-Kalyan, Dist-Thane-421204.

Subject: Renewal of Consent to Operate for Part-I +II +III for Residential Township project under RED Category.

Ref : 1. Environment Clearance accorded by Env. Department, GoM vide No.SEAC-2011/CR-102/TC-2 dtd 3.11.2012.

2. Environment Clearance Amendment & Expansion granted by Env. Department, GoM vide No. SEAA-2015/CR-76/TC-8 dtd 8.10.2015.

3. Consent to Establish vide no.BO/BO/HO/CL/CAC-783 dtd 15.1.2013.

4. Renewal of Consent to Operate for Part I+II+III granted vide No.BO/CAC-Cell/EC-KN-6794/CR/Part I+II+III/CAC-7501 dated 2.06.2016.

5. Minutes of Consent Appraisal Committee (CAC) meeting held on 27.3.2018.

Your application No . 0000030074 Dated 10.11.2017.

For: Renewal of Consent for Part-I +II +III .

under Section 36 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 Waste (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 Renewal of consent is valid for a period upto 30.11.2019.
2. The capital investment of the project is Rs. 1820.76 Crs (As per C.A. Certificate submitted by PP).
3. The Renewal of Consent to Operate for Part-I +II +III for residential township project named as M/s. Palava Dwellers Private Ltd. (Formerly known as Lodha Dwellers Pvt.Ltd), Village-Nilje, Usarghar, Katal & Ghesar, Tal-Kalyan, Dist-Thane-421204, Survey. No. Usarghar:12,74 to 77, 88, 89, 125, 137, 101, Nilje:4,96,98 to 109, 123, 133, 137,138,142,164 to 166,168 to 186,188 to 194,201,210,214 to 217,226,232,235,236.Katal- 7 to 21, 83, 84, 109,122,134,Ghesar-2,5 to 16,19,20,35,37 to 42,44,48 to 50,52,53,56,58 to 61, 65, 67,90 to 103, 105,107,109 to 111,113 to 117 Tal-Kalyan, Dist-Thane-421204 on Total plot area of 14,76,822 sq. mtrs and constructed built up area of 5,99,084.72 sq. mtrs (BUA of Part-I :1,22,221.69 sq. mtrs+ BUA of Part-II:55,785.51sq.mtrs+ BUA of Part-III: 4,11,077.52 sq. mtrs) out of Total construction BUA of 20,22,789 sq.mtrs of entire project as per Environmental Clearance dated 8.10.2015 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	4518	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

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

Sr. No.	Description of HPCV source	Number Of Stack	Standards to be achieved.
1	4 DG set having Total capacity of 19755 KVA.)	4	As Per Schedule -II
2	DG Set(125 KVA)	1	As Per Schedule -II
3	DG Set (180 KVA)	1	As Per Schedule -II

6. Conditions under Solid Waste (Management and Handling) Rule, 2016 :

Sr. No.	Type Of Waste	Quantity (Kg/day)	Treatment	Disposal
1	Biodegradable	7210	DWC	Used as Manure
2	Non -Biodegradable	10,829	-	Segregate and Hand over to Local Body for recycling
3	STP Sludge	43	-	Used as Manure

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

Sr. No.	Type Of Waste	Quantity	HOM	Treatment Disposal
1.	Used/Waste OHS.1)	As actual	-	Sale to the Authorized re processor.

8. The board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit the BG of Rs. 25 Lakh obtained towards O & M of Pollution control system.
11. PP shall submit Board Resolution from company Board, towards increasing Capital investment of Rs. 36 Cr without obtaining permission / consent from the MPC Board thus violated the provisions of Environmental laws and in future, they will not do such violations and BG of Rs. 2 Lakh towards submission of Board resolution within one month of issue of consent.
12. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
13. 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 connected to the sewerage system provided by local body.
14. PP shall comply conditions stipulated in Environment Clearance accorded by Env. Department, GoM vide No.5EAC-2011/CR-102/TC-2 dated 3.11.2012 and amendment & Expansion vide No.5EAA, 2015/CR.76/TC.3 Dated 8.10.2015.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravindran, M)

Member Secretary

Received Consent fee of -

Sr. No.	DD No.	Bank Name	Amount	Date
1	7621674	Kotak Mahindra Bank Ltd	36,41,527/-	11.11.2017
2	7618914	Kotak Mahindra Bank Ltd	36,41,527/-	9.1.2019
3	5446653	Kotak Mahindra Bank Ltd	75,000/-	1.8.2019

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB Kalyan-I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.



Maharashtra Pollution Control Board

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A) As per your application, you have provided 2 Nos of Sewage Treatment Plant (STPs) of capacity 1350 CMD & 3000 CMD having MBR Technology.

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.

Sl. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

- 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/lts. PP has installed online monitoring system for the parameters Flow, BOD, and TSS at STP outlet.
- 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.

Sl. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	3904
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/ Environmental Clearance.



Schedule-I)

Terms & conditions for compliance of Air Pollution Control:

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

Sl. No.	Stack Attached To	APC System	Height in Mtrs.	Type of fuel	Quantity & UOM
01.	DG set 4 Nos. (Total 19755 KVA)	Acoustic Enclosure	7*	Diesel	3136 Ltr/hr
02.	DG set (125 KVA)	Acoustic Enclosure	2.2	Diesel	22 Ltr/hr
03.	DG set (180 KVA)	Acoustic Enclosure	2.7	Diesel	12 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

Sr. No.	Content	Amt. of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity
1	Renewal of Consent for Part-1-1448	Rs. 25 Lakh*	15 Days	Towards O & M of Pollution control system	Continuous	31.9.2020

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

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

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

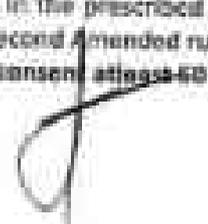
Maharashtra Pollution Control Board

Schedule-IV

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 & Handling) Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling) Rule 2016.
- 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 1986.
- 11) The applicant shall make an application for renewal of the consent atleast 60 days before date of the expiry of the consent

— 0000 —





MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010700/ 24010437
Fax: 24023516
Website: <http://mppcb.gov.in>
E-mail: cac-cell@mppcb.gov.in



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

Consent order No: - Format LO/BO/CAC-cell/UAN No. 0000048466/CO(Part-V)/CAC

Date: 17/05/2017

1905001056

To,
M/s.Lodha Dwellers Pvt. Ltd.,
at village Niije, Usarghar, Katal & Ghesar,
Tal-Kalyan, Dist-Thane

Subject: 1st Consent to Operate (Part-V) for residential township development project under RED Category.

- Ref : 1. Environment Clearance accorded by Env. Dept., GoM vide No. SEAC-2009/CR-145/TC-2 dtd. 17.7.2010.
2. Environment Clearance for proposed expansion accorded by Env. Dept., GoM vide No. SEAC-2011/CR-102/TC-2 dtd. 3.11.2012
3. Amendment & Expansion in Environment Clearance accorded by Env. Dept., GoM vide No. SEUA-2015/CR-76/TC-3 dtd. 8.10.2015.
4. Revolidation and amendment of Consent to Establish granted by Board vide no BO/CAC-Cell/KN-6816-13/CR (Revid & Amend)/CAC-2010 dated 11.2.2016.
5. Renewal of Consent to Operate with additional BUA granted by Board vide no. BO/CAC-Cell/UAN No.34836 /CR(Part)/CAC-1503000771 dtd. 14.3.2016.
6. Renewal of Consent to Operate for Part I + B +II granted by Board vide no. BO/CAC-Cell/UAN No.39974/CR/CAC-1503001372 dtd. 25.3.2016
7. Minutes of Consent Appraisal Committee (CAC) meeting held on 29.1.2016.

Your application No 0000048466 Dated 9.5.2016

For: 1st Consent to Operate (Part-V)

under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 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 1st Consent to Operate (Part-V) is valid for period upto 31.05.2020.
2. The capital investment of the project (Part-V) is Rs. 66.34 Cr (As per CA Certificate submitted by PP).
3. The 1st Consent to Operate (Part-V) is valid for residential township development project of M/s.Lodha Dwellers Pvt. Ltd., "Casa Lodha" at village Niije, Usarghar, Katal & Ghesar, Tal-Kalyan, Dist-Thane for 4 Nos. of residential buildings, 1 commercial building and amenities as club house and substation for Total plot area of 14,78,822 Sq. Mtrs and construction BUA of 1,36,953 Sq. Mtrs out of Total Construction BUA of 20,22,789 Sq. Mtrs as per amendment and expansion in EC dated 8.10.2015 including utilities and services.

