

# MAHARASHTRA POLLUTION CONTROL BOARD

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**MU-1392/12**

**Infrastructure/Orange/L.S.I**

**Consent No. BO/RO(HQ)/CE/CAC- 669**

**Date: 02/11/12**  
**40/2012**

Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

[To be referred as Water Act, Air Act and HW (M&H) Rules respectively].

CONSENT is hereby granted to;

**M/s Indiabulls Properties Pvt. Ltd.,  
C.S. No. 841 of Lower Parel Division (G- South ward),  
Senapati Bapat Marg, Elphinstone W, Mumbai 400 013**

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto 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:

**1. The Consent to Establish is valid up to Commissioning of the Project or 5 years, which ever is earlier.**

**2. The Consent is valid;**

For development of land/plot as new construction activities for construction of residential and commercial project named as **M/s.Indiabulls Real Estate Company Pvt. Ltd.** C.S. No. 841 of Lower Parel Division (G- South ward), Senapati Bapat Marg, Elphinstone W, Mumbai 400 013 on total plot area of **39,086.43 sq. mtrs** and total construction area of **4,45,000.00 sq. mtrs**, including utilities for development of commercial project and services as per construction commencement certificate issued by local body. The maximum height of the building shall not exceed 170.33 mtrs., as per Environmental Clearance.

Sr. No.	Component	Area
1	IT Park	1,76,965.00 M <sup>2</sup>
2	Residential Bldg.	1,59,651.00 M <sup>2</sup>
3	MCGM Car Parking	1,08,383.00 M <sup>2</sup>
Total		4,45,000.00 M <sup>2</sup>

**3. CONDITIONS UNDER WATER ACT:**

- The daily quantity of trade effluent from the factory shall be Nil .
- The daily quantity of sewage effluent from the factory shall not exceed **613.00 M<sup>3</sup>**.

- (iii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.

1	pH	Not to exceed	6.5 to 9.0
3	Suspended Solids	Not to exceed	100 mg/l.
4	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
5	Fecal Coliform	Not to exceed	500/100/1 mg/l.
6	Residual Chlorine	Not to exceed	01 mg/l.
7	Detergent	Not to exceed	01 mg/l.
8	Floating matters	Not to exceed	10 mg/l

- (iv) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. In no case, effluent shall find its way to any water body directly/indirectly at any time.

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

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

Sr. No.	Type Of Waste	Quantit	UOM	Treatment	Disposal
1	Dry garbage	2136.00	Kg/Day	Segregation	Sale to authorized party
2	Wet garbage	1260.0	Kg/Day	Organic Waste Converter	Used as Manure
3	S.T.P. sludge (Dry basis)	45.00	Kg/Day	Composting	Used as Manure

- (viii) **Other Conditions:**

- 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 area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, 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 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/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within 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 reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
- Applicant shall provide 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.
- The Applicant shall draw plans for the segregation of solid wastes 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 demarked 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

11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator 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 BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. applicant, during the construction stage shall provide
  - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at 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 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized dismantler, recycler, reprocessor only.

**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 purpose	...	680.00 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 in mine pits or boiler feed	...	329.00CMD

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 ACT:**

- (i) The Applicant may install 12 nos. of diesel generating sets (DG Sets), of capacity 1600 KVA (3 Nos.) & 2000KVA(9 Nos.) and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

**Standards for Emissions of Air Pollutants:**

- |                               |               |                        |
|-------------------------------|---------------|------------------------|
| (i) SPM/TPM                   | Not to exceed | 150 mg/Nm <sup>3</sup> |
| (ii) SO <sub>2</sub> (DG Set) | Not to exceed | 4.2 Kg/day             |
- (ii) The following measures shall be taken:
    - a. Adequate mitigation measures shall be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM, and RSPM.
    - b. Applicant shall achieve following Ambient Air Quality standards.

1.	SPM Not to Exceed (Annual Average)	140	$\mu\text{g}/\text{m}^3$
	Not to Exceed (24 hours)	200	$\mu\text{g}/\text{m}^3$
2.	SO <sub>2</sub> Not to Exceed (Annual Average)	60	$\mu\text{g}/\text{m}^3$
	Not to Exceed (24 hours)	80	$\mu\text{g}/\text{m}^3$
3.	NO <sub>x</sub> Not to Exceed (Annual Average)	60	$\mu\text{g}/\text{m}^3$
	Not to Exceed (24 hours)	80	$\mu\text{g}/\text{m}^3$
4.	RSPM Not to Exceed (Annual Average)	60	$\mu\text{g}/\text{m}^3$
	Not to Exceed (24 hours)	100	$\mu\text{g}/\text{m}^3$

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

Sr. No.	Type Of Fuel	Quantity	UOM
1	Diesel	328.00	Ltr/hr

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

Sr. No.	Chimney Attached To	Height in Mtrs.
1	DG Set	6 mtrs.

(v) Conditions for D.G. Set

- Noise from the D.G. 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 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.
- 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.
- 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.
- Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- 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.G. Set shall be operated only in case of power failure.
- The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Condition

- 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.
- Water spraying shall be done on ground to avoid fugitive emissions.
- Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Utilities like Kitchen, 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 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.

(viii) 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.

(ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(x) No construction work is permitted during nighttime

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

The firm 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.
- 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 / emissions 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 and samples of trade and sewage effluents, air emissions and hazardous wastes to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- vii. The firm shall submit to this office, the 30<sup>th</sup> day of September every year, the Environmental Statement Report for the financial year ending 31<sup>st</sup> March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second 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 electric meter showing the consumption of energy for operation of domestic effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.

#### **8. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it 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.**

9. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
10. The applicant shall adopt environment friendly technology in development of the project.
11. 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.
12. 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
13. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integral part of the project design.
14. The applicant shall comply with the conditions of Environmental Clearance granted by Environment Dept. Govt. of Maharashtra vide No. SEAC 2010/CR-284/TC2 dt. 23/01/2012.
15. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the applicant.
16. The applicant shall submit a Bank Guarantee of Rs.10,00,000/- (Rupees ten lacs only) to Regional Officer Mumbai within 15 days for providing on site, sewage treatment plant and municipal solid waste processing plant.
17. This consent shall not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deemed fit necessary
18. This is issued with the approval of Consent Appraisal Committee of the Board in its meeting held on 26<sup>th</sup> September, 2012.
19. This consent is issued as an overriding effect to the earlier consent issued vide No .BO/RO(P&P)/EIC No.MU-1044-08/E/CC-115 dt.06/04/2009
20. The Capital investment of the project is Rs. 114304.69 Lacs

(Rajeev Kumar Mital, IAS)  
Member Secretary

To,  
M/s Indiabulls Properties Pvt. Ltd.,  
C.S.No. 841 of Lower Parel Division (G- South ward),  
Senapati Bapat Marg, Elphinstone W, Mumbai 400 013

Copy to:

- a. RO-Mumbai/SRO Mumbai-I
- b. CAO/Cess Branch/Master File

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	2138984	404168	18 Apr 2012	HDFC Bank