



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

ORIGINAL APPLICATION NO.55/2026 (WZ)

I.A. NO.203 OF 2026 (WZ)

Mohammed Sharif Zamirullah Khan

... Applicant

v/s

Maharashtra Pollution Control Board & Ors.

... Respondents


Affidavit on behalf of Respondent No.1-Maharashtra Pollution Control Board

I, Pratap Jagtap, Aged 53 years, Occupation-Service, the Sub-Regional Officer of the Respondent NO.1-Maharashtra Pollution Control Board at Mumbai-I, having my office address at Kalpataru Point, 2nd Floor, Sion-Matunga Scheme Road No.8, Sion (East), Mumbai-400 022, do hereby state on affirmation as under :-

1. I am filing this Affidavit in compliance of the Order dated 28/4/2026 passed by this Hon'ble NGT.
2. I say and submit the Applicant has filed the said Original Application before this Hon'ble NGT, for seeking revocation of the Consent to Operate dated 25/3/2025 issued by Respondent No.1-MPCB in favour of Respondent No.3-M/s.Lonavala

Construction Company, for Ready-Mix-Concrete Plant located at 3571, 3572, 1/3572, 3573 to 3576, Sector-8, Yakub Lane, Next to Hussainiya Marg, Bhuleshwar Division, Mumbai.

3. I say and submit that the Respondent No.1-MPCB has granted Consent to Operate dated 13/4/2022 to the Respondent No.3- M/s.Lonavala Construction Company under 'Green Category' for Ready Mix Concrete (Captive purpose only) of 150 m³/day, subject to certain terms and conditions, which was valid upto 31/03/2025 and thereafter, the Respondent No.1-MPCB has granted Renewal of Consent to Operate dated 25/3/2025 for RMC Plant of 150 m³/day under Orange/SSI category to the Respondent No.3-Industry, subject to certain terms & conditions, which is valid upto 31/3/2027. Copies of the said Consent to Operate dated 13/4/2022 and Renewal of Consent to Operate dated 25/3/2025 are enclosed herewith and marked as an **Annexure-I & II respectively.**
4. I say and submit that the aforesaid Consent to Operate dated 13/4/2022 and Renewal of Consent to Operate dated 25/3/2025 are granted for Captive purpose for the building construction project M/s. Saifee Burhani Upliftment Trust, Bhuleshwar Division, C Ward, Bhendi Bazar, Mumbai to the Respondent No.3-PP. The said RMC Plant is located in the premises of said project area. The aforesaid Consents are granted as per Guidelines for Ready Mix Plant (RMC) for siting criteria of



RMC Plant in the State of Maharashtra issued vide Gazette Notification by the Respondent No.1-MPCB dated 7/11/2016. As per the said Notification, the siting criteria for captive plant for a specific project, the location of RMC Plant can be inside the project premises. A copy of the said Gazette Notification is enclosed herewith and marked as an **Annexure-III**.

5. I say and submit that the Respondent Board has taken following actions against the Respondent No.3-PP on the ground of various non-compliances :
- i. The Respondent No.1-MPCB has issued proposed directions u/s 33A of the Water (P&CP) Act, 1974 and u/s 31A of the Air (P&CP) Act, 1981 to the Respondent No.3-PP vide letter dated 9/12/2024. A copy of the Proposed Directions dtd.9/12/2024 is enclosed herewith and marked as **Annexure-IV**.
 - ii. The Respondent No.1-MPCB has issued directions u/s 33A of the Water (P&CP) Act, 1974 and u/s 31A of the Air (P&CP) Act, 1981 to the Respondent No.3-PP vide letter dated 31/12/2025. The Respondent No.3-PP has submitted reply dated 28/1/2026 to the said directions and informed about the compliances made by them. Copies of the Directions dtd.31/12/2025 and reply dated 28/1/2026 are enclosed herewith and marked as **Annexure-V collectively**.

- iii. The Respondent No.1-MPCB has again issued interim directions under the provisions of the Water (P&CP) Act, 1974 and Air (P&CP) Act, 1981 to the Respondent No.3-PP vide letter dated 6/6/2026 and directed to cover the raw material storage area and conveyor belt and also directed to submit Bank Guarantee of Rs.50,000/- for the compliance of the said directions. A copy of the Interim direction dated 6/6/2026 is enclosed herewith and marked as an **Annexure-VI**.
- iv. The Respondent No.1-MPCB has also carried out night vigilance on 22/1/2025 and 30/4/2025 at 10.45 pm and 11.55 pm respectively at the RMC Plant of Respondent No.3-PP. During both the vigilance, it was observed that the RMC Plant was not in operation during night hours. Copies of the visit report dated 22/1/2025 and 30/4/2025 are enclosed herewith and marked as **Annexure-VII collectively**.
6. I say and submit that being aggrieved by the Consent to Operate granted by the Respondent Board dated 15/4/2022 for setting up Captive Ready Mix Concrete to M/s.Lonawala Construction Company , C/o Saifee Burhani Upliftment Trust, the Applicant i.e. Respondent No.4 in the matter, has filed Writ Petition No.5565/2025 against the Municipal Corporation of Greater Mumbai and Ors. before the Hon'ble High Court of Judicature at

Bombay. The Hon'ble High Court vide Order dated 17/6/2026 has disposed of the said Writ Petition and directed to the Applicant / Respondent to approach the Tribunal by filing appeal under the provisions of Section 16 of the NGT Act, 2010. Accordingly, the Applicant has filed the said Original Application before the Hon'ble NGT.

7. I say and submit that in the meantime, one Mr. Mariyam Zoyeb Engineer has filed Criminal Writ Petition (Stamp) No.25698/2024 against the Maharashtra Pollution Control Board before the Hon'ble High Court Bombay on the ground of construction activities incessantly during day and night by Respondent No.11 to 13 i.e. M/s.Saiffee Burhani Upliftment Trust, Kalpataru Project International Ltd. and Capacite Infra Project Ltd. The Respondent Board has issued directions u/s 33A of the Water (P&CP) Act, 1974 and 31A of the Air (P&CP) Act, 1981 to the Respondent No.11 i.e. M/s.Saiffee Burhani Upliftment Trust vide letter dated 30/1/2025 for exceedance of Ambient Air Quality Monitoring Report and Noise Monitoring Report. The Respondent Board has also issued interim directions under the provisions of the Water Act, 1974 & Air Act, 1981 vide letter 9/5/2025 to the Respondent No.11 i.e. M/s.Saiffee Burhani Upliftment Trust and forfeited the Bank Guarantee of Rs.1 Lakhs for the non-compliances and directed to maintain Ambient Air Quality and Noise Standards. The Respondent Board has also

carried out night vigilance from 26/9/2025 to 13/11/2025 at the site of to the Respondent No.11 i.e. M/s.Saifee Burhani Upliftment Trust and observed that during night hours, no construction activities is not in operation. The said matter is pending before the Hon'ble High Court. A copy of the Interim directions dated 9/5/2025 and visit reports from 26/9/2025 to 13/11/2025 are enclosed herewith and marked as an **Annexure-VIII and IX respectively.**

