

MAHARASHTRA POLLUTION CONTROL BOARD

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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.0000175234/CO/2312002775

Date: 28/12/2023

To,
Raheja Universal (P) Ltd.,
Plot A, New C.S.No. 434 (old C.S.Nos. 1/433,
434, 435, 1/435, 470, 471, 472), Lower Parel
Division, Shankar Rao Naram Path, Lower Parel,
Mumbai.



Sub: Grant of Renewal of Consent to Operate of Residential Construction project under Red/LSI Category.

- Ref:**
1. Renewal of Consent to Operate accorded by the Board vide letter No. Format1.0/CC/UAN No. 0000128126/CR/2207000135 dtd. 03/07/2022.
 2. Minutes of Consent Appraisal Committee meeting held on 24/11/2023.

Your application NO. MPCB-CONSENT-0000175234

For: Grant of Renewal of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to Operate is granted up to 30/06/2024.**
2. **The capital investment of the project is Rs.481.24 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate is valid for Residential Construction project named as Raheja Universal (P) Ltd., Plot A, New C.S.No. 434 (old C.S.Nos. 1/433, 434, 435, 1/435, 470, 471, 472), Lower Parel Division, Shankar Rao Naram Path, Lower Parel, Mumbai on Total Plot Area of 22,065.28 SqMtrs for Construction BUA of 99,310.00 SqMtrs as per EC granted dated 30/11/2017 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC - dtd-30/11/2017	22065.28	100372.56
2	C to O -dtd. 29/07/2020	22065.28	100372.56
3	C to R - dtd. 03/07/2022	22065.28	99310.00

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	Nil	Nil

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	195	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets of 500 kVA x 02	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	664.20 Kg/Day	OWC followed by composting	Used as Manure
2	Non-biodegradable Waste	419.50 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	20 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	Handed over to Auth. 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 operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
- 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.
- PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
- PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall extend the existing BG of Rs. 25 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-12-28 22:13:11 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	962480.00	MPCB-DR-20464	25/07/2023	NEFT
2	316431.00	TXN2312004099	21/12/2023	Online Payment

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **200 CMD for treatment of domestic effluent of 195 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	230.00
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 & S-2	DG Sets of 500 kVA x 02	Acoustic Enclosure	4.50	HSD 250 Ltr/Hr	1	SO ₂	120 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	31/12/2024

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

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

SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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Email: cac-cell@mpcb.gov.in



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Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000128126/CR/2207000135

Date: 03/07/2022

To,

M/s Raheja Universal (P) Ltd., Plot A, New C.S.No. 434
(old C.S.Nos. 1/433, 434, 435, 1/435, 470, 471, 472),
Lower Parel Division, Shankar Rao Naram Path, Lower
Parel, Mumbai.



Your Service is Our Duty

Sub: Renewal of Consent to Operate for Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-I
 2. Earlier Consent to Operate having No-CAC-Cell/UAN No-86797/CO-2007001646, Dtd-29.07.2020.
 3. Minutes of 3rd CC Meeting dtd-24.05.2022

Your application NO. MPCB-CONSENT-0000128126

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. **Renewal of Consent to Operate is Valid upto-30.06.2023**
2. **The capital investment of the project is Rs.481.24 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for Renewal of Consent to Operate for Construction Project. named as M/s Raheja Universal (P) Ltd.,Plot A, New C.S.No. 434 (old C.S.Nos. 1/433, 434, 435, 1/435, 470, 471, 472),Lower Parel Division, Shankar Rao Naram Path, Lower Parel, Mumbai - 400013. on Total Plot Area of 22065.28 Sq.Mtrs for construction BUA of 99310.00 Sq.Mtrs as per EC granted dated-30.11.2017 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-30.11.2017	22065.28	100372.56
2	Consent Operate issued-dtd-29.07.2020	22065.28	100372.56

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	195	As per Schedule - I	60% recycle for secondary purposes and remaining for gardening and/or connected to Local Body Sewer Line with water metering system

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 500 KVA	1	As per Schedule -II
S-2	DG Set- 500 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	664.2 Kg/Day	OWC followed by composting	Used as Manure
2	Non-Biodegradable waste	419.5 Kg/Day	Sagregation	Auth. Vendor/ Local Body
3	STP Sludge	20 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

- 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 comply with the conditions stipulated in Environmental Clearance and consent conditions and extend BG of Rs. 25 Lakhs towards compliance of the same.
- PP shall install online monitoring system to the O/L of STP for monitoring for parameters pH, Flow, BOD, TSS.
- The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and reaming shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- Project Proponent shall operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
- Project Proponent shall make provision of charging port for Electric vehicles in at least 40% total available parking area.
- PP shall submit Bank Guarantee of amount 25.71 Lakhs (5 times of one term fees x No of years of violation). The same shall be forfeited as PP has not obtained renewal of consent after 30.06.2021, thus violated the consent conditions.

16. PP shall provide bus transport for residents/ employees to the extent possible directly or indirectly through the operator so as to reduce traffic congestion and resultant in reduction of air pollution.



