



BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE BENCH, PUNE

ORIGINAL APPLICATION No.168/2024(WZ)

Pratap Lal Teli

... Applicant

v/s

Member Secretary, SEIAA & Ors.

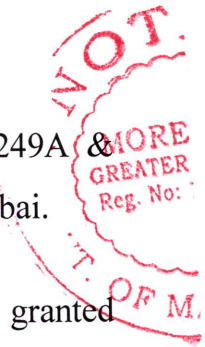
... Respondents

**Affidavit on behalf of Maharashtra Pollution Control Board i.e.  
Respondent No.4**

I, Pratap Jagtap, Aged -Adult, Occupation-Service, the Sub-Regional Officer of the Maharashtra Pollution Control Board at Mumbai-I, having Office address at Kalpataru Point, 2<sup>nd</sup> Floor, Sion-Matunga Scheme Road No.8, Near Sion Circle, Sion (East), Mumbai-400 022, do hereby state on solemn affirmation as under :-

1. I am filing this Affidavit in compliance of the Order dated 03/09/2024 passed by this Hon'ble Tribunal.
2. I say and submit that the Applicant has filed the present Original Application before this Hon'ble Tribunal alleging that the Respondent No.6-M/s.K. Raheja Pvt.Ltd. is violating Environmental Clearance (EC) conditions for the construction of building of the height of 225 meters situated at CS No.2.169

& 1A/1629 of Lower Parel Division, Plot No.249,249A & 249B of Worli Scheme No.52 of G-South Ward, Mumbai.



3. I say and submit that the Respondent-Board had granted Consent to Establish on 28/09/2006 to the Respondent No.6 for development of land /plot at CTS No.2/1629 of Lower Parel Division, Plot No.249, 249A of Worli Scheme No.52G/South Ward, Mumbai on 14638.91 sq.mtrs. on certain terms and conditions, wherein one of the condition was to obtain Environment Clearance from the Ministry of Environment and Forest Department, Govt of India, before taking any steps to develop / start construction on the site. Thereafter, Respondent -Board has granted Amendment and Revalidation in Consent to Establish for construction of residential building and multi storied public parking lot building project to the Respondent No.6 from time to time. Further Consent to Establish dated 11/1/2024 was granted for expansion of aforesaid Residential and Commercial Construction project on Total Construction BUA of 2,24,400.49 sq.mtrs. as per specific condition No.B(5) EC granted dated 26/5/2023 including utilities and services. A copy of the Consent to Establish dated 11/1/2024 is enclosed herewith and marked as an **Annexure-I**.

4. I say and submit that the Respondent Board had granted 1<sup>st</sup> Consent to Operate (part) dated 10/2/2017 to Respondent No.6-PP for Public Parking Lot building of construction of aforesaid project, having construction Built Up Area 33,119.24 sq.mtrs. (Out of Total construction BUA of 1,29,818.90 sq.mtrs., as per

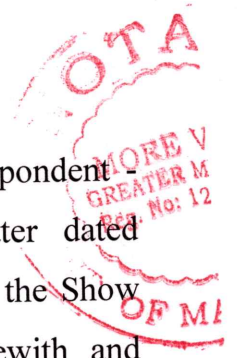


amended Environmental Clearance dated 11/6/2014) including utilities and services, with certain terms & conditions, which was valid upto 31/12/2017, which is a Public Parking hand over to MCGM. Thereafter, the Respondent Board has granted Consent to Operate to Respondent No.6-PP from time to time. The Respondent Board has granted Renewal of Consent to Operate (Part-I & II) dated 8/10/2023 to Respondent No.6-PP for Residential & Commercial Construction project, having Construction Built Up Area of 1,41,459.76 sq.mtrs. out of total Construction Built Up Area of 2,16,910.20 sq.mtrs. as per Environmental Clearance granted dated 31/3/2020 including utilities and services, with certain terms & conditions, which was valid upto 31/3/2024. Now, Respondent No.6-PP has applied for renewal of Consent to Operate and Consent to Operate for Part-IV for Total Built Up Area 46417.32 sq.mtrs. to the Respondent-Board, both the applications are under process. A copy of the Renewal of Consent to Operate (Part-I & II) dated 8/10/2023 is enclosed herewith and marked as **Annexures-II**.

5. I say and submit that in order to verify the compliance of the Consent conditions, the officer of the Respondent -Board at Mumbai visited to the aforesaid site on 21/3/2024 and observed that during the visit, the OWC was not in operation and wet waste handed over to outside and also STP disinfection system was not in operation.