8. I say and submit that the Respondent No.1-MPCB has granted revalidation of Consent to Establish dated 20/2/2022 to M/s.Saifee Burhani Upliftment Trust for the proposed redevelopment construction project for total Plot area 65429 sq.mtrs. and for construction built up area 8,47,639.33 sq.mtrs, out of total construction built up area 9,28,467.72 sq.mtrs. as per Environmental Clearance dated 7/1/2022. Copies of the Consent to Establish dated 20/2/2022 and Environmental Clearance dated 7/1/2022 are enclosed herewith and marked as **Annexure-X and XI respectively.**
9. I say and submit that in order to verify the present status, the officials of the Respondent No.1-MPCB at Mumbai visited the construction site of Respondent No.3-M/s.Lonavala Construction Co., c/op Saifee Burhani Upliftment Trust at the aforesaid site and observed that the RMC Plant was found not in operation since 16th June, 2026 as informed by the representative

and no major non-compliances are observed during the visit. A copy of the visit report dated 16/6/2026 is enclosed herewith and marked as an Annexure-XII.

- 10. I say and submit that as and when the RMC Plant will recommission, the Respondent No.1-MPCB will revisit the RMC Plant. In case the officials of the Respondent No.1-MPCB reported non-compliances, the Respondent No.1-MPCB will take appropriate action.

Solemnly affirmed on this ^{30th} day of ^{June} ~~July~~, 2026 at Mumbai.

30/6/2026

For and on behalf of
Maharashtra Pollution Control
Board,

30/6/26
(Pratap Jagtap)

Sub-Regional Officer, Mumbai-I

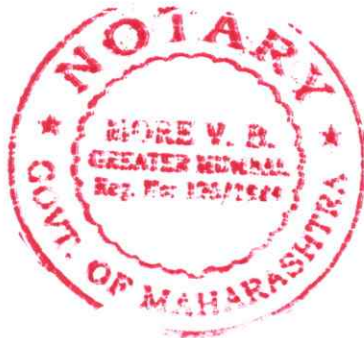
BEFORE ME

2mm
30/6/2026

VASANT B. MORE

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

REGISTER Sr. No...*468/2026*



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 25505928
 Fax: 22640345
 Website: <http://mpcb.gov.in>
 Email: romumbai@mpcb.gov.in



Kalpataru Point, 1st floor,
 Opp. PVR Theatre, Sion (E),
 Mumbai-400022
 ,Maharashtra

GREEN/S.S.I (G37)

No:- Format1.0/RO/UAN No.0000134232/CO/2204000841

Date: 13/04/2022

To,
**LONAVLA CONSTRUCTION COMPANY C/o SAIFEE
 BURHANI UPLIFTMENT TRUST
 3571, 3572, 1/3572, 3573 TO 3576, SECTOR 8, YAKUB
 LANE, NEXT TO HUSSAINIYA MARG,
 BHULESHWAR DIVISION, MUMBAI**



Your Service is Our Duty

Sub: Consent to operate under GREEN Category

Ref: Your application for consent to establish UAN No. MPCB-
 CONSENT-0000121531 & Consent to operate UAN No. MPCB-
 CONSENT-0000134232

Your application No.MPCB-CONSENT-0000134232 Dated 14.03.2022

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 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:

- The consent to operate is granted for a period up to 31/03/2025**
- The capital investment of the project is Rs.1.2 Crs. (As per C.A Certificate submitted by industry)**
- Consent is valid for the manufacture of:**

Sr No	Product	Maximum Quantity	UOM
Products			
1	Ready Mix Concrete (Captive Purpose Only)	150	m3/day

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal Path
1.	Trade effluent	10	As per Schedule-I	Recycle 100% to achieve ZLD
2.	Domestic effluent	0.9	As per Schedule-I	Soaked in soak pit



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

Sr No.	Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	1	DG SET	1	As per Schedule -II

6. **Non-Hazardous Wastes:**

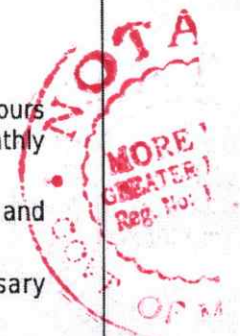
Sr No	Type of Waste	Quantity	UoM	Treatment	Disposal
1	Aggregate	02	MT/M	NA	Either reused through recovery unit/Reclaiming system OR disposed off at designated approved site by local body, for derbies / construction waste.

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

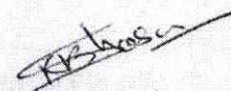
Sr No	Category No./ Type	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Recycle	Sale to authorised party

8. The consent is issued subject to direction issued by CPCB under section 18(1) (b) of Water (Prevention and Control of Pollution) Act, 1974, regarding classification of Industries dated 07th March 2016.
9. Operation of RMC plant shall be in daytime only. The Day time is reckoned in between 6 a.m. and 6 p.m. i.e. from sun rise to sunset.
10. The Board may make the standards stringent for the RMC/batching plants located within Corporation areas.
11. Captive plants shall carryout ambient air quality monitoring twice in a week for 24 hours.
12. The industry shall comply with the siting criteria as per RMC Notification dtd 16.10.2016.
13. The entire RMC Plant should be enclosed.
14. Industry shall provide covering at all the emission generating points.
15. Industry shall carry out monitoring of ambient air quality twice in a week for 24 hours at windward & lean ward direction and submit the data to Board office on monthly basis.
16. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
17. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
18. The applicant shall make an application for renewal of consent to operate 60 days prior to the date of expiry of the consent.
19. The Board reserves the right to review, amend, suspend, revoke this consent and the same shall be binding on the industry.



20. This consent should not be construed as exemption from obtaining necessary NOC/ permission from any other Government authorities.
21. The applicant shall make an application for renewal of consent 60 days prior to date of expiry of the consent. (Operate/Renewal)
22. This consent is issued as per deligation of powers issued vide office order no. 12/2020 dtd 23/12/2020
23. The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year
24. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
25. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per notification dated 7/11/2016.
26. This consent should not be construed as any exemption from obtaining necessary NOC from other Govt. agencies / local bodies as may deemed fit necessary.
27. The industry shall comply the conditional direction vide No. MPCB/ROM/220412-FTS-0182 dated 12/04/2022
28. This consent is granted for only Captive propose RMC for M/s. SAIFEE BURHANI UPLIFTMENT TRUST 3571, 3572, 1/3572, 3573 TO 3576, SECTOR 8, YAKUB LANE, NEXT TO HUSSAINIYA MARG, BHULESHWAR DIVISION, MUMBAI as per under taking submission by industry.
29. This is without prejudice to any other permission required under any of the Laws, by Laws or regulations in force.
30. The applicant shall make an application for renewal of consent 60 days prior to date of expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