Area Details of the project as below:

S.No.	Particulars	Date	Total Plot area (in Sq. Mtrs)	Total Construction BUA (in Sq. Mtrs)
1.	Environment Clearance	17.7.2010	10,62,607	11,26,675
2.	Expansion in Environment Clearance	1.11.2012	14,54,275	13,87,904.46
3.	Amendment & expansion in Environment Clearance	8.10.2015	14,78,822	20,22,789 (X)
4.	Revalidation & amendment of Consent to Establish	11.3.2016 valid upto 22.6.2020	14,78,822	5,66,572.02 (Total construction BUA of 20,22,789 Sq.Mtrs-construction completed BUA of 14,56,217.44 Sq.Mtrs)
5.	Renewal of consent for Part 140-III	25.3.2019 valid upto 30.11.2019	14,78,822	5,99,084.72 (A) (BUA for Part-I: 1,22,223.69 Sq.Mtrs+ Part-II: 65,785.51 Sq. Mtrs+ Part-III: 4,11,077.52) (A)
6.	Renewal of Consent to Operate with additional BUA	14.1.2019 valid upto 30.11.2019	14,54,275	8,83,604.57 (B)
Tot C to D (Part-V) is valid for			14,78,822	1,36,563 (C)
Total BUA constructed (Part I to V)				16,19,642.29 (A+B+C) (D)
Construction remaining BUA				4,03,146.71 (X-D)

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	243	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:

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	DG set (400KVA)	1	As Per Schedule -I

6. Conditions under Solid Waste (Management and Handling) Rule, 2016 :

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	400 Kg/day	Will be treated in Organic Waste Digester/Bio digester biogas with composting facility	Used as Manure
2	Non-Biodegradable	600 Kg/day	—	Segregate and Hand over to Local Body for recycling
3	STP Sludge	35 Kg/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	UCM	Treatment	Disposal
NIL					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit undertaking in Board's prescribed format within 15 days towards compliance of Environmental Clearance (EC) and consent to operate conditions.
11. PP shall submit the undertaking within 15 days in the prescribed format regarding the part of built up area/ building for which application for 1st Consent to Operate (Part-V) is made and that the same is included in the Environmental Clearance accorded.
12. PP shall operate STP so as to achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening.
14. PP shall operate organic waste digester along with composting facility/ bio-digester (biogas) with composting facility for the treatment of wet garbage.
15. PP will be responsible for proper operation & maintenance of pollution control systems for initial period of five years after Society formation and afterward handover the facility to the Society for its further operation in good and working conditions.
16. PP shall comply conditions stipulated in amendment & expansion in Environmental clearance issued by Env. Dept., Govt vide No. SE/AA-2015/CR-76/TC-3 dtd. 8.10.2015.
17. This consent is issued as per Board's Office Order No. E-736/2019 dtd.6.3.2019

For and on behalf of the
Maharashtra Pollution Control Board


P. K. Mirashe
Member Secretary

Received Consent fee of ₹

Sr. No.	Dr No.	Bank Name	Amount	Date
1	700653	Kotak Mahindra Bank Ltd	1,00,000/-	8.5.2018
2	5451010	Kotak Mahindra Bank Ltd	1,00,000/-	15.4.2019

Copy to:

1. Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Kalyan-I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control)

- 1) A) As per your application, you have provided Sewage Treatment Plants (STP) of capacity 250 CMD.
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

S.No.	Parameter	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (5 days 37°C)	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

- 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. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. PP shall install online monitoring system for the parameters flow, BOD, TSS at the outlet of STP.
- 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 any 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.

S.No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	250
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/ Environmental Clearance.

Schedule-I

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 & Unit
01.	DG set (400 KVA)	Aquatic Enclosure	6.0*	HSD	20 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
--------------------	---------------	------------------------

3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation including the change of any control equipment, other in whole or in part is necessary.



Maharashtra Pollution Control Board

Schedule III
Details of Bank Guarantees

Sr. No.	Consent No.	Amount of BG imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity
NIL						

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

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

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


Maharashtra Pollution Control Board

Schedule-IV

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 17/05/2003 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 undertaken 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 atleast 60 days before date of the expiry of the consent.

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MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010431/4020311
4027124/4020321
Fax : 24944033/4024088 4022518
Email : mpcb@mpcb.gov.in
Web W : mpcb.gov.in



Kalpataru Point, 3rd & 4th floor, Shiv-Nagappa
Scheme Road-Ny. E. Opp. Cine Planet Cinema, Near
Sion Cross, Sion (E),
Mumbai - 400022

Consent order No. - Formate.3/RO/CAC-CA/EO-EN-884-15/CI/Revaland Amend./CAC-2016

Date: 11/02/2016

M/s. Polaris Dwellers Pvt Ltd.
(Formerly known as M/s. Lodia Dwellers Pvt. Ltd.)
Village Urugher, Katal, Nige & Ghose, Tal. Kalyan, Dist. Thane-421204.

Subject: Revocation and amendment (as per EC) of Consent to Establish for Construction of Residential Township named as 'Casa Bella' under Orange category.

Ref:

1. Environmental clearance granted by Environment Department, Govt. vide no. SEAC3011/CR/1037C-3 dated 04.11.2012.
2. Environmental clearance Amendment and Expansion granted by Environment Department, Govt. vide no. SEAA-2014/CR-167C-4 dated 02.11.2014.
3. Consent to Establish granted vide HCL/RO/HD/CC/CAC-763 dated 15.01.2015.
4. Year Application approved in 137th CAC meeting of 2015-2016 held on 15.01.2016.

Your application ID:111700516

Dated: 11.12.2015

Re: Revocation and amendment (as per EC) of Consent to Establish for Construction of Residential Township named as 'Casa Bella'

under Section of the former provision & Control of Pollution) Act, 1974 & under Section 11 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 3 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II & IV annexed to this order:

1. The revocation and amendment of consent to establish is granted for a period up to commissioning of the project or upto 27.06.2020 whichever is earlier.
2. The proposed capital investment of the project is Rs. 600.85 crs for remaining part of project (As per undertaking submitted by project proponent). (Estimated Cost of entire project is 2548.0 crs as per EC and C-143).
3. The Consent to Establish is valid for Construction of Residential Township named as 'Casa Bella' of M/s. Polaris Dwellers Pvt. Ltd. (Formerly known as M/s. Lodia Dwellers Pvt. Ltd.) at Village Urugher, Katal, Nige & Ghose, Tal. Kalyan, Dist. Thane on Plot area of 14,78,822 sq.m. and balance Construction BUA of 3,46,572.55 sq.m. (Total construction BUA of 20,25,394 sq.m. - construction completed BUA of 14,08,117.44 sq.m.) including utilities and services as per construction commencement certificate issued by local body.
4. Conditions under Water (Pollution) Control Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	Nil	Nil	N/A
2.	Domestic effluent	1512	As per	The treated effluent shall be used.

[Handwritten Signature]



Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install Sewage Treatment Plants (STPs) with the design capacity of 1550 CMD based on Membrane Biological Reactor (MBR) technology.
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l except for pH
01	BOD (3 days 20°C)	10
02	Suspended Solids	10
03	COD	100
04	Residual Chlorine	1ppm

C) The treated effluent shall be 60% (1155.8 CMD) recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. The firm shall affix the separate meter for measure of 60% recycling of treated sewage and keep the records of the same. It shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. and shall install online monitoring system.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of wastewaters 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 relocate the unit or establish any treatment and disposal system or and extension or additional inlets.
- 3) The industry shall ensure regularity of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption (if local body), in that situation, the project proponent shall submit the CDS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cons. Act, 1977 and Rules made there under for various category of water consumption.

In case, the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concerned local body with the request, not to assess CDS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in river pits or toilet feet	0.00
2.	Domestic purpose	2143 CMD (including fresh water and recycled water from STP)
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

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Schedule II

Terms & conditions for compliance of Air Pollution Control

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

Sl. No.	Stack To	Attached APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	IN	SCD
1	DG set (100 KVA)	Acoustic enclosure	7*	HSD	17	kg/hr	1	
2	DG set (150 KVA)	Acoustic enclosure	7.5*	HSD	27	kg/hr	1	
3	DG set (100 KVA)	Acoustic enclosure	7.8*	HSD	12	kg/hr	1	
4	DG set (150 KVA)	Acoustic enclosure	8.2*	HSD	42	kg/hr	1	
5	DG set (100 KVA)	Acoustic enclosure	8.5*	HSD	47	kg/hr	1	
6	DG set (100 KVA)	Acoustic enclosure	8*	HSD	08	kg/hr	1	
7	DG set (500 KVA)	Acoustic enclosure	8.5*	HSD	23	kg/hr	1	

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

3. The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollution 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 specification and operation thereof or alteration or replacement alteration will be done to the same level that is in class 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 with variation (including the change of any control equipment, either in whole or in part is necessary).




Schedule III
Details of Bank Guarantees

Sl. No.	Consent (C to E/O/R)	Amnt of BG Imposed	Submission Period**	Purpose of BG	Compliance Period	Validity**
1	C to E	Rs. 10 lakh	15 days from date of issue of consent	Toward compliance of consent and EC condition	CGA or 5 years whichever is earlier	Validity of this consent + 6 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 + 6 months
- ** Existing BG obtained for above purpose if any may be extended for period of validity as above.

