

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Consent order No: - Format1.0/BO/CAC-cell/EIC-KN-6794/CR(Part-I+II+III)/CAC-7501
Date 02/06/2016

To,
M/s. Palava Dwellers Private Limited,
(Formerly known as: Lodha Dwellers Pvt.Ltd.),
Village Nilje, Usarghar, Katai & Ghesar, Tal. Kalyan, Dist.Thane-421204.
(Survey Numbers: Usarghar: 12,74,75,76,77,88,89,125,137,105.
Nilje:4,96,98,99,100,101,102,103,104,105,106,107,108,109,123,133,137,138,142,164,165,166,168,169,170,171,17
2,173,174,175,176,177,178,179,180,181,182,183,184,185,186,188,189,190,191,192,193,194,201,210,214,215,216,
217,226,232,235,236
Katai:7,8,9,10,11,12,13,14,15,16,17,18,19,21,83,84,109,122,134.
Ghesar:2,5,6,7,8,9,10,11,12,13,14,15,16,19,20,35,37,38,39,40,41,42,44,48,49,50,52,53,56,58,59,60,61,62,63,64,65,
66,67,68,69,70,71,72,73,74,75,76,77,79,80,81,85,87,90,91,92,93,94,95,96,97,98,99,100,101,102,103,105,107,109,1
10,111,114,113,115,116,117.)

Subject: Renewal of Consent to Operate for Part-I, Part-II and Part-III and their amalgamation for Residential Township named as 'Casa Bella' in ORANGE category.

Ref :

1. Environmental clearance granted by Environment Department, GoM vide no. SEAC2011/CR-102/TC-2 dated 03.11.2012.
2. Environmental clearance Amendment and Expansion granted by Environment Department, GoM vide no. SEIAA-2015/CR-76/TC-3 dated 08.10.2015.
3. Consent to Establish granted vide BO/RO(HQ)/CE/CAC-783 dtd. 19.01.2013
4. Consent to Operate (Part-I) granted vide BO/RO(HQ)/Co/CAC-786 dated 19.01.2013 valid upto 31.12.2014; Consent to Operate (Part-II) granted vide BO/CAC-cell/RO KN-6540-13/O/Part CAC-10138 dated 10.12.2013 valid upto 30.11.2015; Consent to Operate (Part-III) granted vide BO/CAC-cell/EIC-KN-6603-14/O(part)/CAC-6300 dated 04.07.2014 valid upto 31.11.2015.
5. Your Application approved in 15th CAC meeting of 2015-2016 held on 09.03.2016

Your application CO1507000095

Dated: 03.06.2015

For: Renewal of Consent to Operate for Part-I, Part-II and Part-III and their amalgamation for Residential Township named as 'Casa Bella' 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 Renewal of Consent to Operate is granted for a period upto 30.11.2017.
2. The actual capital investment of the part project is Rs. 1784.58 crs (as per C.A. Certificate submitted by PP) (Estimated Cost of entire project is 2568.0 crs as per EC and Consent to Establish)
3. The Consent to Operate is valid for Part of Residential Township named as 'Casa Bella' of M/s. Palava Dwellers Pvt Ltd. (Formerly known as M/s. Lodha Dwellers Pvt. Ltd.) at Village Usarghar, Katai, Nilge & Ghesar, Tal. Kalyan, Dist. Thane on Plot area of 14,78,822 sq.m. and constructed Built-up area of 5,99,084.72 sq. mtrs. (BUA of Part-I 1,22,221.69 sq.m. + BUA of Part-II 65,785.51 sq.m. + BUA of Part-III 4,11,077.52 sq.m.) out of total construction BUA of 20,22,789 sq.m. as per Environmental Clearance, including utilities and services.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

no.		quantity of discharge (CMD)	be achieved	
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	4318	As per Schedule -I	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.

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.	4 D.G. Set having Total capacity of 19755 KVA)	4	As per Schedule -II
2.	D.G. Set (1 x 125 KVA)	1	As per Schedule -II
3.	D.G. Set (1 x 180 KVA)	1	As per Schedule -II

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

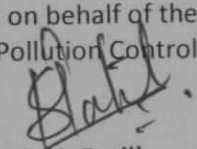
Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	7219 kg/day	OWC	Manure
2	Non-Biodegradable	10,829 kg/day	--	Hand over to local body
3	STP Sludge	43 CMD	--	Use as manure

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
	Used/waste oil	5.1	As actual	--	--	Sale to the authorized reprocessor

- 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, GoM vide no. SEAC2011/CR-102/TC-2 dated 03.11.2012 AND Environmental clearance Amendment and Expansion granted by Environment Department, GoM vide no. SEIAA-2015/CR-76/TC-3 dated 08.10.2015.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. B.N. Patil)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1	13,27,054/-	373277	02.06.2015	Kotak Mahindra Bank
2	22,41,349/-	655467	22.12.2015	Kotak Mahindra Bank
	12,15,420/-	656775	17.05.2016	Kotak Mahindra Bank

Copy to:

1. Regional Officer –MPCB, Kalyan: He is directed to return the BG of Rs. 10 + 10 lakhs obtained as per previous C to Os to avoid duplication and obtain extension of single BG of 10 lakhs from applicant towards O & M of pollution control system.
2. Sub-Regional Officer, MPCB, Kalyan-I: They are directed to ensure the compliance of the consent conditions.
3. Chief Accounts Officer, MPCB, Mumbai.
4. 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 (STPs) with the design capacity of 1350 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.

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

C] The treated effluent shall be 60% (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 to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. 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 plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

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

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

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	Nil
2.	Domestic purpose	Fresh water: 3904 CMD
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	Nil
4.	Processing whereby water gets polluted & pollutants are	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 to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity of UoM	& S %
1	DG sets 4 nos. (Total 19755 KVA)	Acoustic enclosure		Diesel	3136 Lit/hr	1
2	D.G. Set (1 x 125 KVA)	Acoustic enclosure	2.2*	Diesel	22 Lit/hr	1
3	D.G. Set (1 x 180 KVA)	Acoustic enclosure	2.7*	Diesel	32 Lit/hr	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 Clearance / CREP 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/Nm ³ .
--------------------	---------------	--------------------------

4. 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.
5. 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

Proposed BG:

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity++
1	C to R (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 Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

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

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

Schedule-IV

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/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 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 onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**