In view of the above non-compliance, the Respondent Board had issued Show cause notice vide letter dated 07/04/2024 to the Respondent No.6-PP. A copy of the Show Cause notice dated 07/04/2024 is enclosed herewith and marked as an **Annexure-III**.

6. I say and submit that in order to verify the present status, the official of the Respondent-Board at Mumbai visited to the aforesaid site of Respondent No.6-PP on 5/11/2024 and observed as under :-
- (i) Project Proponent(PP) has provided Sewage Treatment Plant(STP) having capacity 10 CMD with MBBR Technology for Parking Building.
  - (ii) At present parking building is not in operation and found closed during the visit.
  - (iii) PP has installed one DG set of 500 KVA capacity provided with acoustic enclosure and stack.
  - (iv) PP has provided STP having capacity 160 CMD with SBR technology in residential building found in operation. STP disinfection system found in operation.
  - (v) Treated effluent is used for flushing and gardening.
  - (vi) PP has provided OWC having capacity 400 kg/d found in operation.
  - (vii) PP has installed one no.of DG set of 2250 KVA, provided with acoustic enclosure and stack.





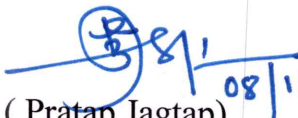
(viii) PP has provided separate STP having capacity 150 CMD with MBBR Technology and OWC having capacity 350 Kg./d and installed DG set of 1850\*3 KVA and 625\*1 KVA for proposed building, which is ready for operation.

A copy of the visit report dated 5/11/2024 is enclosed herewith and marked as an Annexure-IV.

Solemnly affirmed on this 8<sup>th</sup> day of November, 2024 at Mumbai.

For and on behalf of the Maharashtra Pollution Control Board,

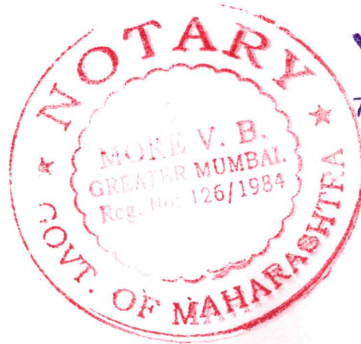
date :- 08/11/2024.  
Place :- Mumbai.

  
(Pratap Jagtap)  
Sub-Regional Officer, Mumbai-I

**BEFORE ME**

  
5/11/2024

**VASANT B. MORE**  
Notary Gr. Mumbai  
7, Vijaya Sadan, Flat No. 304,  
Above Axis Bank,  
Sion West, Mumbai-400022



REGISTER Sr. No 982/2024





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**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.0000180774/CE/2401001498

Date: 11/01/2024

To,  
 K. Raheja Pvt Ltd.,  
 Plot bearing CS No. 2/1629 & 1A/1629 of  
 Lower Parel Division, Plot No. 249 & 249A,  
 248B of Worli Estate Scheme No. 52,  
 Worli, Mumbai.



**Sub: Grant of Consent to Establish for Expansion of Residential & Commercial Construction project under Red/LSI Category.**

- Ref:**
1. Environmental Clearance for Expansion of proposed Residential tower building, Multi storied public parking lot building, office building & residential building project accorded by Env. Dept, GoM vide SIA/MH/MIS/42830/2018 dtd. 31/03/2020.
  2. Consent to Operate (Part-I & II) accorded by the Board vide Format 1.0/CAC-CELL/UAN No. 0000109931/CO-2111000812 dtd.22/11/2021.
  3. 1st Consent to Operate rehab building B & C and Renewal of Consent to Operate for Rehab Building A & J and amalgamation of both vide letter Format 1.0/CAC-CELL/UAN No.0000043288/CO-2107000002 dtd. 01/07/2021.
  4. Environmental Clearance for proposed Expansion of Residential & Commercial Construction project accorded by Env, Dept, GoM vide letter No. SIA/MH/INFRA2/417166/2023 dtd. 26/05/2023.
  5. Minutes of Consent Appraisal Committee meeting held on 05/12/2023.