[Handwritten Signature]



Maharashtra Pollution Control Board

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437
 Fax: 24023515
 Website: <http://mpcb.gov.in>
 E-mail: cas-cell@mpcb.gov.in



Kalpataru Point, 2nd - 4th Floor
 Opp. Cine Planet Cinema,
 Near Sion Circle, Sion (E)
 Mumbai-400 622

Consent order No: **Formus.0/80/CAC-08/EC-KN-KPM/CR/Part-III/IV/CAC-750**
 Dated: **03/08/2015**

M/s. Palava Dwellers Private Limited,
 (Formerly known as: Latha Dwellers Pvt Ltd.)
 Village Nige, Umarghar, Katal & Ghesar, Tal. Kalyan, Dist. Thane-421204.
 Survey Numbers: Umarghar: 12,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222,1223,1224,1225,1226,1227,1228,1229,1230,1231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,2232,2233,2234,2235,2236,2237,2238,2239,2240,2241,2242,2243,2244,2245,2246,2247,2248,2249,2250,2251,2252,2253,2254,2255,2256,2257,2258,2259,2260,2261,2262,2263,2264,2265,2266,2267,2268,2269,2270,2271,2272,2273,2274,2275,2276,2277,2278,2279,2280,2281,2282,2283,2284,2285,2286,2287,2288,2289,2290,2291,2292,2293,2294,2295,2296,2297,2298,2299,2300,2301,2302,2303,2304,2305,2306,2307,2308,2309,2310,2311,2312,2313,2314,2315,2316,2317,2318,2319,2320,2321,2322,2323,2324,2325,2326,2327,2328,2329,2330,2331,2332,2333,2334,2335,2336,2337,2338,2339,2340,2341,2342,2343,2344,2345,2346,2347,2348,2349,2350,2351,2352,2353,2354,2355,2356,2357,2358,2359,2360,2361,2362,2363,2364,2365,2366,2367,2368,2369,2370,2371,2372,2373,2374,2375,2376,2377,2378,2379,2380,2381,2382,2383,2384,2385,2386,2387,2388,2389,2390,2391,2392,2393,2394,2395,2396,2397,2398,2399,2400,2401,2402,2403,2404,2405,2406,2407,2408,2409,2410,2411,2412,2413,2414,2415,2416,2417,2418,2419,2420,2421,2422,2423,2424,2425,2426,2427,2428,2429,2430,2431,2432,2433,2434,2435,2436,2437,2438,2439,2440,2441,2442,2443,2444,2445,2446,2447,2448,2449,2450,2451,2452,2453,2454,2455,2456,2457,2458,2459,2460,2461,2462,2463,2464,2465,2466,2467,2468,2469,2470,2471,2472,2473,2474,2475,2476,2477,2478,2479,2480,2481,2482,2483,2484,2485,2486,2487,2488,2489,2490,2491,2492,2493,2494,2495,2496,2497,2498,2499,2500,2501,2502,2503,2504,2505,2506,2507,2508,2509,2510,2511,2512,2513,2514,2515,2516,2517,2518,2519,2520,2521,2522,2523,2524,2525,2526,2527,2528,2529,2530,2531,2532,2533,2534,2535,2536,2537,2538,2539,2540,2541,2542,2543,2544,2545,2546,2547,2548,2549,2550,2551,2552,2553,2554,2555,2556,2557,2558,2559,2560,2561,2562,2563,2564,2565,2566,2567,2568,2569,2570,2571,2572,2573,2574,2575,2576,2577,2578,2579,2580,2581,2582,2583,2584,2585,2586,2587,2588,2589,2590,2591,2592,2593,2594,2595,2596,2597,2598,2599,2600,2601

m.		quantity of discharge (CMD)	to be achieved	
1.	Treated effluent	Nil	NA	NA
2.	Domestic effluent	4312	As per Schedule -I	The treated effluent shall be SCM (i.e. 2100 CMD) recycled for secondary purposes such as toilet flushing, air conditioning, washing tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body.

5. Conditions under Air (Pre & Control) Act, 1981 for air emissions:

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	4 D.C. Set having Total capacity of 19755 KVA	4	As per Schedule -II
2.	D.G. Set (3 x 125 KVA)	3	As per Schedule -II
3.	D.G. Set (1 x 100 KVA)	1	As per Schedule -II

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

Sr. No.	Type Of Waste	Quantity & Unit	Treatment	Disposal
1	Biodegradable	7210 kg/day	CWC	Manure
2	Non-biodegradable	10.825 kg/day	-	Hand over to local body
3	Slip Sludge	43 CMD	-	Use as manure

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

Sr. No.	Type Of Waste	Category	Quantity	WOM	Treatment	Disposal
	Iron/Scrap oil	S-1	As actual	-	-	See to the authorized processor

- 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 submit affidavit (shall submit) an affidavit in Board's prescribed format within 15 days regarding compliance of conditions of Environmental Clearance (EC) and Consent to Establish.
- PP shall submit the affidavit within 15 days in the prescribed format regarding the part of the built-up area/ building for which application for 1st Consent to Operate (Part) is made and that the same is included in the Environmental Clearance accorded.
- PP shall comply with the conditions stipulated in Environmental Clearance granted by Environment Department, Govt vide no. MAC2011/CE-102/TC-2 dated 03.11.2012 AND Environmental clearance Amendment and Expansion granted by Environment Department, Govt vide no. SEIAS-2015/CE-76/TC-3 dated 08.10.2015.

For and on behalf of the
Muzaffargarh Pollution Control Board



(Dr. P.N. Patel)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1	18,17,000/-	373277	02.06.2015	Kotak Mahindra Bank
2	22,41,340/-	851967	22.12.2015	Kotak Mahindra Bank
3	13,15,450/-	856775	17.05.2016	Kotak Mahindra Bank

Copy to

1. Regional Officer -MPCA, Kolhapur. He is directed to return the DU of No. 10+20 SAs to get approvals C to Ds to avoid duplication and obtain retention of single SA of 20 SAs from applicant through O & M of pollution control system.
2. Sub Regional Officer, MPCA, Kolhapur. They are directed to ensure the compliance of the consent conditions.
3. Chief Accounts Officer, MPCA, Mumbai.
4. CCAC desk, for record & website updation purposes.



Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A) As per your application, you have provided Sewage Treatment Plants (STPs) with the design capacity of 1250 CMD and 3000 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.

Sl.No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01.	BOD (3 days 20°C)	10
02.	Suspended Solids	30
03.	COB	50
04.	Residual Chlorine	1ppm

C) The treated effluent shall be 60% (i.e. 2590 CMD) recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body. In no case, effluent shall find its way in 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. and shall install online monitoring system within 4 months time period.

D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

2) The Board reserves its rights to review plans, specifications or other data relating to plan work for the treatment of wastewaters 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 as stipulated therein.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess, Act, 1977 and rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sl. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in more pits of boiler feed	Nil
2.	Domestic purpose	Fresh water: 2004 CMD
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	Nil
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic.	Nil

Schedule-II

Terms & conditions for compliance of Air Pollution Control

1. As per your application, you have provided the Air pollution control (APC) system and also erected following stack (s) and recover in the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mts.	Type of Fuel	Quantity of Oil	S.S.N.
1	D.G. sets 4 nos. (Total 1875 KVA)	Acoustic enclosure		Diesel	1136 Lt/yr	1
2	D.G. Set (1 x 125 KVA)	Acoustic enclosure	2.2*	Diesel	22 Lt/yr	1
3	D.G. Set (1 x 180 KVA)	Acoustic enclosure	2.2*	Diesel	32 Lt/yr	1

*Above the roof of building in which it is installed

2. The Applicant shall provide Specific Air Pollution control equipments as per the conditions of EP Act, 1986 and rule made there under from time to time / Environmental Guidelines / OGP guidelines. (Concern section shall mention specific control equipments)

3. 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/m ³
--------------------	---------------	-----------------------

4. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation, checked or alteration or replacement alteration well before its to come in an end or erection of new pollution control equipment.
5. The Board reserves its rights to vary 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 as whole or in part is necessary).

**Schedule-III
Details of Bank Guarantees**

Proposed BG

Sr. No.	Consent [C No. E/O/R]	Amt of BG Imposed	Submission Period**	Purpose of BG B	Compliance Period	Validity**
1	C-80-N (part)	Rs. 10 Lakh	15 days from date of issue of consent.	Towards O & M of pollution control system	Continuous	validity of this consent + 4 months

- ** The above Bank Guarantees 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 Guarantees shall be valid for a period upto: Validity of consent + 4 months

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

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 Municipal Solid Waste (Management & Handling) Rule 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/lines 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 an higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The emplacement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Applicant shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) 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.
 - e) Installation of DG set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide waste municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit/s 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 the 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 1986.
- 11) The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
4027124/4025273
Fax : 240445/24024029 4022019
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kapateru Bldg, 3rd & 4th Floor, Near- Maratha
Scheme Road No. 3, Opp. One Planet Cinema, Near
Zoo Cross, Sector-3E,
Mumbai - 400 022

Consent order No :- **Format I/BDO/CAC-cel/ETC-KN-0003-140(part)CAC-3972**
Date: **04 July 2013**

To,
M/s. Latha Dwellers Pvt. Ltd.,
Latha Pavilion, Apollo Mills Compound,
N.H. Joshi Marg, Mulundwami,
Mumbai-11.