Sanjay R. Bhosale
Regional Officer Mumbai

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	30000.00	TXN2203001982	14/03/2022	Online Payment

Industry has paid consent to establish fees UAN No. TXN2109000769 of Rs. 15000 on 09/09/2021

Copy to:

1. 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 Effluent Treatment Plant (ETP) of designed capacity of 10.00 CMD consisting of Primary (Collection tank, Primary Clarifier/Primary Settling Tank), Sludge treatment (Sludge drying bed) for the treatment of 10 CMD of trade effluent.
- B] The Applicant shall operate the effluent treatment plant (ETP) to treat the trade effluent and recycle the entire treated effluent into the process for various purposes such as for cooling, process & Scrubbing with metering system so as to achieve Zero Liquid Discharge. There shall be no discharge on land or outside factory premises.
- C] The Industry shall ensure connectivity online monitoring system to the MPCB server including separate energy meter for pollution control system.
- D] The treated effluent shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, effluent shall find its way for gardening / outside factory premises.
2. A] As per your application, you have provided Septic Tank followed by Soak pit for the treatment of 0.9 CMD of sewage.
- B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards.

Sr.No	Parameters	Standards (mg/l)	
1	Suspended Solids	Not to exceed	50
2	BOD 3 days 27°C	Not to exceed	30
3	COD	Not to exceed	100

- C] The treated sewage shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, sewage shall find its way for gardening / outside factory premises.
3. 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 an extension or addition thereto.
4. 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.



5. The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters 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	1.00
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	40.00
5.	Gardening	0

6. The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance/ CREP guidelines.

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) 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
1	DG Set	Stack	5.00	DIESEL 100 Lit/Day	1	TPM	100 Mg/Nm ³
						SO2	1 Kg/Day

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



6. Control Equipment:

a. In-house measures :-

1. All material transfer points should be covered.
2. The dust containment system shall be provided incorporating either of the following:
 - i) Barricading all around the periphery of the plot boundary of height minimum 20 feet or 5 feet above free fall air emission area. Whichever is height with tin sheets same may extend above with netlon clothing whenever required.
 - ii) Water sprinkling/Chemical dust stabilizing agent spraying system along the periphery inside the premises of RMC.
 - iii) Tree plantation along the periphery inside boundary of the RMC premises having minimum width of 5 meters, on all sides. The foliage of the trees shall adequately cover area upto about 20m height.
3. Internal work area shall be, cement concreted/Asphalted
4. Daily cleaning / Removal of dust accumulation inside the plant (dry/wet) shall be carry out with industrial vacuum cleaner.
5. Two level type washing facility shall be provided at entry and exit points, for transit mixture vehicle.

b. Raw material storage & handling:-

1. Storage silos of cement & fly-ash shall be adequate capacity of dust Collection system such as multi - cyclone followed by bag house assembly.
2. Handling of Cement, sand, fly ash and aggregates shall be carried out with mechanical closed system only.
3. Manual operations shall be permitted only in a closed shed, equipped with dust control system at the loading point as well as roof top secondary dust control system.
4. All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at points dust collection system to be installed to avoid secondary fugitive emissions.
5. Mixing section of cement, aggregate & sand shall be equipped with adequate capacity dust collection system, such as multi-cyclone followed by bag houses, so as to limit dust emissions.
6. Storage area of sand & aggregates shall be equipped with roof top water sprinkler system.
7. The production plant shall be interlocked with air pollution control system.
8. Alternative power supply system should cover both the production and Air Pollution control system.
9. Industry shall provide treatment facility industrial effluent.
10. Industry shall provide disposal facility for treated effluent.
11. Industry shall provide disposal facility for solid waste.
12. Industry shall provide proper exhaust system in the premises.

c. Ambient air quality as a distance of 10 mtr form source or the plant boundary whichever is nearer, shall meet the following standards

Particulate Matter PM 10	Not to Exceed	100 ug/m3
Particulate Matter PM 2.5	Not to Exceed	60 ug/m3

d. Solid waste treatment and disposal:

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste. Industry shall comply with following additional conditions:

1. The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year.
2. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
3. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per notification dated 7/11/2016.

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 opearte	1,00,000	15 days from the date of issue of Consent.	Compliance of consent conditions	Continue	31/03/2025

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 Energy source for lighting purpose shall preferably be LED based
2. The PP shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
3. 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.
4. The applicant shall maintain good housekeeping.



5. The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
6. The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
7. The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
8. The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can downloaded from MPCB official site).
9. The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification No. B-29016/20/90/PCI-L dated. 18.11.2009 as amended.
11. 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 an extension or addition thereto.
12. 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.
13. The PP shall provide personal protection equipment as per norms of Factory Act
14. Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
15. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
16. The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise control production to abide by terms and conditions of this consent.
17. The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the Hazardous and Other Wastes (M & TM) Rules 2016, which can be recycled /processed /reused /recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc. should go for that purpose, in order to reduce load on incineration and landfill site/environment.
18. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.

19. Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website (www.mpcb.gov.in).
20. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
21. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
22. The industry should not cause any nuisance in surrounding area.
23. The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
24. The industry shall create the Environmental Cell by appointing an Environmental Engineer, Chemist and Agriculture expert for looking after day to day activities related to Environment and irrigation field where treated effluent is used for irrigation.
25. The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
26. The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
27. The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
28. The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.
29. 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.
30. 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 provisions of Rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
31. 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.

- 32. 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, cther in whole or in part is necessary).
- 33. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

For and on behalf of the
Maharashtra Pollution Control Board.



Sanjay R. Bhosale
Regional Officer Mumbai



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 25505928
 Fax: 22640345
 Website: <http://mpcb.gov.in>
 Email: romumbai@mpcb.gov.in



Kalpataru Point, 2nd floor,
 Opp. PVR Theatre, Sion (E),
 Mumbai-400022
 ,Maharashtra

ORANGE/S.S.I (O90A)
**No:- Format1.0/RO/UAN No.MPCB-
 CONSENT-0000235468/CO/2503003557**

Date: 25/03/2025

To,
**M/s. LONAVLA CONSTRUCTION COMPANY.,
 C/o SAIFEE BURHANI UPLIFTMENT TRUST,
 3571, 3572, 1/3572, 3573 TO 3576, SECTOR 8,
 YAKUB LANE, NEXT TO HUSSAINIYA MARG,
 BHULESHWAR DIVISION, MUMBAI**



Sub: Grant of Renewal of Consent to Operate for RMC Plant under Orange/SSI Category.

Ref: Previous Consent to Operate accorded by the Board vide Format1.0/RO/UAN No. 0000134232/CO/2204000841 dtd. 13/04/2022.