Ashok Shingare

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Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-07-03 22:28:04 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1924960.00	MPCB-DR-9362	11/01/2022	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
- They are directed to extend the existing B.G. of Rs.25.0 Lakhs and obtain and forfeit the B.G. of Rs.25.71 Lakhs towards not obtaining renewal within time.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC Desk- for record & website updating purpose.



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **200 CMD for treatment of domestic effluent of 195 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 utilised 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	230.00
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-500 KVA	Acoustic Enclosure	5.00	HSD 250 Kg/Hr	1	SO ₂	120 Kg/Day
S-2	DG Set-500 KVA	Acoustic Enclosure	5.00			SO ₂	120 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/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent	25 Lakhs	Existing	Towards O & M of pollution control system & compliance of consent to operate	30.06.2023	31.10.2023
2	Renewal of Consent	25.71 Lakhs	Submit within 15 days	Towards violation that not obtained renewal within time	Forfeit after submission	Forfeit after submission

**** 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	Renewal of Consent	25.71 Lakhs	Submit within 15 days	towards violation that not obtained renewal within time	Forfeiture B.G. of Rs.25.71 Lakhs after submission	towards violation that not obtained renewal within time

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
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Email: cac-cell@mpcb.gov.in



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

No:- Format1.0/CAC-CELL/UAN No.0000086797/CO - 2007001646

Date: 29/07/2020

To,
M/s Raheja Universal (P) Ltd., Plot A, New
C.S.No. 434 (old C.S.Nos. 1/433, 434, 435,
1/435, 470, 471, 472), Lower Parel
Division, Shankar Rao Naram Path, Lower
Parel, Mumbai - 400013.

**Sub: Grant of 1st Consent to Operate for Residential Building Project
"Raheja Imperia-I" under Red Category**

- Ref:**
1. Environment Clearance accorded by Env. Dept., GoM vide No. SEAC-2012/CR-115/TC-2 dtd. 25/03/2014.
 2. Environment Clearance for expansion No. DYCHE/3641/(B.P.) CITY dtd. 30/11/2017.
 3. Consent to Establish No. Format 1.0/CAC-Cell/EIC MU-6189-14/E/CAC-2365 dtd. 02/03/2015.
 4. Consent to Establish for expansion No. Format 1.0/CAC-Cell/UAN No. 0000075020/CE-1912000102 dtd. 04/12/2019.
 5. Minutes of Consent Appraisal Committee meeting held on 13 & 15/06/2020.

Your application NO. MPCB-CONSENT-0000086797

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the Consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 30.06.2021**
2. **The capital investment of the project is Rs.481.24 Crs. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential Building Project "Raheja Imperia-I" of M/s Raheja Universal (P) Ltd. at plot bearing Plot A, New C.S.No. 434 (old C.S.Nos. 1/433, 434, 435, 1/435, 470, 471, 472), Lower Parel Division, Shankar Rao Naram Path, Lower Parel, Mumbai - 400013 on total plot area 22,065.28 sq. mtrs. for total construction BUA 1,00,372.56 sq. mtrs. as per Environment Clearance granted dtd. 30/11/2017 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



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Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	195	As per Schedule - I	60% recycle for secondary purposes and remaining for gardening and/or connected to Local Body Sewer Line with water metering system

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets (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	664.2 Kg/Day	OWC followed by composting	Used as Manure
2	Non-Biodegradable waste	419.5 Kg/Day	Sagregation	Auth. Vendor/ Local Body
3	STP Sludge	20 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 /spent oil	100	Ltr/A	Recycle	Sale to Auth. Party/ Recycler

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall comply Environment Clearance (EC) & Consent conditions and shall submit undertaking in Board's prescribed format within 15 days towards compliance of the same.
- PP shall submit the undertaking within 15 days in the prescribed format towards the part of the built up area/building for which application for 1st Consent to Operate is made and that the same is included in the Environmental Clearance accorded.
- PP shall operate STP to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilised on land for gardening and/or connected to Local Body Sewer Line with water metering system.
- PP shall operate organic waste digester along with composting facility and compost obtained shall be used as manure in their own garden/ plantation.
- PP will be responsible for proper operation & maintenance of pollution control systems for initial period of five years after Society formation and afterwards handover the facility to the Society for its further operation in good and working conditions.
- PP shall provide bus transport for residents/ employees to the extent possible directly or indirectly through the operator so as to reduce traffic congestion and resultant in reduction of air pollution.



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- 17 PP shall submit extend existing BG of Rs. 25 Lakh towards operation and maintenance of pollution control systems and towards compliance of the Consent conditions.

For and on behalf of the
Maharashtra Pollution Control Board.

(E. Raveendran IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	962480.00	5458652	13/01/2020	RTGS

Copy to:

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





SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **200 CMD for treatment of domestic effluent of 195 CMD.**
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	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 utilised 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	230.00
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 also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 & S-2	DG Sets (2 x 500 KVA)	Acoustic Enclosure/ Stack	5	HSD	250 Kg/Hr

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O	2500000	Existing	Towards O & M of pollution control system & compliance of consent to operate	30.06.2021	31.10.2021

** 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						



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.