Subject: Consent to Operate (1st Part) ORANGE category.

Ref:

1. Consent to Establish granted vide no. BODD(PAP)ETC no.KN-3764(1)DOA/C-211 dated 22.6.2010.
2. Environmental Clearance accorded by GoM vide no. SEAC/2011/DCR/2011/EC-2 dated 08.11.2012.
3. Revised Consent to Establish granted vide no. BODD(PAP)DOA/CAC-783 dated 18.1.2013 with overriding effect over previous consent.
4. Consent to Operate (part) granted vide no. BODD(PAP)DOA/CAC-786 dated 18.1.2013.
5. Consent to Operate (2nd part) granted vide no. Format I/BDO/CAC-cel/BDO-KNEIC-KN-0040-120(part)CAC-18124 dated 18.12.2011.
6. Consent to Operate (3rd part) granted vide no. Format I/BDO/CAC-cel/BKN-0003-140(part)CAC-4300 dated 4.7.2011.
7. Your application approved in 20th CAC meeting held on 24.2.2013.

Your application CG1411000212

Dated: 18.01.2013

For: Consent to Operate (Part)

under Section 20 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 23 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:-

1. The consent to operate (1st part) is granted for a period upto 28.11.2018.
2. The actual capital investment for 1st part operate of the project is Rs. 1411.25 Cro. (As per CA Certificate submitted by industry) and total capital investment of the whole township project is Rs. 2505 cro.
3. The Consent to Operate (1st part) is valid for Residential township named as "Casa Bella" of M/s. Latha Dwellers Pvt. Ltd. at

VILAGEGHEBARI St. no.

821, 882, 889, 109, 718, 720, 726, 741, 718, 760, 817/1, 858, 1147, 42, 447B, 601D, 824B, 367, 261A2, 261B1, 262A, 262B, 262C, 264, 265A, 265B, 265C, 265D, 265E, 265F, 265G, 265H, 265I, 265J, 265K, 265L, 265M, 265N, 265O, 265P, 265Q, 265R, 265S, 265T, 265U, 265V, 265W, 265X, 265Y, 265Z, 265AA, 265AB, 265AC, 265AD, 265AE, 265AF, 265AG, 265AH, 265AI, 265AJ, 265AK, 265AL, 265AM, 265AN, 265AO, 265AP, 265AQ, 265AR, 265AS, 265AT, 265AU, 265AV, 265AW, 265AX, 265AY, 265AZ, 265BA, 265BB, 265BC, 265BD, 265BE, 265BF, 265BG, 265BH, 265BI, 265BJ, 265BK, 265BL, 265BM, 265BN, 265BO, 265BP, 265BQ, 265BR, 265BS, 265BT, 265BU, 265BV, 265BW, 265BX, 265BY, 265BZ, 265CA, 265CB, 265CC, 265CD, 265CE, 265CF, 265CG, 265CH, 265CI, 265CJ, 265CK, 265CL, 265CM, 265CN, 265CO, 265CP, 265CQ, 265CR, 265CS, 265CT, 265CU, 265CV, 265CW, 265CX, 265CY, 265CZ, 265DA, 265DB, 265DC, 265DD, 265DE, 265DF, 265DG, 265DH, 265DI, 265DJ, 265DK, 265DL, 265DM, 265DN, 265DO, 265DP, 265DQ, 265DR, 265DS, 265DT, 265DU, 265DV, 265DW, 265DX, 265DY, 265DZ, 265EA, 265EB, 265EC, 265ED, 265EE, 265EF, 265EG, 265EH, 265EI, 265EJ, 265EK, 265EL, 265EM, 265EN, 265EO, 265EP, 265EQ, 265ER, 265ES, 265ET, 265EU, 265EV, 265EW, 265EX, 265EY, 265EZ, 265FA, 265FB, 265FC, 265FD, 265FE, 265FF, 265FG, 265FH, 265FI, 265FJ, 265FK, 265FL, 265FM, 265FN, 265FO, 265FP, 265FQ, 265FR, 265FS, 265FT, 265FU, 265FV, 265FW, 265FX, 265FY, 265FZ, 265GA, 265GB, 265GC, 265GD, 265GE, 265GF, 265GG, 265GH, 265GI, 265GJ, 265GK, 265GL, 265GM, 265GN, 265GO, 265GP, 265GQ, 265GR, 265GS, 265GT, 265GU, 265GV, 265GW, 265GX, 265GY, 265GZ, 265HA, 265HB, 265HC, 265HD, 265HE, 265HF, 265HG, 265HH, 265HI, 265HJ, 265HK, 265HL, 265HM, 265HN, 265HO, 265HP, 265HQ, 265HR, 265HS, 265HT, 265HU, 265HV, 265HW, 265HX, 265HY, 265HZ, 265IA, 265IB, 265IC, 265ID, 265IE, 265IF, 265IG, 265IH, 265II, 265IJ, 265IK, 265IL, 265IM, 265IN, 265IO, 265IP, 265IQ, 265IR, 265IS, 265IT, 265IU, 265IV, 265IW, 265IX, 265IY, 265IZ, 265JA, 265JB, 265JC, 265JD, 265JE, 265JF, 265JG, 265JH, 265JI, 265JJ, 265JK, 265JL, 265JM, 265JN, 265JO, 265JP, 265JQ, 265JR, 265JS, 265JT, 265JU, 265JV, 265JW, 265JX, 265JY, 265JZ, 265KA, 265KB, 265KC, 265KD, 265KE, 265KF, 265KG, 265KH, 265KI, 265KJ, 265KK, 265KL, 265KM, 265KN, 265KO, 265KP, 265KQ, 265KR, 265KS, 265KT, 265KU, 265KV, 265KW, 265KX, 265KY, 265KZ, 265LA, 265LB, 265LC, 265LD, 265LE, 265LF, 265LG, 265LH, 265LI, 265LJ, 265LK, 265LL, 265LM, 265LN, 265LO, 265LP, 265LQ, 265LR, 265LS, 265LT, 265LU, 265LV, 265LW, 265LX, 265LY, 265LZ, 265MA, 265MB, 265MC, 265MD, 265ME, 265MF, 265MG, 265MH, 265MI, 265MJ, 265MK, 265ML, 265MN, 265MO, 265MP, 265MQ, 265MR, 265MS, 265MT, 265MU, 265MV, 265MW, 265MX, 265MY, 265MZ, 265NA, 265NB, 265NC, 265ND, 265NE, 265NF, 265NG, 265NH, 265NI, 265NJ, 265NK, 265NL, 265NM, 265NO, 265NP, 265NQ, 265NR, 265NS, 265NT, 265NU, 265NV, 265NW, 265NX, 265NY, 265NZ, 265OA, 265OB, 265OC, 265OD, 265OE, 265OF, 265OG, 265OH, 265OI, 265OJ, 265OK, 265OL, 265OM, 265ON, 265OO, 265OP, 265OQ, 265OR, 265OS, 265OT, 265OU, 265OV, 265OW, 265OX, 265OY, 265OZ, 265PA, 265PB, 265PC, 265PD, 265PE, 265PF, 265PG, 265PH, 265PI, 265PJ, 265PK, 265PL, 265PM, 265PN, 265PO, 265PP, 265PQ, 265PR, 265PS, 265PT, 265PU, 265PV, 265PW, 265PX, 265PY, 265PZ, 265QA, 265QB, 265QC, 265QD, 265QE, 265QF, 265QG, 265QH, 265QI, 265QJ, 265QK, 265QL, 265QM, 265QN, 265QO, 265QP, 265QQ, 265QR, 265QS, 265QT, 265QU, 265QV, 265QW, 265QX, 265QY, 265QZ, 265RA, 265RB, 265RC, 265RD, 265RE, 265RF, 265RG, 265RH, 265RI, 265RJ, 265RK, 265RL, 265RM, 265RN, 265RO, 265RP, 265RQ, 265RR, 265RS, 265RT, 265RU, 265RV, 265RW, 265RX, 265RY, 265RZ, 265SA, 265SB, 265SC, 265SD, 265SE, 265SF, 265SG, 265SH, 265SI, 265SJ, 265SK, 265SL, 265SM, 265SN, 265SO, 265SP, 265SQ, 265SR, 265SS, 265ST, 265SU, 265SV, 265SW, 265SX, 265SY, 265SZ, 265TA, 265TB, 265TC, 265TD, 265TE, 265TF, 265TG, 265TH, 265TI, 265TJ, 265TK, 265TL, 265TM, 265TN, 265TO, 265TP, 265TQ, 265TR, 265TS, 265TT, 265TU, 265TV, 265TW, 265TX, 265TY, 265TZ, 265UA, 265UB, 265UC, 265UD, 265UE, 265UF, 265UG, 265UH, 265UI, 265UJ, 265UK, 265UL, 265UM, 265UN, 265UO, 265UP, 265UQ, 265UR, 265US, 265UT, 265UU, 265UV, 265UW, 265UX, 265UY, 265UZ, 265VA, 265VB, 265VC, 265VD, 265VE, 265VF, 265VG, 265VH, 265VI, 265VJ, 265VK, 265VL, 265VM, 265VN, 265VO, 265VP, 265VQ, 265VR, 265VS, 265VT, 265VU, 265VV, 265VW, 265VX, 265VY, 265VZ, 265WA, 265WB, 265WC, 265WD, 265WE, 265WF, 265WG, 265WH, 265WI, 265WJ, 265WK, 265WL, 265WM, 265WN, 265WO, 265WP, 265WQ, 265WR, 265WS, 265WT, 265WU, 265WV, 265WW, 265WX, 265WY, 265WZ, 265XA, 265XB, 265XC, 265XD, 265XE, 265XF, 265XG, 265XH, 265XI, 265XJ, 265XK, 265XL, 265XM, 265XN, 265XO, 265XP, 265XQ, 265XR, 265XS, 265XT, 265XU, 265XV, 265XW, 265XX, 265XY, 265XZ, 265YA, 265YB, 265YC, 265YD, 265YE, 265YF, 265YG, 265YH, 265YI, 265YJ, 265YK, 265YL, 265YM, 265YN, 265YO, 265YP, 265YQ, 265YR, 265YS, 265YT, 265YU, 265YV, 265YW, 265YX, 265YY, 265YZ, 265ZA, 265ZB, 265ZC, 265ZD, 265ZE, 265ZF, 265ZG, 265ZH, 265ZI, 265ZJ, 265ZK, 265ZL, 265ZM, 265ZN, 265ZO, 265ZP, 265ZQ, 265ZR, 265ZS, 265ZT, 265ZU, 265ZV, 265ZW, 265ZX, 265ZY, 265ZZ