Your application No.MPCB-CONSENT-0000235468 Dated 05.02.2025

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 under Rule 6 and Rule 18(7) 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:

- The Renewal of Consent to Operate is granted for a period up to 31/03/2027.**
- The capital investment of the project is Rs.2.7832 Crs. (As per C.A Certificate submitted by industry The existing CI Rs. 1.20 Crs + proposed increased CI Rs. 1.5832 Crs)**
- Consent is valid for the manufacture of:**

Sr No	Product	Maximum Quantity	UOM
Products			
1.	Ready Mix Concrete	150	m3/day

(For Captive Purpose only)

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal Path
1.	Trade effluent	10	As per Schedule-I	Recycle 100% to achieve ZLD
2.	Domestic effluent	0.9	As per Schedule-I	Soaked in soak pit



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

Sr No.	Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	S-1	DG Set of 200 kVA	01	As per Schedule -II

6. **Non-Hazardous Wastes:**

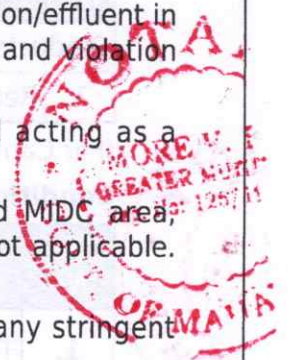
Sr No	Type of Waste	Quantity	UoM	Treatment	Disposal
1	Agrregate	02	MT/M	Reuse	Either reused through recovery unit/Reclaiming system OR disposed off at designated approved site by local body, for derbies / construction waste.

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

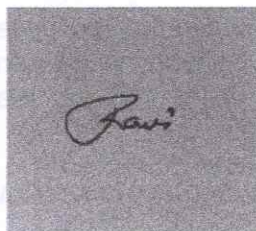
Sr No	Category No./ Type	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Recycle	Sale to authorised party

8. The Board reserves the right to review, amend, suspend, revoke this consent and the same shall be binding on the industry.
9. This consent should not be construed as any exemption from obtaining necessary NOC from other Govt. agencies / local bodies as may deemed fit necessary.
10. Project Proponent shall provide adequate water treatment and disposal facility for generated effluent from their activity. They shall comply with provisions under the Water (Prevention and Control of Pollution) Act, 1974.
11. Project Proponent shall provide adequate Air Pollution Control arrangement at the source. They shall comply with the provisions under the Air (Prevention and Control of Pollution) Act, 1981 and conditions prescribed.
12. The remediation and restoration measure shall be taken by the project proponent in case of any environmental pollution in the surrounding area due to emission/effluent in excess of the standards being discharged/emitted into the environment and violation of consent conditions and thereby causing environmental pollution.
13. The captive RMC plant shall not act as a commercial plant if found acting as a commercial plant then it shall be closed permanently.
14. Operation of RMC plant shall be in daytime only. However, in notified MJDC area, notified industrial parks, outside corporation area time restrictions are not applicable. The daytime shall mean from 6 am to 10 pm.
15. The Maharashtra Pollution Control Board reserves its rights to impose any stringent standards if so required.
16. The existing Captive Plant shall be fully covered from all sides like a box structure by using tin/similar type of material within a period of 03 months from the date of issuance of the Notification dtd. 27/11/2024 and shall submit Bank Guarantee of Rs. 10 Lacs towards compliance of the same.



17. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per Notification dated 27/11/2024.
18. This Consent is issued without prejudice to the order passed or being passed by the Hon'ble High Court in the matter of Writ Petition No. 5565/2025 & 137/2025.
19. The applicant shall make an application for renewal of consent 60 days prior to date of expiry of the consent. (Operate/Renewal)

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: Shri. Ravindra Andhale
Regional Officer
For and on behalf of
Maharashtra Pollution Control Board
romumbai@mpcb.gov.in
2025-03-25 16:23:58 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	15000.00	TXN2502000982	05/02/2025	Online Payment
2	15000.00	TXN2503004346	19/03/2025	Online Payment

Copy to:

1. 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 Effluent Treatment Plant (ETP) of designed capacity of 10.00 CMD consisting of Primary (Collection tank, Primary Clarifier/Primary Settling Tank), Sludge treatment (Sludge drying bed) for the treatment of 10 CMD of trade effluent.
 - B] The Applicant shall operate the effluent treatment plant (ETP) to treat the trade effluent and recycle the entire treated effluent into the process for various purposes such as for cooling, process & Scrubbing with metering system so as to achieve Zero Liquid Discharge. There shall be no discharge on land or outside factory premises.
 - C] The Industry shall ensure connectivity online monitoring system to the MPCB server including separate energy meter for pollution control system.
 - D] The treated effluent shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, effluent shall find its way for gardening / outside factory premises.
2. A] As per your application, you have provided Septic Tank followed by Soak pit for the treatment of 0.9 CMD of sewage.
 - B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards.

Sr.No	Parameters	Standards (mg/l)	
1	Suspended Solids	Not to exceed	50
2	BOD 3 days 27°C	Not to exceed	30
3	COD	Not to exceed	100

- C] The treated sewage shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, sewage shall find its way for gardening / outside factory premises.
3. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification there of & 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 an extension or addition thereto.
4. 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.



5. The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters 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	1.00
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	40.00
5.	Gardening	0

6. The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance/ CREP guidelines.



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) 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 200 kVA	Acoustic Enclosure	2.83	HSD 41.60 Ltr/Hr	1	SO2	19.968 Kg/Day

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.
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).
5. The applicant shall install a comprehensive control system consisting of control equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:
6. Control Equipment:
- a. In-house measures :-**
- All material transfer points should be covered.
 - The dust containment system shall be provided incorporating either of the following:
 - Barricading all around the periphery of the plot boundary of height minimum 20 feet or 5 feet above free fall air emission area. Whichever is height with tin sheets same may extend above with netlon clothing whenever required.
 - Water sprinkling/Chemical dust stabilizing agent spraying system along the periphery inside the premises of RMC.
 - Tree plantation along the periphery inside boundary of the RMC premises having minimum width of 5 meters, on all sides. The foliage of the trees shall adequately cover area upto about 20m height.
 - Internal work area shall be, cement concreted/Asphalted
 - Daily cleaning / Removal of dust accumulation inside the plant (dry/wet) shall be carry out with industrial vacuum cleaner.
 - Two level type washing facility shall be provided at entry and exit points, for transit mixture vehicle.
- b. Raw material storage & handling:-**
- Storage silos of cement & fly-ash shall be adequate capacity of dust Collection system such as multi - cyclone followed by bag house assembly.
 - Handling of Cement, sand, fly ash and aggregates shall be carried out with mechanical closed system only.
 - Manual operations shall be permitted only in a closed shed, equipped with dust control system at the loading point as well as roof top secondary dust control system.