Your application NO. MPCB-CONSENT-0000180774

For: Grant of Consent to Establish for Expansion under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish for Expansion is granted for a period up to Commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.34.37 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish for Expansion is valid for Residential & Commercial Construction project named as K. Raheja Pvt Ltd., Plot bearing CS No. 2/1629 & 1A/1629 of Lower Parel Division, Plot No. 249 & 249A, 248B of Worli Estate Scheme No. 52, Worli, Mumbai on Total Plot Area of 20,117.24 SqMtrs for additional Construction BUA of 7893.36 SqMtrs out of Total Construction BUA of 2,24,400.49 SqMtrs as per specific condition No. B(5) EC granted dated 26/05/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 31/03/2020	20117.24	216910.20
2	C to O (Part- I & II) - dtd. 22/11/2021	20117.24	141069.75
3	1st C to O (Part-III)- dtd. 01/07/2021	28328.79	24792.77
4	EC for Exp- dtd. 26/05/2023	20117.24	224400.49

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
2.	Domestic effluent	270	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	DG Set of 500 kVA	01	As per Schedule -II
S-2 to S-3	DG Sets of 1500 kVA x 02	02	As per Schedule -II
S-4	DG Set of 2250 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	652 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	937 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	13.50 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.

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	4.50	Ton/Y	Handed over to Auth. Vendor.

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.

11. PP shall provide STP of adequate capacity to achieve the treated domestic effluent 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 submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.



*Avinash*

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Signed by: Dr. Avinash Dhakne  
Member Secretary  
For and on behalf of,  
Maharashtra Pollution Control Board  
ms@mpcb.gov.in  
2024-01-11 22:30:28 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	TXN2309001012	07/09/2023	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

**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 **320 CMD for treatment of domestic effluent of 270 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	326.00
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	DG Set of 500 kVA	Acoustic Enclosure	4.47	HSD 104 Ltr/Hr	1	SO <sub>2</sub>	49.92 Kg/Day
S-2 to S-3	DG Sets of 1500 kVA x 02	Acoustic Enclosure	7.75	HSD 624 Ltr/Hr	1	SO <sub>2</sub>	299.52 Kg/Day
S-4	DG Set of 2250 kVA	Acoustic Enclosure	9.49	HSD 468 Ltr/Hr	1	SO <sub>2</sub>	224.64 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 <sup>3</sup>
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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	Consent to Establish for Expansion	Rs. 25 Lacs	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

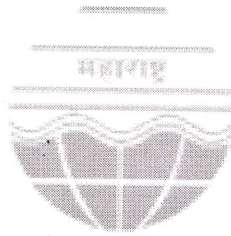
\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.  
# Existing BG obtained for above purpose if any may be extended for period of validity as above.

**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**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 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](mailto: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.0000132222/CR/2310000492

Date: 08/10/2023

To,

K. Raheja Pvt Ltd.,  
Plot bearing CS No. 2/1629 & 1A/1629 of  
Lower Parel Division, Plot No. 249 & 249A,  
248B of Worli Estate Scheme No. 52,  
Worli, Mumbai.



## Sub: Grant of Renewal of Consent to Operate (Part-I & II) Residential & Commercial Construction project under Red/LSI Category.

Your application NO. MPCB-CONSENT-0000132222

For: Grant of Renewal of Consent to Operate (Part-I & II) 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 (Part-I & II) is granted for a period up to 31/03/2024.**
2. **The capital investment of the project is Rs.2116.68 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate (Part-I & II) is valid for Residential & Commercial Construction project named as K. Raheja Pvt Ltd., Plot bearing CS No. 2/1629 & 1A/1629 of Lower Parel Division, Plot No. 249 & 249A, 248B of Worli Estate Scheme No. 52, Worli, Mumbai on Total Plot Area of 20,117.24 SqMtrs for Construction BUA of 1,41,459.76 SqMtrs out of Total Construction BUA of 2,16,910.20 SqMtrs as per EC granted dated 31/03/2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 31/03/2020	20117.24	216910.20
2	C to O (Part-I & II) - dtd. 22/11/2021	20117.24	141069.75
3	1st C to O (Part)- dtd. 01/07/2021	28328.79	24792.77

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
2.	Domestic effluent	110	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	DG Set of 2250 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	313 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non- Biodegradable Waste	209 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	08 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.

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 operate STP scientifically 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 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.