2013/0001/2013/ETC/00003, Name: BDO of M/s. Latha Dwellers Pvt. Ltd.



(Signature)

Schedule-I

Terms & conditions for compliance of Water Pollution Control

- 1) A) As per your application, you have provided Sewage Treatment Plant (STP) with the total design capacity of 6100 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 IP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/L except for pH
01	BOD (5 days 20°C)	10
02	Suspended Solids	10
03	COD	100
04	Faecal Coliform	1000

- C) Out of total qty of treated effluent of 6098.32 CMD, 2566.8 CMD shall be recycled for toilet flushing, 749.5 shall be utilized on land for gardening, 1000 CMD shall be used for irrigation on 80 acres of farmer's land and 780 CMD shall be used for construction activity of phase-V & other projects nearby.
 - D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or soil extension or addition thereof.
 - 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
 - 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cons. Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request for to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial cooling, spraying in mine pits or boiler feed	00
2.	Domestic purpose	7700.4
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	00



Schedule II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have provided following stack (s) and to observe the following fuel pattern:

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & Unit	S %	SO ₂ ppm
01.	DK set (GDRVA)	Automatic enclosure	45'	HSD	25 bbl/day	1	0.3

* above the 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
--------------------	---------------	------------------------

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-IV

General Conditions:

- 1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) The applicant shall provide ports at the chimney(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection/visit for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- 4) Whenever due to any accident or other unforeseen act or event, such as breakdown down or a apprehended to occur in excess of standards laid down, such information shall be forthwith reported to Board, concerned Police Station, office of Districts (P-Health Services, Department of Explosives, Inspectorate of Factories and Local Body) because of failure of pollution control equipments, the production process connected with it shall be stopped.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- 7) The industry should comply with the Hazardous Waste (MH & TM) Rules, 2008 and submit the Annual Returns as per Rule 30 & 22(2) of Hazardous Waste (MH & TM) Rules, 2008 for the preceding year upto 31st March in Form-IV by 30th June of every year.
- 8) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 9) The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.
- 10) Industry shall strictly comply with the Water (P&C) Act, 1974, Air (P&C) Act, 1986 and Environmental Protection Act, 1986 and industry should standard under EP Rules 1986 which are available on MPCB website (www.mpcb.gov.in).
- 11) The industry shall constitute an Environmental cell with qualified staff/responsibility to see the day to day compliance of consent condition towards Environment Protection.
- 12) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 13) 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 noise 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 metres 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.



- d) A proper routine and preventive maintenance procedure for DG set should be set and followed in accordance with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- e) DG set shall be operated only in case of power failure.
- f) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- g) The applicant shall comply with the notification of MoEF dated 17.06.2002 regarding noise limit for generator sets run with diesel.
- 14) The industry should not cause any nuisance in surrounding area.
- 15) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise is less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned as between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
- 16) The applicant shall maintain good housekeeping.
- 17) The applicant shall bring minimum 25% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 1st March of the year and number of trees planted by September end with the Environment Statement.
- 18) The non-hazardous solid waste arising in the factory premises, including etc. be disposed off scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permission from civic authorities for disposal of solid waste.
- 19) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluents/effluents or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity for which this consent has not been granted without prior consent of the Board.
- 20) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
- 21) The industry shall submit quarterly statement in respect of industries' obligation towards consent and pollution control compliance duly supported with documentary evidence. Form can be downloaded from MPCB official site.
- 22) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 23) The industry shall adhere to National Ambient Air Quality standards prescribed vide Government of India Notification dt. 10.11.2009 as amended.



MAHARASHTRA POLLUTION CONTROL BOARD

8

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>

Kalpatearu Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E).
Mumbai - 400 022



Consent order No :- *Format 1.0/BO/CAC-cell/EIC-KN-6375 -12/O(part)(amend)/CAC-1394*
Date-3].1.2014

To,
M/s. Lodha Dwellers Pvt. Ltd.
Lodha Pavillion, Apollo Mills Compound,
N.M. Joshi Marg, Mahalaxmi,
Mumbai-11.

Subject: Amendment in Consent to Operate (1st Part) in ORANGE category.
Ref :

1. Consent to Operate (part) granted vide no. BO/RO/(HQ)/CO/CAC-786 dated 19.1.2013.

Your application

Dated: 12.8.2013 and 10.12.2013

For: Amendment in Consent to Operate (1st Part) for rectification in Construction BUA

under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M, H & T) Rules 2008 is considered and the consent is hereby granted for:

1. Amendment in part consent to operate under ref no.1 for correction in construction BUA from 12222.168 sq.m to 12221.69 sq.m. out of total construction area- 19,87,994.46 sq. m.
2. All other conditions including validity of the consent under reference remain unchanged.

For and on behalf of the
Maharashtra Pollution Control Board



(Rajeev Kumar Nihal, IAS)
Member Secretary

Copy to:

1. Regional Officer -Kalyan and Sub-Regional Officer-Kalyan-I, MPCB,
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010433/4020751
4037104/4038273
Fax : 2404433/24024008 (4025510)
Email : mpbc@mpbc.gov.in
Web : www.mpbc.org



Kasturba Park, 3rd & 4th floor, Don. Maitraya
Scheme Road No. 2, Opp. Cine Planet Cinema, Near
Don Circle, Don (E)
Mumbai - 400 022

Consent order No - Format 1.0B/CAC-e/11/11/KN-665-1-01/Part/CAC-6300
Date - 22/04/2014

To,
M/s. Lodha Dwellers Pvt. Ltd.,
Lodha Pavilion,
Apollo compound,
N. M. Joshi Marg, Mahalaxmi,
Mumbai-400011.

Subject: Consent to Operate (3rd Part) / ORANGE category.
Ref

1. Consent to Establish granted vide no. DUBOYTP&P/11/11/KN-3784-10/E/C-211 dated 23.6.2010.
2. Environmental Clearance accorded by GoM vide no. SEAC/2011/CB-1027C-2 dated 03.11.2012.
3. Revised Consent to Establish granted vide no. DUBOYHQ/11/11/KN-783 dated 19.1.2013 with overriding effect over previous consent.
4. Consent to Operate (part) granted vide no. DUBOYHQ/11/11/KN-786 dated 19.1.2013.
5. Consent to Operate (2nd part) granted vide no. Format 1.0B/CAC-e/11/11/KN-6246-13/0(part)/CAC-10118 dated 10.12.2013.
6. Minutes of 3rd CAC meeting of 2014/R held on 29.3.2014.

Your application CD1403000277
Dated: 03.03.2014

For: Consent to Operate (3rd Part) under Section 24 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 2 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to operate (3rd part) is granted for a period from date of issue up to 31.12.2015.
2. The actual capital investment (for 3rd part operate) of the project is Rs. 853.87 Crs. (As per CA Certificate submitted by industry)
3. The Consent to Operate (part) is valid for Affordable housing township of M/s. Lodha Dwellers Pvt. Ltd., at S. Nos. 07, 07, 47, 48A, 1001, 1002, 1003, 1002, 1002, 1002A, 1007D, 1007A, 1002B, 1004, 1008, 1007, 1002, 1003, 1004, 1002A, 1002B, 1004, 1007, 1002, 1003, 1008, 1007B, 1007C, 1007D, 1701, 1702, 1703, 1704, 1705, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 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2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508,

1201B, 1201A, 1201A, 1201B, 1201C, 1201D, 1201E, 1201F, 1201G, 1201H, 1201I, 1201J, 1201K, 1201L, 1201M, 1201N, 1201O, 1201P, 1201Q, 1201R, 1201S, 1201T, 1201U, 1201V, 1201W, 1201X, 1201Y, 1201Z, 1201AA, 1201AB, 1201AC, 1201AD, 1201AE, 1201AF & 1201AG IN VILLAGE KATAL Tal. Kalyan on plot area of 190367.00 sq.m. out of total plot area of 14,34,375 sq.m. & construction area of 111875.00 sq.m. out of 13,07,004.40 sq.m. including services and utilities as per the occupation certificate issued by local body.