4. All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at points dust collection system to be installed to avoid secondary fugitive emissions.
5. Mixing section of cement, aggregate & sand shall be equipped with adequate capacity dust collection system, such as multi-cyclone followed by bag houses, so as to limit dust emissions.
6. Storage area of sand & aggregates shall be equipped with roof top water sprinkler system.
7. The production plant shall be interlocked with air pollution control system.
8. Alternative power supply system should cover both the production and Air Pollution control system.
9. Industry shall provide treatment facility industrial effluent.
10. Industry shall provide disposal facility for treated effluent.
11. Industry shall provide disposal facility for solid waste.
12. Industry shall provide proper exhaust system in the premises.

c. Ambient air quality as a distance of 10 mtr form source or the plant boundary whichever is nearer, shall meet the following standards

Particulate Matter PM 10	Not to Exceed	100 ug/m3
Particulate Matter PM 2.5	Not to Exceed	60 ug/m3

d. Solid waste treatment and disposal:

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste. Industry shall comply with following additional conditions:

1. The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year.
2. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
3. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per notification dated 7/11/2016.

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. 10 Lacs	15 days	The existing Captive Plant shall be fully covered from all sides like a box structure by using tin/similar type of material within a period of 03 months from the date of issuance of the Notification dtd. 27/11/2024 .	03 Months	30/09/2027.

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

If the above Bank Guarantee is not submitted within stipulated period, then 12% interest will be levied as a penalty as per circular dtd 29/02/2024 No. BO/MPCB/AS(T)/Circular/B-240229FTS0122

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 Energy source for lighting purpose shall preferably be LED based
2. The PP shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
3. 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.
4. The applicant shall maintain good housekeeping.
5. The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
6. The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
7. The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
8. The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can downloaded from MPCB official site).
9. The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification No. B-29016/20/90/PCI-L dated. 18.11.2009 as amended.
11. 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 an extension or addition thereto.

12. 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.
13. The PP shall provide personal protection equipment as per norms of Factory Act
14. Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
15. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
16. The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
17. The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the Hazardous and Other Wastes (M & TM) Rules 2016, which can be recycled /processed /reused /recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc. should go for that purpose, in order to reduce load on incineration and landfill site/environment.
18. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
19. Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website (www.mpcb.gov.in).
20. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
21. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
22. The industry should not cause any nuisance in surrounding area.
23. The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
24. The industry shall create the Environmental Cell by appointing an Environmental Engineer, Chemist and Agriculture expert for looking after day to day activities related to Environment and irrigation field where treated effluent is used for irrigation.
25. The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.



26. The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
27. The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
28. The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.
29. 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.
30. 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 provisions of Rule 14 of the Environment (Protection) (second Amendment) Rules, 1992.
31. 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.
32. 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).
33. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437 / 4014701 / 4020781

Fax : 4024068 / 4023516

Website : <http://mpcb.mah.nic.in>.

E-Mail : ast@mpcb.gov.in



KALPATARU POINT, 3rd Floor,
Sion-Matunga Scheme Road
No.8, Opp. Sion Circle, Sion
(East) Mumbai-400 022.

No. MPCB/AS(T)/TB/B- 4453

Date : 15/11/2016.

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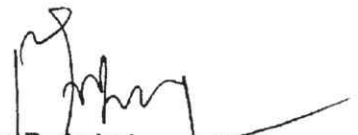
Sub: Implementation of Gazette Notification dtd. 07/11/2016 regarding 'Guidelines for Ready Mix Plant (RMC) for siting criteria of RMC Plant in the State of Maharashtra'.

Ref.: 1) RMC Gazette Notification dtd. 07/11/2016.

This has reference with Gazette Notification dtd. 07/11/2016 regarding 'Guidelines for Ready Mix Plant (RMC) for siting criteria of RMC Plant in the State of Maharashtra'. This Gazette Notification is uploaded on the website of MPCB and Govt. Printing Press.

The above notified guidelines are enforced for establishment and operation of Ready Mix Plant (RMC) in the State of Maharashtra.

All Regional Officers and Sub-Regional Officers are hereby directed to ensure implementation of the above referred Notified guidelines for establishment and operation of Ready Mix Plant (RMC) in the State of Maharashtra.


(Dr. P. Anbalagan, IAS)
Member Secretary

Copy to:

- 1) A.S.(Tech.)/ P.S.O./ J.D.(APC)/ J.D.(WPC)/ R.O.(HQ), M.P.C. Board, Mumbai.
- 2) All ROs/ SROs

-You are all instructed to ensure effective implementation of the above referred Notified guidelines for establishment and operation of Ready Mix Plant in their jurisdiction.





महाराष्ट्र शासन राजपत्र

भाग चार-क

वर्ष २, अंक ३२]

गुरुवार ते बुधवार, नोव्हेंबर १०-१६, २०१६/कार्तिक १९-२५, शके १९३८

[पृष्ठे ९

[किंमत : रुपये ६.००]

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाव्यतिरिक्त इतर वैधानिक प्राधिकाऱ्यांनी तयार केलेले (भाग एक, एक-अ व एक-ल यांमध्ये प्रसिद्ध केलेले वैधानिक नियम व आदेश यांविषयी इतर) वैधानिक नियम व आदेश ; यात भारत सरकार, उच्च न्यायालय, पोलीस आयुक्त, आयुक्त (राज्य उत्पादन शुल्क), जिल्हा दंडाधिकारी व निवडणूक आयोग, निवडणूक न्यायाधिकरण, निवडणूक निर्णय अधिकारी व निवडणूक आयोगाखालील इतर प्राधिकारी यांनी तयार केलेले वैधानिक नियम व आदेश यांचा समावेश होतो.

नियंत्रक, शिधावाटप व संचालक, नागरी पुरवठा यांचे कार्यालय

राँयल इन्शुरन्स इमारत, ५वा मजला, १४, जमशेटजी टाटा रोड, चर्चगेट,
मुंबई ४०० ०२०, दिनांक २७ ऑक्टोबर २०१६.

- वाचा.— (१) क्रमांक निशि/केरो/२०१६/प्र.क्र.३४/सहा/जा. ४१६, दिनांक १४ ऑक्टोबर २०१६.
(२) केंद्र शासनाचे दिनांक ३० जून २०१६ चे पत्र.
(३) शासन पत्र क्रमांक राँकेल. २०१५/प्र.क्र. २२६/नापु-२७, दिनांक ३० जुलै २०१६.
(४) केंद्र शासनाचे दिनांक २९ ऑगस्ट २०१६ रोजीचे पत्र.
(४) शासन पत्र क्रमांक राँकेल. २०१५/प्र.क्र. २२६/नापु-२७, दिनांक ५ ऑक्टोबर २०१६.
(५) दि केरोसीन (रेस्ट्रीक्शन ऑन युज अँड फिक्शेशन ऑफ सिलिंग प्राईस) ऑर्डर, १९९३.

अधिसूचना

क्रमांक निशि/केरो/२०१६/प्र.क्र.३४/सहा/जा-४३६.— ज्याअर्थी, केंद्र शासनाने दिनांक १ जुलै २०१६ पासून पुढील सलग १० महिने प्रत्येक महिन्याच्या १ तारखेस अनुदानित केरोसीनचे किरकोळ विक्री दर प्रति लिटर २५ पैसे याप्रमाणे वाढ (मूल्यवर्धित कराव्यतिरिक्त) करून निश्चित करण्याबाबत दिनांक ३० जून २०१६ चे पत्रान्वये राज्य शासनास कळविले होते.