*Avinash 29.*

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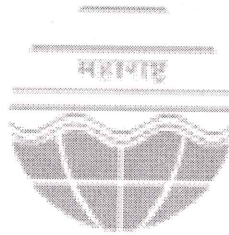
Signed by: Dr. Avinash Dhakne  
Member Secretary  
For and on behalf of  
Maharashtra Pollution Control Board  
ms@mpcb.gov.in  
2023-10-08 09:09:36 IST

## Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	8466720.00	MPCB-DR-10586	25/02/2022	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



**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided SBR based Sewage Treatment Plants (STPs) of combined capacity **160 CMD for treatment of domestic effluent of 110 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	142.00
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 of 2250 kVA	Acoustic Enclosure	30.00	HSD 461.36 Ltr/Hr	1	SO2	221.45 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/Nm3
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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	Renewal of Consent to Operate (Part-I & II)	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	30/09/2024

\*\* 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:**

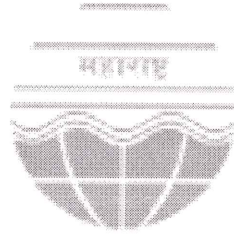
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) 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.


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This certificate is digitally & electronically signed.

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MAHARASHTRA POLLUTION CONTROL BOARD		
Phone :	(022)- 25505928	
Fax :	(022)- 25505926	
Email :	<a href="mailto:romumbai@mpcb.gov.in">romumbai@mpcb.gov.in</a>	
Visit At :	<a href="http://mpcb.gov.in">http://mpcb.gov.in</a>	
		Kalpataru Point, 1 <sup>st</sup> floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400 022

"Your Service is our Duty"

No: MPCB/SCN/2405070005  
 To,  
 M/s. K. RAHEJA PRIVATE LTD  
 C S No 2/1629 of Lower Parel division,  
 Plot No 249 & 249A of Worli, Mumbai,400018

Date: -07/04/2024

**Sub:** Show Cause notice for violation of section 26 of the Water (Prevention & Control of Pollution) Act, 1974, section 21 of the Air (Prevention & Control of Pollution) Act, 1971 & related amendments made therein.

**Ref:** 1. Consent to operate granted by MPC Board valid up to 31/03/2024  
 2. Applied for renewal of consent to operate UAN No. 197389  
 3. Visit of official of MPCB, Mumbai to your project 21/03/2024

WHEREAS, the Maharashtra Pollution Control Board had granted Consent to operate which was valid up to 31/03/2024 your project at the aforesaid site, for construction of construction activities at the aforesaid site.


AND WHEREAS, it is also obligatory on your part to provide adequate water & air pollution control devices, so as achieve the prescribed standards under the Environment Act & Rules.

AND WHEREAS, you have applied for renewal of consent. Board officials visited your site vide reference 3 above for verification of the same & reported that OWC is not in operation during visit and wet waste hand over to outside. Also reported that STP disinfection system is not in operation during visit.

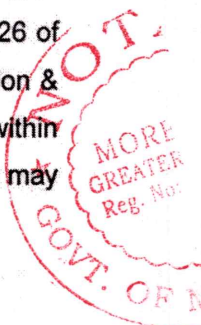
AND WHEREAS, after examining all the reports and records available with this office I have come to the conclusion that you are knowingly & willfully violating the provisions of the Water (P & CP) Act, 1974, Air (P & CP) Act,

**NOW THEREFORE**, in view of aforesaid facts, you are hereby directed to show cause as to why legal action shall not be initiated you under the provisions of section 26 of the Water (Prevention & Control of Pollution) Act, 1974, section 21 of the Air (Prevention & Control of Pollution) Act, 1981. Your reply/objections, if any, shall reach this office within period of 7 days from date of receipt of this letter, failing which, appropriate action, as may deem fit in your case, will be initiated against you, which may please be noted.

For and on behalf of  
Maharashtra Pollution Control Board.

  
(S. R. Bhosale)  
Regional Officer, Mumbai

Copy to: SRO Mumbai-I- MPCB, He is requested to submit the present status of project within 7 day period & ensure that SCN to be served to the industry.





## Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

### Visit Report

#### General Information

**IMIS ID :** MPCB-CONSENT-0000132222

**Industry Name :** M/s. K. RAHEJA PRIVATE LTD

**Address :** C S No 2/1629 of Lower Parel division, Plot No 249 & 249A of Worli, Mumbai,, Tal. Kurla, Dist. Mumbai Suburban