1. Conditions under Water (K&CP), 1974 Act for discharge of effluents:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	2878	As per Schedule - I	60% Recycle & excess discharge into municipal sewer

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

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DO unit (180KVA for STP)	1	As per Schedule - II

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

Sr. no.	Type Of Waste	Quantity & Cost	Treatment	Disposal
1	Municipal Solid Waste	12388.00 Kg/Dry	On site segregation & Mechanical Composting	Salary Authorized distributor

4. Conditions under Hazardous Waste (MH & TH) Rules, 2008 for treatment and disposal of hazardous waste:

Sr. No.	Type Of Waste	Category	Quantity	QM	Treatment	Disposal

5. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
6. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
7. PP shall submit the affidavit in Board's prescribed format within 15 days regarding compliance of conditions of EC/CRZ clearance and C to O.
8. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by CoM vide No. SEAC 2011/CR-102/TC-2 dated 1st November 2012.

For and on behalf of the
Maharashtra Pollution Control Board



(Rajeev Kumar Mishra, Joint Member Secretary)

Received Consent fee of -

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1.	1767440/-	740187	20/02/2014	Kotak Mahindra Bank Ltd.
2.	663870/-	133380	27.4.2014	Kotak Mahindra Bank Ltd.

Copy to:-

1. Regional Officer - Kalyan and Sub-Regional Officer Kalyan - I, MPCB.
-- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CCCAC desk: for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control

- 1) A) As per your application, you have provided MBBS based Sewage Treatment Plant (STP) with the design capacity of 3000 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.

Sl. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/L, except for pH
01	BOD (3 days 20°C)	30
02	Suspended Solids	30
03	TSS	100
04	Dissolved Chlorine	1ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification (Service) & 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 any extension or addition therein.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantum of water consumption of local body, the project proponent shall submit certificate to that effect from the concerned local body with the request for to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sl. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	00
2.	Domestic purpose	2500
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	00



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Schedule-II

Terms & conditions for compliance of Air Pollution Control

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs. meter*	Type of Fuel	Quantity & Unit	S %	SO ₂ ppm
01	DG set (100 KVA for JTP)	Acoustic enclosure	4.00	Diesel	1200 Lit/Hr	1	0.44

* above the 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	NM to exceed	150 µg/m ³
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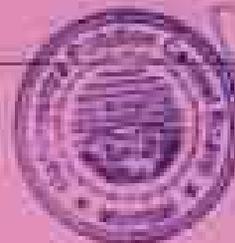
3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to its end or erection of new pollution control equipment.
4. The Board reserves its 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).



(Handwritten signature)
Date: _____

Schedule-III
Details of Bank Guarantees

No. No.	Consent (C to E/O/R)	Amt. of BG Imposed:	Submission Period	Purpose of BG	Compliance Period	Validity Date
Existing						
1	Consent to operate (1 st part)	Rs. 10 lakh	—	Towards O & M of STP Continuous and MSW processing plant	Continuous	—
Proposed						
1	Consent to Operate (2 nd part)	Rs. 10 lakh	—	Towards O & M of STP Continuous and MSW processing plant	Continuous	31.3.2016



(Handwritten Signature)

Schedule IV

General Conditions

- 1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the sectional or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) The applicant shall provide ports in the chimney(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to and for use of the Board's Staff. The chimney(s) vents attached to various sources of emissions shall be designated by numbers such as S-1, S-2 etc. and these shall be painted fluorescent to facilitate identification.
- 4) Whenever due to any accident or other unforeseen act or event, such accidents occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process concerned unit shall be stopped.
- 5) The applicant shall provide an alternate electric power supply sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall shut down or otherwise control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form V as per the provisions of rule 14 of the Environment Protection (Consent) Second Amendment Rules, 1986.
- 7) The industry should comply with the Hazardous Waste (MH & TM) Rules, 1989 and submit the Annual Returns as per Form 100 & 200 of Hazardous Waste (MH & TM) Rules, 1989 for the preceding year during March/April Form IV by 30th June of every year.
- 8) An inspection book shall be kept and made available to the Board's officers during their visit to the applicant.
- 9) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**
- 10) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1986 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available at MPCB website www.mpcb.in.
- 11) The industry shall maintain an Environmental cell with qualified staff/responsibility to see the day to day compliance of consent condition towards Environment Protection.
- 12) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of domestic used for treatment shall be maintained.
- 13) Conditions for D.O. Set:
 - a) Noise from the D.O. 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 D.O. set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of D.O. Set must be strictly in compliance with recommendations of D.O. Set manufacturer.



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- 13) 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.
- 14) D.G. Set shall be operated only in case of power failure.
- 15) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- 16) The applicant shall comply with the notification of MoEF dated 17.06.2002 regarding noise limit for generator sets run with diesel.
- 14) The industry should not cause any nuisance in surrounding area.
- 15) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned as between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
- 16) The applicant shall maintain good housekeeping.
- 17) The applicant shall bring minimum 10% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September and with the Environment Statement.
- 18) The non-hazardous solid waste arising in the factory premises, including sludge, shall be disposed off scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permission from civic authorities for disposal of solid waste.
- 19) The applicant shall not change - alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/effluents or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity for which this consent has not been granted without prior consent of the Board.
- 20) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
- 21) The industry shall submit official e-mail address and any change will be duly intimated to the MPCB.
- 22) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification G. S. 16 11 2009 as amended.

-1000-



[Handwritten Signature]
 Signatory

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24024008/24023516

Kalpataru Point, 2nd - 4th Fl.
Opp. Cine Planet Cinema,
Near Sun Circle, Sun Rd
Mumbai-400 022

Fax : 24024008/24023516



Email : mpcb@mpcb.gov.in

Website : <http://mpcb.gov.in>

EIC No. KN-0374/12

Infrastructure/Change/L.S.I

Consent No. 100/2007/CE/CAC-453

Date: 11/01/2011

Consent to Establish under Section 15 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1986 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

CONSENT is hereby granted to,

**M/s. Latha Dwellers Pvt. Ltd.
Durgam, Nilje -Katal, Ghosar, Kalyan
Dist. Thane -41204**

Consent is for use declared under the provisions of the Water Act, Air act and Authorization under the provisions of (HWM&H) Rules and amendments there in subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

- The Consent to Establish is valid upto Commissioning of the Project or upto 31/03/2015, whichever ever is earlier.**
- The Consent is valid -**

For development of land/for house construction activities for construction of project named as 'Casa Bella' of M/s. Latha Dwellers Pvt. Ltd. Durgam, Nilje -Katal, Ghosar, Kalyan Dist. Thane -41204. in No. Sun, 121A, 124A, 125, 126, 127, 128A, 129A, 1291A, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 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3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155,

and additional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.

4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/litre.
7. In order to ensure that the water from this project do not enter into outside environment, the walls enclosing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermediate inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, waterless water conservation and implement the same before handling over of complex for completion.
9. Applicant shall provide fixtures for showers, toilet, flushing and drinking supply by low flow effect by use of aerators or pressure reducing devices or sensor based control.
10. The Applicant shall draw plans for the segregation of solid waste into Biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e. vermi-composting facility within premises) with the approval of local body. The proper demarcated area shall be identified for collection & storage of MSW properly which shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and vermicomposting landfill shall be as per the Municipal Solid Waste (MSW) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this clause.
12. The applicant/owner shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1986. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorisation from Maharashtra Pollution Control Board.
13. For distributions of sewer water, the floor radiation shall be used as plan of distribution.
14. Vehicles used for construction activities should be operated only during non-peak hours.
15. Ready mixed concrete plant or batching construction should apply separately for consent from the Board.
16. applicant, during the construction stage shall provide
 - a. Sump tank and silt pit of adequate capacity for the domestic effluent generated due to workers residing on site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 15% of the open space shall be developed.
 - e. Waste shall be disposed in authorized E-waste re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2002 there under

The daily water consumption for the following categories is as under:

(i) Domestic	15201.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	0.00 CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	0.00 CMD
(iv) Industrial Cooling, spraying	0.00 CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.



5. CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:

(i) The Applicant may install 28 nos. of diesel generating sets (DG Sets), of capacity 1000 KVA and shall be equipped with comprehensive control system as is warranted with reference to generation of emissions and operate and maintain the same continuously so as to adhere the level of pollutants to the following standards:

a. Standards for Emissions of Air Pollutants:

(i) SPM/TSPM	Not to exceed	150 (mg/Nm ³)
(ii) SO ₂ (DG Set)	Not to exceed	4.0 Kg/day

(ii) The following measures shall be taken:

1. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM and RSPM.
2. Applicant shall adhere following Ambient Air Quality standards:

1.	SPM	Not to Exceed (Annual Average)	140	µg/m ³
		Not to Exceed (24 hours)	200	µg/m ³
2.	SO ₂	Not to Exceed (Annual Average)	64	µg/m ³
		Not to Exceed (24 hours)	80	µg/m ³
3.	NO _x	Not to Exceed (Annual Average)	60	µg/m ³
		Not to Exceed (24 hours)	80	µg/m ³
4.	RSPM	Not to Exceed (Annual Average)	60	µg/m ³
		Not to Exceed (24 hours)	80	µg/m ³

(iii) The applicant shall observe the following load pattern:-

Sr. No.	Type Of Fuel	Quantity	LCM
1	Diesel	25	litres/day

(iv) The applicant shall erect the Chimney as of the following specifications:-

Sr. No.	Chimney Attached To	Height in Mtrs. above roof top
1	DG Set	4.0

(v) Conditions for A.C. Set

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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 by 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 metres from acoustic enclosure/room and then average.
3. The industry shall take adequate measures for control of noise levels from its own sources within the premises to extent of noise to less than 72 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 7:00 p.m. and night time is reckoned between 10 p.m. to 6 a.m.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.



8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Condition

- a) The applicant shall provide jugs in the chimney(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed in facilities identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Villages like Kitchens, Eating Places etc.

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be provided and the same shall not exceed 1.5 ton (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 2m higher than the nearest taller building through ducting and shall discharge through air in such way that no nuisance is caused to neighbours.

(viii) The Applicant shall take adequate measures for control of noise levels from its own system within the complex (residential cum Commercial) except of noise is less than 55 dBA during day time and 45 dBA during the night time. Daytime is reckoned as between 8 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65 dBA are permitted.
- (x) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDARY MOVEMENT) RULES, 2008:

- (i) The Industry shall not generate any hazardous wastes.
7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations that is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
13. The applicant shall comply with the conditions of Environmental Clearance granted by Environment Department, GOM, No. SEAC-2011/CR.102/TC.2 dt. 03/11/2012.
14. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the applicant.
15. This consent shall not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deemed fit necessary.



16. This consent to Establish is issued with the overriding effect to the earlier consent to Establish issued vide No. BOHDP&P/EICNo.KN-2764-10/E/CC-231, dt. 23/06/2010.
17. This consent is issued with the approval of Consent Approval Committee of the Board in its meeting held on 8th January 2012.
18. The Capital Investment of the project is Rs. 256000 Lacs



(Rajeev Kumar Mittal, IAS)
Member Secretary

To,
M/s. Lodha Dwellers Pvt. Ltd.
Darghar, Nilje - Katal, Ghansar, Kalyan
Dist. Thane, -421204

Copy to:

- a. BO- Kalyan (SRO- Kalyan-I)
- b. CAO/Cen Branch/Master File

Received Consent fee of -

Sl. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1	2534000	945662	02 Dec 2012	Kotak Mahindra Bank Ltd.

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l
4	BOD 5 Days 27 degree C	Not to exceed	100 mg/l
5	Fecal Coliform	Not to exceed	500/100 l mg/L
6	Residual Chlorine	Not to exceed	01 mg/l
7	Detergent	Not to exceed	01 mg/l
8	Floating matter	Not to exceed	10 mg/l

(vi) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way in any water body directly/indirectly at any time. The firm shall affix the separate meter for assurance of 80 % recycling of treated sewage and keep the records of the same.

Project proponent shall operate STP for five years from the date of obtaining Occupation Certificate.

(vii) **Non-Hazardous Solid Wastes:**

Sr. No.	Type Of Waste	Quantity	UDM	Treatment	Disposal:
1	Solid waste	36831	Kg/day	Organic waste compost	Used as manure

(viii) **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972) and special notification published for this wherever applicable and all the Environmental Statutes and Instruments.
- There shall be no felling of trees whether on Public, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are linked to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/litre.
- In order to ensure that the water from this project do not enter into outside environment, the culds crossing the ownership/tenure premises, shall be lined, covered and made water tight by the applicant as per the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water collection, water conservation and implement the same before handing over of complex for occupancy.
- The Applicant shall segregate solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting. The proper demarcated area shall be identified for collection & storage of MSW properly which shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
- Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
- The applicant/owner shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMTW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
- For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
- E-Waste shall be disposed to authorized processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under

The daily water consumption for the following categories is as under:

(i) Domestic	---	900.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	---	500 CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	---	100 CMD
(iv) Industrial Coating, spraying	---	1000 CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:

- (i) The applicant shall install a comprehensive control system consisting of various equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standard:

a. Standards for Emissions of Air Pollutants:

(i) SPN/TPM	Not to exceed	150 mg/m ³
(ii) SO ₂ (DG Set)	Not to exceed	4.0 Kg/hr

- (ii) The following measures shall be taken:

a. Adequate mitigation measures shall be taken to control emissions of SO₂, NOx, SPM, and RSPM.

b. Applicant shall observe following Ambient Air Quality standards:

1.	SPM Not to Exceed (Annual Average)	300	µg/m ³
	Not to Exceed (24 hours)	200	µg/m ³
2.	SO ₂ Not to Exceed (Annual Average)	60	µg/m ³
	Not to Exceed (24 hours)	80	µg/m ³
3.	NOx Not to Exceed (Annual Average)	60	µg/m ³
	Not to Exceed (24 hours)	80	µg/m ³
4.	RSPM Not to Exceed (Annual Average)	60	µg/m ³
	Not to Exceed (24 hours)	100	µg/m ³

- (iii) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity	DOM
1	DGO	30.00	Litre

- (iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr.No.	Chimney Attached To	Height in Mtrs. above roof top
1	DG Set	4.00

- (v) Conditions for DG Set

- Noise from the DG Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
- 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 the 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 0.2 meters from acoustic enclosure/room and then average.



3. The Industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failures.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(v) Other Condition

- a) The applicant shall provide ports in the chimney(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.

- (vi) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.**

(vii) Other Condition

- a) The applicant shall provide ports in the chimney(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(viii) Conditions for Units like Kitchens, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 2. The toilet shall be provided with exhaust system connected to chimney through ducting.
 3. The air conditioner shall be vibration proof and the noise shall not exceed 60 dB (A).
 4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher from the nearest taller building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.
- (ix) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.**
- (x) Construction equipments generating noise of less than 65/60 dB(A) are prohibited.**
- (xi) No construction work is permitted during nighttime.**

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDARY MOVEMENT) RULES, 2000:

- (i) The Industry shall not generate any hazardous wastes.**



- 7. Industry shall comply with following additional conditions:**
- i. The applicant shall maintain good housekeeping and take adequate measures for control of pollution from all sources so as not to cause nuisance to surrounding area / inhabitants.
 - ii. The applicant shall bring minimum 33% of the available open land under green coverage/ tree plantation.
 - iii. Solid waste - The non hazardous solid waste arising in the factory premises, sweepings, etc., be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal in dumping ground.
 - iv. The applicant shall provide for an alternate electric power source sufficient to operate all pollution control facilities installed by the applicant to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise control production to abide by terms & conditions of this consent regarding pollution levels.
 - v. The applicant shall not change or alter quantity, quality, the rate of discharge, temperature or the mode of the effluent / wastewater or hazardous wastes or control equipments provided for without previous written permission of the Board.
 - vi. The applicant shall provide facility for collection of environmental samples (Wt. samples of trade and sewage effluents, air emissions and hazardous wastes in the liquid state) at the terminal or designated point and shall pay to the Board for the services rendered in this regard.
 - vii. The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.
 - viii. The firm shall submit to this office, the 31st day of September every year, the Environmental Statement Report for the financial year ending 31st March of the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Amendment) Rules, 1992.
 - ix. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
 - x. The applicant shall install a separate chart/register showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
 - xi. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal metering shall be provided at the end of collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipe / sewer downstream of the terminal metering. No effluent shall flow in any other than as designed and provided collection system.
- 8. Whenever due to any accident or other unforeseen act or event, such emission occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the storage process connected to it shall be stopped.**
- 9. The applicant shall comply with the conditions of Environmental Clearance granted by Environment Dept., Govt. Maharashtra, vide No. SEAC-2009/CR.145/TC.2 dt.17/07/2010.**
- 10. The industry shall submit the bank guarantee of Rs. 10 Lacs within 15 days from the date of issue of this consent at Regional Office Kalyan for operation and maintenance of the sewage treatment plant and municipal solid waste processing plant.**
- 11. The applicant shall submit the affidavit in prescribed format regarding part of built up area under present consent being part of Environmental Clearance, within fifteen days from date of issue of this consent.**
- 12. This consent shall not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deem fit necessary.**



13. The Board reserves the right to amend or add any conditions in the consent and the same shall be binding on the applicant
14. The consent is issued with the approval of Consent Appraisal Committee of the Board in its meeting held on 8th January 2013.
15. The Capital investment of the industry is Rs. 14000 Lacs



(Rajiv Kumar Mittal) (ss)
Member Secretary

To,
M/s. Latha Dwellers Pvt. Ltd.
Dargapur, Nije - Katal, Ghonor, Kalyan
Dist. Thane, -421204

Copy to:-

- a. IO- Kalyan/SRO-Kalyan-1
- b. CAD/Cons. Branch/Master File

Received Consent fee as -

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1	280720	426619	28 Aug 2012	Kotak Mahindra Bank Ltd.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>

Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400 022



Consent order No :- *Format* BO/RO(CAC)/HQ/CO/CAC-EN-6540-13/O(part)/CAC- 10138
Date: 30.11.2013

To.
M/s. Lodha Dwellers Pvt. Ltd.
Lodha Pavillion, Apollo Mills Compound,
N.M. Joshi Marg, Mahalaxmi,
Mumbai-11.