केंद्र शासनाच्या सदर पत्रानुसार दिनांक १ जुलै २०१६ पासून पुढील सलग १० महिने प्रत्येक महिन्याच्या १ तारखेस शिधावाटप क्षेत्रात केरोसीनच्या एक्स डेपो दरात प्रति लिटर २५ पैसे याप्रमाणे प्रति कि. लि. रुपये २५० (अधिक मूल्यवर्धित कर) इतकी वाढ करून अनुदानित केरोसीनचे किरकोळ विक्री दर निश्चित करण्याबाबतची कार्यवाही करण्याबाबत राज्य शासनाने संदर्भ क्रमांक ३ अन्वये कळविले होते.

तथापि, आता केंद्र शासनाने दिनांक १ सप्टेंबर २०१६ ते ३१ जानेवारी २०१७ या कालावधीत प्रत्येक महिन्याच्या प्रत्येक पंधरवाड्यानंतर (दर महिन्याच्या १ व १६ तारखेस) अनुदानित केरोसीनच्या किरकोळ विक्री दरात प्रति लिटर २५ पैसे (अधिक मूल्यवर्धित कर) इतकी तर दिनांक १ फेब्रुवारी २०१७ रोजी प्रति लिटर २३ पैसे (अधिक मूल्यवर्धित कर) इतकी वाढ करून अनुदानित केरोसीनचे किरकोळ विक्री दर निश्चित करण्याबाबत संदर्भ क्र. ४ चे पत्रान्वये राज्य शासनास कळविले आहे.

राज्य शासनाने केरोसीनचे सुधारित एक्स डेपो रेट विचारात घेऊन प्रत्येक महिन्याच्या १ व १६ तारखेस अनुदानित केरोसीनचे किरकोळ दर निश्चितीची पुढील कार्यवाही करण्याबाबत संदर्भ क्र. ५ अन्वये पत्र देऊन कळविले आहे.

त्याअर्थी, वाचा क्रमांक ६ मध्ये नमूद आदेशान्वये मला प्रदान केलेल्या अधिकारानुसार मी, अविनाश सुभेदार, नियंत्रक, शिधावाटप व संचालक नागरी पुरवठा, मुंबई, मुंबई शहर शिधावाटप क्षेत्रातील (मुंबई शहर व मुंबई उपनगर) केरोसीनच्या घरगुती वापराचे घाऊक व किरकोळ विक्रीचे दर दिनांक १ नोव्हेंबर २०१६ पासून पुढील आदेश होईपर्यंत तात्काळ अंमलात आणणेकरिता पुढीलप्रमाणे अधिसूचित करीत आहे :-

अनुक्रमांक	बाब	सध्याचा दर (रुपये प्रति कि.लि.)	सुधारित दर (रुपये प्रति कि.लि.)
(१)	(२)	(३)	(४)
ए	एक्सडेपो दर (रुपये प्रति कि.लि.)	१४,८०४.००	१५,०५४.००
बी	व्हॅट @ ३%	४४४.१२	४५१.६२
सी	घाऊक विक्रेत्यासाठी एकूण खरेदी किंमत (ए + बी)	१५,२४८.१२	१५,५०५.६२
डी	(i) घाऊक विक्रेत्याचे कमिशन	७१४.१८	७१४.१८
	(ii) तापमान बदलामुळे येणाऱ्या घटीच्या व हाताळणूक तुटीच्या प्रतिपूर्तीसाठी असाधारण भत्ता.	९९.००	९९.००
	(iii) वाहतूक खर्च	२८०.७९	२८०.७९
	(iv) पथकर (Toll Tax)	७०.००	७०.००
	(v) घाऊक वितरकांना पूर्णाकाचा लाभ	९.२१	१.९३
	(vi) एकूण किंमत वाढ [डी (i) + डी (ii) + डी (iii) + डी (iv) + डी (v)]	१,१७३.१८	१,१६५.९०
इ	एकूण किंमत वाढीवर, व्हॅट @ ३% [डी (vi) च्या ३%]	३५.२०	३४.९८
एफ	एकूण [सी + डी (vi) + इ] घाऊक विक्रीचा दर	१६,४५६.५०	१६,७०६.५०
एफ १	किरकोळ विक्रेत्यासाठी खरेदी किंमत	१६,४५६.५०** (किंमत रुपये १५,९७७.१८ + मूल्यवर्धित कर रुपये ४७९.३२)	१६,७०६.५०** (किंमत रुपये १६,२१९.९० + मूल्यवर्धित कर रुपये ४८६.६०)
जी	किरकोळ विक्रेत्याचे कमिशन (तुटीच्या लाभांसह)	४५०.००	४५०.००
एच	किरकोळ विक्रेत्याचे कमिशन (तुटीच्या लाभांसह) वर ३% व्हॅट [जी च्या ३%]	१३.५०	१३.५०
आय	किरकोळ विक्री दर (रुपये प्रति किलो लिटर)	१६,९२००.००** (किंमत रुपये १६,४२७.१८ + मूल्यवर्धित कर रुपये ४९२.८२)	१७,१७६०.००** (किंमत रुपये १६,६६९.९० + मूल्यवर्धित कर रुपये ५००.१०)
जे	किरकोळ विक्री दर (रुपये प्रति लिटर)	१६.९२	१७.१७

शासन परिपत्रक क्रमांक अन्न, नागरी पुरवठा व ग्राहक संरक्षण विभाग, क्रमांक केईआर-१३७६/३७६९/सतरा, दिनांक १७ डिसेंबर १९७६ नुसार पूर्णाकाचा लाभ एकाच पातळीवर (घाऊक वितरक) घाऊक दरामध्ये समाविष्ट करण्यात आला आहे.

अविनाश सुभेदार,

नियंत्रक,

शिधावाटप व संचालक, नागरी पुरवठा, मुंबई.

महाराष्ट्र प्रदूषण नियंत्रण मंडळ, मुंबई

“ महाराष्ट्र राज्यातील रेडीमिक्स काँक्रीट (आरएमसी) प्रकल्पांकरिता मार्गदर्शक तत्वांची नियमावली ”

अधिसूचना

क्र. मप्रनि/ सस(तां)/ तांशा/ ब-४३६३.—हवा (प्रदूषण प्रतिबंध व नियंत्रण) कायदा, १९८१ च्या कलम १७ उप कलम (१) आणि खंड (बी) व खंड (एच) आणि कलम ५४ मधील उप कलम (१) आणि उप कलम (२) मधील खंड (झेड) व जल (प्रदूषण प्रतिबंध आणि नियंत्रण) कायदा, १९७४ च्या कलम १७ उप कलम (१) मधील खंड (एन) व (ओ) अंतर्गत प्रदान करण्यात आलेल्या अधिकारांचा वापर करून राज्य सरकारने महाराष्ट्र प्रदूषण नियंत्रण मंडळासोबत सल्लामसलत करून महाराष्ट्र राज्यातील रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्पांकरिता मार्गदर्शक तत्वांची एक नियमावली तयार केली आहे. त्यानुसार रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्पांना पर्यावरणीय मानकांचे पालन करणे अनिवार्य करण्यात आले असून प्रदूषणास आळा घालण्याकरिता/तीव्रता कमी करण्याकरिता आणि जनतेच्या आरोग्याचे संरक्षण करण्यासाठी त्यांच्यावर अतिरिक्त नियंत्रणेही घालण्यात आली आहेत.