**Pincode :** 400018

**Category :** Orange (LSI)

**Email :** Metalbox.MPCB@kraheja.com

**Phone :** 9167755305

**Visit Scheduled On :** 30/10/2024

**Last date of visit :** 05/11/2024

**Visited by :** Dr. Arvind Dhapate(FO-Mumbai I)

#### Visited On

Visited Industry on :30/10/2024

Email Address of Unit :MetalboxMPCB@kraheja.com

Telephone Number of Unit :9167755305

#### Siting Criteria

Siting Criteria : No

#### Location

Notified Industrial area : No

Detail : NA

Planning Authority : MCGM

#### Visit For

Visit For : Surprise

Applied For : Court Matter

#### Previous Consent Detail

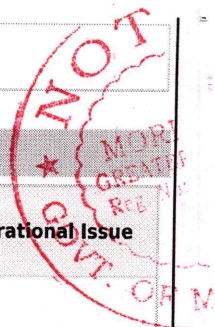
Consent UAN No.	Date	Validity	Capital Investment	Verified By
MPCB-CONSENT-0000180774	11-01-2024	10-11-2028	3437.00	Undertaking

#### Environment Clearance

Is EC Applicable : Yes

Is EC Obtained : Yes

EC Detail : SIA/MH/INFRA2/417166/ 2023 on 26/05/2023

**Production Details**

Product Name	Quantity(As consent)	Unit(As consent)	Quantity(Actual)	Unit(Actual)	Operational Issue
Building construction project	224400.49	Sq.M	224400.49	Sq.M	No

**Waste Water Management**

Source of water :

1) Surface

Surface Detail : MCGM

Authority Permission : MCGM

**Deviation In:**

Water Consumption : No

Detail: NA

Effluent : No

Detail: NA

Sewage : No

Detail: NA

**Whether Industrial effluent generated : No****Whether Domestical effluent generated : Yes**

		Industrial		Domestic	Gardening
		Process	Cooling		
Generation in m3/day	As per consent			110	22
	Actual			102	0

**Treatment System**

Industrial		Domestic	
Primary :		Septic Tank & Soak Pit	
Secondary :		Sewage Treatment Plant	Any Other
Tertiary :			
Advanced :			

**Domestic Purpose**

a) Generation (in CMD) : 102

STP Capacity : 320

b) Disposal : Partially Recycle / Partially Gardening

Recycle in CMD : 80

Gardening in CMD : 22

Land available in acres : 4

**JVS sample collection (Water)**

JVS sample collected for Water : No

Detail : 0

**Previous JVS Records (Water)**

Sr. No.	Unique id	Barcode Number	Sample Type	Sample Subtype	Payment Status	COA Generated
1	MPCB-JVS-260824006	BR-0079094	Water	JVS	Payment Pending	YES Link : <a href="#">Download</a>
2	MPCB-JVS-260324041	BR-0069453	Water	JVS	Payment Pending	YES Link : <a href="#">Download</a>

**Air Pollution Aspect**

1) Details of emission : No

#	Source	Fuel Name	Fuel Quantity	Fuel Unit	Control Equipment Installed	Stack Height(mtrs)	Operational Issue
Record not found.							

2) Differential in existing source of emission : No

**JVS sample collection (Air)**

JVS sample collected for Air : No

Detail : na

**Previous JVS Records (AIR)**

Sr. No.	Unique id	Barcode Number	Sample Type	Sample Subtype	Payment Status	COA Generated
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**Hazardous Waste Generation**

Difference in exiting waste generation : Yes

Category No. & type	Quantity as per consent	UOM	Treatment	Method of Disposal as per consent	Actual disposal	Total Quantity disposed (as per FORM 4)	Quantity disposed at CHWTSDf	Quantity disposed for co-processing	Quantity disposed by actual user	Last Disposal quantity	Last Disposal date
5.1 Used or spent oil	100	Ltr/A	Recycle	Handed over to Auth. reprocessor.	0.00	0.00	0.00	0.00	0.00	0	

**Non Hazardous Waste Generation**

Difference in exiting waste generation : Yes

Name of waste	Quantity as per consent	UOM	Treatment	Method of Disposal as per consent	Last Disposal date	Last Disposal quantity	Actual Disposal
Biodegradable Waste	313	Kg/Day	OWC followed by composting facility.	Used as Manure.		00	0.00
Non- Biodegradable Waste	209	Kg/Day	Segregation	Handed over to Auth. Vendor.		00	0.00
STP Sludge	08	Kg/Day	Drying	Used as Manure.		00	0.00

**NOT  
MORE  
GREATER  
Reg. No: 12  
GOVT OF MAH**

**Any specific Conditions**

	Condition	Compliance
Consent		
Directions		
Environment Clearance		
Any NGT / Court order		

**Bank Guarantee**

BG Imposed : Yes

BG Imposed Against : Consent

Bank Guarantee Imposed for	BG submitted	Bank Guarantee No	Date	Validity	Amount	Status	Compliance Period	Return	Forfeit
Rs. 25 Lacs	Yes	299871221000023	16-08-2024	30/09/2024	2500000	Compiled	Monthly	no	No

**Remark**

#	Statutory Submissions	Financial Year	Within Time	Whether any deviation waste generation & disposal (less/more)
				Record not found.