Subject: Consent to Operate (2nd Part) / ORANGE category.

Ref :

1. Consent to Establish granted vide no. BO/RO(P&P)/EIC no.KN 3764-10/E/CC-231 dated 23.6.2010.
2. Environmental Clearance accorded by GoM vide no. SEAC2011/CR-102/TC-2 dated 02.11.2012.
3. Revised Consent to Establish granted vide no. BO/RO(HQ)/CO/CAC-783 dated 19.1.2013 with overriding effect over previous consent.
4. Consent to Operate (part) granted vide no. BO/RO(HQ)/CO/CAC-786 dated 19.1.2013.
5. Minutes of CAC meeting held on 04.12.2013

Your application CO1310000240

Dated: 30.9.2013

For: 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 under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to operate (2nd part) is granted for a period from date of issue up to 30.11.2015.
2. The actual capital investment (for 2nd part operate) of the project is Rs. 167.74 Crs. (As per CA Certificate submitted by industry) and total capital investment of the whole township project is Rs. 2568 crs.
3. The Consent to Operate(part) is valid for Residential township named as "Casa Bella" building Riviera A, Riviera B, Riviera C, Majestica A, Majestica B, Majestica C, Majestic D, Serena A, Serena B, Serena C of M/s. Lodha Dwellers Pvt. Ltd, at S. no. 4/1/2/3, 165/1, 166/1A/1B/1C, 166/2, 166/3A/3B, 166/4, 168/0, 169/1 to 4, 5A, 5B, 6 to 13, 170/0, 171/1 to 5, 172/1 to 4, 173/1, 2, 174/1 to 3, 175/1 to 5, 176/1 to 4, 5A, 5B, 177/1A, 1B, 1C, 2A, 178/0, 179/0, 180/1, 2, 181/1, 2, 3, 182/0, 183/1A, 1B, 2, 3, 184/1P, 2, 3, 185/1A, 1B, 2 to 9/10A, 10B, 11 to 21, 186/1A-1, 1A-2, 1C, 1/4-2 to 5, 187/0, 188/1, 2, 189/1, 2, 190/1, 2, 3A, 3B, 191/1, 2A, 2B, 192/A+8A(8A), 1B(1B), 1A+8A(8A), 1B(1B), 1C2(1C2), 191/1C+2A (1C3), 192/2B+3A(2B3), 2/3(2C), 2K+8D(2K4), 3B+7A(3B7), 3C 7B(3C7), 4/T(4A), 4P(4C), 5/1(5A1), 5/2(5A2), 192/6(6)/9 (9), 193/1, 2, 3, 4A, 20/1/1A, 1B, 2A1 (1C), 2(2), 210/1, 2, 3A, 3B, 214/1, 2, -215/0, 216/1A, 1B, 1C, 1D, 2, 217/0 at Vill-Nilje, Sr. no. 7/1A, 2A, 2B, 3A-8/1A, 6A-1, 7A, 7B, 8A, 10-A, 11C-1, 13, 14, 15, 9/1A, 1B, 2/10/1, 2, -11/1 to 11, 12A, 12B, 13 to 22, -12/1, 2-13/1, 2, -14/0, -15/0, -16/0, -17-0, 18-1, 2, 3-1, -19/2 to 6, -21/4A, 83/1, 2, -84/1 to 4, -109/1, 2, -122/0 at vill-Katai, Sr. no. 12/JA-4A-5, 6, 7, 8, 9A, 11A, 12, 13, 14A, 15A, 16, -74/1, 2A, 2B, 2C, 3, to 10, 75/0, 76/1/2A/3A/4A, 5, 6, 7, 8A, 8/2, 9, 10, 11-88/0, -89/2A, -105/P, -125/1, 2, 3A, 3B, 4, 5A, 5B, 5C, 6, 7, -137/1, 2, 3 at Vill-Usargar, Sr. no. 42, 44/1D, 56/2, 57/1, 58/1 B/as per .



58/2A, 58/2B, 58/4, 58/6B, 58/7B, 59,60/1/2/3A, 59, 60, 61/2, 62/1/2, A/2 B, 12C/3P/3PQ/3A/3B/3U/3D/3E/3F/3G/3H/4A/ 4B/5A/5B, 63/1B1, 63/1B2, 63/2, 64/1, 65/1/2, 66/1/2, 66/3A/3B, 66/4, 66/5A/5B, 66/6/7, 67, 68, 74/P, 77/1/2/3/4/5/6, 78, 83/3, 87/1/2/3, 89/1/2/3, 91/1A/1B, 92/1/2, 93, 94/3, 96/1/2, 97/1/2/3/4, 98,99/1A/1B, 99/2A/2B/3C/3D/3E, 99/3A/3B, 100, 101/1A/1B/1C, 101/2, 102/1/2/3, 103, 104/1A, 104/1D, 106/3B, 107/2B/2C, 107/3A/3B/2C, 115/1A, 115/2, 116/P, 116/10, 117, 62/1, 64/2, 69 to 73, 74/1, 75,76, 80, 91/1/1, 93/3, 116/P, at vill- Ghesar on total plot area of 14,54,275 sq.m. and construction area of 65,755.51 sq.m. out of total construction area- 10,87,994.46 sq. m. including services and utilities as per the occupation certificate issued by local body.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	400	As per Schedule -I	60% Recycle & excess discharge into municipal sewer

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 (125 KVA for STP)	1	As per Schedule -II

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

Sr. no.	Type Of Waste	Quantity & UnM	Treatment	Disposal
1	Wet garbage	741 Kg/Day	Mechanical Composting	Used as Manure
2	Dry garbage	1111 Kg/day	Handed over Municipal facility	Handed over Municipal facility

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

Sr. No.	Type Of Waste	Category	Quantity UOM	Treatment	Disposal
					NA

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit the affidavit in Board's prescribed format within 15 days in the prescribed format regarding the part of the built up area/building for which application for Consent to 1st operate is made and that the same is included in the Environmental Clearance accorded.

For and on behalf of the
Maharashtra Pollution Control Board



Rajeev Kumar Mittal
Rajeev Kumar Mittal (IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD No.	Date	Drawn On
1.	332581/-	214880	14.8.2018	Kotak Mahindra bank Ltd.

Copy to:

1. Regional Officer -Kalyan and Sub-Regional Officer-Kalyan-I, MPCB,
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.



Schedule-I

Terms & conditions for compliance of Water Pollution Control

- 1) A] As per your application, you have provided Sewage Treatment Plant (STP) with the design capacity of 400 CMD.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	100
02	Suspended Solids	100
03	COD	250
04	Residual Chlorine	1ppm

- C] The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	00
2.	Domestic purpose	00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	00



Schedule-II

Terms & conditions for compliance of Air Pollution Control

1. As per your application, you have proposed to install Air pollution control (APC) system and also provided 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	S %	SO ₂ (ppm)
01.	DG set (125 KVA for STP)	Acoustic enclosure	2.3 *	HSD	22 Lit/day	1	0.44

* above the 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 well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation [including the change of any control equipment, other in whole or in part is necessary].



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
Existing						
1	Consent to operate (1 st part)	Rs. 10 lakh	-	Towards O & M of STP and MSW processing plant	Continuous	-
Proposed						
1	Consent to Operate (2 nd part)	Rs. 10 lakh	15 Days	Towards O & M of STP and MSW processing plant	31.11.2015	31.3.2016



Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

- 1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) The applicant shall provide ports in the chimney(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- 4) Whenever due to any accident or other unforeseen act or event, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- 7) The industry should comply with the Hazardous Waste (M.H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(b) & 22(2) of Hazardous Waste (M.H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30th June of every year.
- 8) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 9) The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.
- 10) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website(www.mpcb.gov.in).
- 11) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
- 12) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control equipment. A register showing consumption of chemicals used for treatment shall be maintained.
- 13) 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 muting 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 ~~requirements~~ 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
 - D) D.G. Set shall be operated only in case of power failure.
 - w) 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
- 14) The industry should not cause any nuisance in surrounding area.
 - 15) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
 - 16) The applicant shall maintain good housekeeping.
 - 17) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.
 - 18) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
 - 19) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
 - 20) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
 - 21) The industry shall submit quarterly statement in respect of industries' obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).
 - 22) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 23) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.
 - 24) The applicant shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide No. SEAC 2011/CE-102/TC-2 dtd.3rd November 2012.