व्याख्या :

१ रेडी मिक्स काँक्रीट (आरएमसी) : असे काँक्रीट जे कारखान्यात किंवा बॅचिंग प्लान्टमध्ये मागणीनुसार तयार केले जाते व नंतर ते ट्रान्झिट मिक्सर असलेल्या ट्रकमधून बांधकाम प्रकल्पावर पाठविण्यात येते.

२ व्यावसायिक प्रकल्प: बांधकामाकरिता रेडी मिक्स काँक्रीटची गरज असलेल्या ग्राहकांना पुरवठा करण्याच्या उद्देशाने स्थापन करण्यात आलेला रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्प.

३ कॅप्टीव्ह प्लान्ट : एखाद्या समर्पित बांधकाम प्रकल्पास रेडी मिक्स काँक्रीट पुरवठा करण्याच्या एकमेव उद्देशाने प्रकल्प परिसरात स्थापन करण्यात आलेला रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्प.

अ. उपयोज्यता :

- १ महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या संमतीपत्र व्यवस्थापन कार्यप्रणालीनुसार रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्पांना मंडळाचे संमतीपत्र आवश्यक आहे.
- २ परवानगी/ना हरकत प्रमाणपत्र संबंधित स्थानिक संस्थेद्वारा/नियोजन प्राधिकरणाद्वारे दिले जाते.

ब. स्थान निश्चयनाबाबतचे निकष :

रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्प उभारतांना खालील स्थाननिश्चयनाबाबतचे निकष ग्राह्य धरले जावेत.

- १ व्यावसायिक रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्पाकरिता १००० किंवा त्याहून अधिक लोकसंख्या असलेल्या वस्तीपासून आणि प्रमुख रस्त्यापासून (जसे की - राष्ट्रीय/ राज्य महामार्ग, मोठे जिल्हा मार्ग, शहरातून जाणारे प्रमुख रस्ते) अंदाजे १०० मीटरचे अंतर संरक्षित क्षेत्र (buffer zone) म्हणून राखले जावे.
- २ विशिष्ट बांधकाम प्रकल्पाकरिता उभारण्यात आलेला कॅप्टीव्ह आरएमसी प्रकल्प हा बांधकाम प्रकल्प परिसरात असावा.
- ३ व्यावसायिक रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्प शाळा, महाविद्यालये, रुग्णालये तसेच न्यायालय, इ.पासून किमान २०० मी.च्या अंतरामध्ये नसावेत.
- ४ म.प्र.नि.मंडळाकडून उद्योग स्थापन करण्याचे संमतीपत्र घेतांना प्रकल्प प्रवर्तकाने इतर वैधानिक परवाने जसे- डीसी नियम, इ. ची पूर्तता करणे आवश्यक आहे.

क. पर्यावरणीय मुल्यांकन :

प्रकल्पाचे पर्यावरणीय मुल्यांकन करतांना खालील घटकांचा विचार व्हावा :-

- १ कच्च्या मालाची जसे की, वाळू, खडी, सिमेंट, फ्लाय अॅश व इतर मिश्रीत घटकांची साठवण क्षमता व व्यवस्था याबाबत उल्लेख असावा.
- २ प्रकल्पाच्या ठिकाणी उत्पादन प्रक्रिया, तसेच कच्च्या माल हाताळणी यामधून उत्सर्जित होणाऱ्या धुलिकणांचे नियंत्रण करण्यासाठी योग्य ती यंत्रणा बसवितांना हवामानाचा विशेषतः वाऱ्याच्या दिशेचा अभ्यास करण्यात यावा.

४ महाराष्ट्र शासन राजपत्र भाग चार-क, गुरुवार ते बुधवार, नोव्हेंबर १०-१६, २०१६/कार्तिक १९-२५, शके १९३८

ड. प्रदूषण नियंत्रण उपाययोजना

अ. हवा प्रदूषण नियंत्रण

I. अंतर्गत उपाययोजना :

- १ साहित्याची हाताळणी तथा वहन करणाऱ्या सर्व जागा आच्छादित करण्यात याव्यात.
- २ धुळीवर नियंत्रण करण्यासाठी खालीलप्रमाणे उपाययोजना करण्यात याव्यात :-
 - प्रकल्पाच्या चारही बाजूस किमान २० फूट ऊंचीचे किंवा ज्या ठिकाणाहून साहित्याच्या हाताळणमुळे हवा प्रदूषण उत्सर्जन होणार आहे, त्या ठिकाणापेक्षा ५ फूट ऊंच, यापैकी जे जास्त ऊंचीचे असेल, असे योग्य त्या साहित्याचे कुंपण घालण्यात यावे. आवश्यकता भासल्यास सदर कुंपणाची ऊंची नेटलॉनच्या कापडाने वाढवावी.
 - रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्प परिसरात कुंपणालगत पाणी फवारणी/तसेच रासायनिक धुलिकण स्थिरीकरण यंत्रणा उभारण्यात यावी.
 - रेडी मिक्स काँक्रीट (आरएमसी) प्रकल्पाच्या परिसरात कुंपणाच्या बाजूने किमान ५ मीटर पट्ट्यामध्ये वृक्षरोपण करण्यात यावे. यासाठी २० मीटर ऊंचीपर्यंत झाडांच्या पानांचे आच्छादन होईल, अशा वृक्षांची लागवड करण्यात यावी.
- ३ प्रकल्पाचा आंतरभाग सिमेंट काँक्रीट किंवा डांबराने आच्छादित असावा.
- ४ प्रकल्पाच्या आंतर भागात जमा झालेली धूळ (कोरडी/ओली) औद्योगिक व्हॅक्युम क्लिनरच्या साहाय्याने नियमितपणे साफ करावी.
- ५ ट्रान्झिट मिक्सर असलेल्या ट्रकची चाके धुण्याकरिता व्दिस्तरिय स्वरुपाची म्हणजे प्रकल्पाचे प्रवेशद्वार व बाहेर जाणाऱ्या मार्गावर व्यवस्था करण्यात यावी.