**Penal Charges**

Penal Charges : No

**OCEMS**

Is Mandatory : Not Mandatory

Detail :

Connected to MPCB server : No

Detail : na

**Green Coverage**

Green Coverage : No

Detail : 26

**Any Specific Observation**

Any Specific Observation : This is a residential and commercial building construction project (Red/LSI) at CS No.2/1629 & 1A/1629 of Lower parcel division, Plot No. 249 & 249A & 248 B of Worli Estate scheme No.52, Worli Mumbai. PP has obtained 1st EC on 06/02/2007 for TPA-14638.91 sqm and TBUA-42094 sqm and further obtained various EC and at present revise Environmental Clearance obtained vide No. SIA/MH/INFRA2/417166/2023 on 26/05/2023 for TPA-20117.24 sqm and TBUA-224400.49 sqm. PP has obtained 1st consent to establish on 28/09/2006 for TPA-14638.91 sqm and after that obtained various consent to establish. At present obtained consent to establish on 11/01/2024 for TPA-20117.24 sqm and TBUA-7893.36 sqm out of TBUA-224400.49 sqm. PP has obtained 1st part -I consent to operate on 10/02/2017 for TBUA-33119.24 sqm out of TBUA-129818.90 sqm which is valid up to 31/12/2017 for a public parking hand over to MCGM. Provided STP having capacity 10 CMD with MBBR technology for the same. Installed one DG set of 500 KVA capacity provided with acoustic enclosure and stack. At present the parking building is not in operation and found closed during the visit. PP has obtained 1st part-II consent to operate on 01/07/2020 for TBUA-69400.89 sqm out of TBUA-178767.03 sqm which is valid up to 31/03/2021. PP has obtained part-III with renewal of consent to operate part-II for TBUA-141459.75 sqm which is valid up to 31/03/2022. and obtained further renewal on 08/10/2023 which is valid up to 31/03/2024 and vide UAN No. 197389 applied for renewal with some additional area for TBUA-144863.93 sqm on Feb 27, 2024, for residential tower and same is in process. PP has provided STP having capacity 160 CMD with SBR technology in residential building found in operation. STP disinfection system found in operation. Treated effluent used for flushing and gardening. JVS of the same collected for analysis. Provided OWC having capacity 400 kg/d found in operation. PP has installed one No of DG set 2250 KVA provided with acoustic enclosure and stack. PP has applied for consent to operate for part-IV for TBUA-46417.32 sqm vide UAN No. 212095 on June 26,2024 and same is in process. PP has provided separate STP having capacity 150 CMD with MBR technology, ready for operation. PP has also provided OWC, having capacity 350 Kg/D and installed four DG sets 1850 KVA \* 3, and 625 KVA \*1 capacity provided with acoustic enclosure and stack above roof of building for Residential building wing B and commercial building Wing -A. Presently there is no occupancy observed during visit. The Board office has received complaint from shri Pratap Lal Teli, regarding EC violation from this project, same was forwarded to Asst. Commissioner, G South Ward, Mumbai-400013 for further investigation, as points mentioned in complaint related to MCGM authority. Submit pending JVS charges on propriety. PP has complied with the points of previous SCN issued on dated 07.04.2024.

**Previous legal action detail**

Sr. No.	Legal Action Details	Legal Direction/Notice Details
1	MPCB-LEGAL_ACTIONS-101022007 <b>Initiated By:</b> Vijaykumar Rapole(FO-HQ)	Show Cause Notice <b>Outward No:</b> MPCB/SCN/2210100010 <b>Issued By:</b> Shankar Waghmare(CAC-CELL-HQ) <b>Issued On:</b> 10/10/2022
2	MPCB-LEGAL_ACTIONS-120424015 <b>Initiated By:</b> Dr. Arvind Dhapate(FO-Mumbai I)	Show Cause Notice <b>Outward No:</b> MPCB/SCN/2405070005 <b>Issued By:</b> Ravindra Andhale(RO-Mumbai) <b>Issued On:</b> 09/05/2024

**Whether unit complied**

Whether unit complied : Yes