II. कच्च्या मालाची हाताळणी आणि साठवण:

- १ सिमेंट व फ्लाय अॅश यांची साठवणूक करण्याकरिता उभारण्यात आलेल्या कोठारांना (सायलोज) योग्य त्या क्षमतेची धुलिकण जमा करणारी यंत्रणा जसे की-मल्टी सायक्लोनसह बॅग हाऊस यंत्रणा बसविण्यात यावी.
- २ खडी, वाळू, सिमेंट व फ्लाय अॅश यांची हाताळणी बंदिस्त यांत्रिक प्रणालीमार्फत करावी.
- ३ मनुष्यबळामार्फत करण्यात येणारी कार्ये बंदिस्त छताखाली अनुज्ञेय असतील. तसेच त्या ठिकाणी मालाची हाताळणी करण्याच्या जागेवर धूळ नियंत्रण यंत्रणा व छतावर दुय्यम धुलिकण नियंत्रण यंत्रणा असावी.
- ४ वाळू आणि खडीचे वहन करणारे पट्टे पत्र्यांनी बंदिस्त असावेत. तसेच सर्व ट्रान्सफर पॉईंटवर दुय्यम उत्सर्ग टाळण्याकरिता धुलिकण नियंत्रण यंत्रणा बसविण्यात यावी.
- ५ सिमेंट, खडी आणि वाळू यांचे मिश्रण करणाऱ्या विभागातील धुळीचे नियंत्रण करण्यासाठी योग्य त्या क्षमतेची मल्टी सायक्लोनसह बॅग हाऊस असलेली धूळ जमा करणारी यंत्रणा असावी.
- ६ वाळू आणि खडी यांची साठवणूक केलेल्या ठिकाणी छतावर पाणी फवारणी यंत्रणा असावी.
- ७ रेडीमिक्स काँक्रीट उत्पादन प्रक्रिया व हवा प्रदूषण नियंत्रण यंत्रणा एकमेकांशी संलग्न असावेत.
- ८ विद्युत पुरवठा करणाऱ्या प्रयायी प्रणालीतून उत्पादन प्रक्रिया व वायू प्रदूषण नियंत्रण यंत्रणा यांना प्रामुख्याने विद्युत पुरवठा करण्यात यावा.

III. वातावरणातील हवेची गुणवत्ता खालील दिलेल्या मानकांच्या मर्यादेत राखण्यासाठी प्रकल्पधारकाने प्रकल्पाच्या कुंपणाजवळ नियमितपणे मोजण्यात यावी. (सरासरी २४ तास)

धुलिकण PM ₁₀	पेक्षा जास्त नसावे	१०० µg/m ³
धुलिकण PM _{2.5}	पेक्षा जास्त नसावे	६० µg/m ³

कर्मशिल (व्यावसायिक) रेडमिक्स काँक्रीट प्लान्ट धारकांनी त्यांच्या हद्दीमध्ये सभोवतालच्या हवेच्या गुणवत्तेचे सतत मोजमाप करणारी यंत्रणा बसवावी(CAAQM)लावावे.

कॅप्टीव रेडमिक्स काँक्रीट प्लान्टधारकांनी आठवड्यातून दोन वेळा २४ तासांचे सभोवतालच्या हवेच्या गुणवत्तेचे मोजमाप (AAQM) करावे.

ब. जल प्रदूषण नियंत्रण परिमाणे :

१. बॅचिंग प्लान्ट वॉशिंग, ट्रान्झिट मिक्सचर वॉशिंग. व्हेईकल टायर वॉशिंग आणि फ्लोअर वॉशिंग यातून निर्माण झालेले सांडपाणी योग्य अशा ड्रेनेज सिस्टीममधून जमा केले जावे. त्यावर विल्हेवाटीसाठी खालील दिलेल्या मानकांप्रमाणे पूर्तता करू शकेल, अशा सर्वकष सांडपाणी प्रक्रिया सयंत्रणेमध्ये प्रक्रिया केली जावी.



अ.क्र. (१)	मानके (२)	परिमाण (३)	मर्यादा (४)
१	सामू (pH)		५.५ ते ९.०
२	तेल आणि बंगण	पेक्षा जास्त नसावा	१० मि.ग्रॅ./ लि.
३	तरंगणारे घन कण	पेक्षा जास्त नसावा	१०० मि.ग्रॅ./ लि.
४	बीओडी ३ दिवस	पेक्षा जास्त नसावा	३० मि.ग्रॅ./ लि.
५	सीओडी	पेक्षा जास्त नसावा	१५० मि.ग्रॅ./ लि.
६	टीडीएस	पेक्षा जास्त नसावा	२१०० मि.ग्रॅ./ लि.

२. प्रक्रिया केलेले सांडपाणी फक्त प्रकल्पातील प्रक्रियेमध्ये, वॉटर स्प्रिंकलिंग सिस्टीममध्ये किंवा बागकाम / वृक्षरोपणासाठी वापरण्यात यावे. प्रकल्पातून सांडपाणी कोठेही बाहेर सोडण्यात येऊ नये.

क. ध्वनी प्रदूषण नियंत्रणाबाबतच्या उपाययोजना :

रेडीमिक्स प्लांट प्रकल्पधारकाने प्रकल्पाच्या परिसरामध्ये ध्वनी प्रदूषण नियंत्रणामध्ये ठेवण्यासाठी ध्वनी (नियमन व नियंत्रण) नियम, २००० मधील तरतुदीनुसार उपाययोजना कराव्यात.

ड. घनकचऱ्यावरील प्रक्रिया आणि विल्हेवाट :

ट्रान्झिट मिक्स्चर वॉशिंगमधून तयार झालेला घनकचरा आरएमसी प्रकल्पातून तयार झालेल्या टाकाऊ पदार्थ (कचरा/ गाळ) यांचा रिकव्हरी युनिट/ रिक्लेमिंग सिस्टीच्या माध्यमातून पुनर्वापर करण्यात यावा किंवा त्यांची स्थानिक प्रशासनाने बांधकामातून तयार झालेल्या कचऱ्याकरिता नेमून दिलेल्या जागी विल्हेवाट लावण्यात यावी.

ई. म.प्र.नि.मंडळाने संमतीपत्रामध्ये खालील अटींचा समावेश करावा :

१. प्रकल्पप्रवर्तकाने प्रकल्पातून निर्माण होणाऱ्या सांडपाण्यावर प्रक्रिया करण्याकरिता आवश्यक क्षमतेची संयंत्रणा व विल्हेवाट सुविधा पुरवाव्यात. तसेच जल (प्रदूषण प्रतिबंध व नियंत्रण) कायदा, १९७४ अंतर्गत तरतुदीचे पालन करावे.
२. प्रकल्पप्रवर्तकाने वायुउत्सर्जनाच्या स्रोताजवळ पुरेशा स्वरूपाची हवा प्रदूषण नियंत्रण संयंत्रणा बसविणे, तसेच हवा (प्रदूषण प्रतिबंध व नियंत्रण) कायदा, १९८१ अंतर्गत तरतुदीचे पालन करावे.
३. सांडपाणी व उत्सर्जित हवा यातील प्रदुषके प्रमाणापेक्षा जास्त उत्सर्जन झाल्यामुळे सभोवतालच्या कोणत्याही पर्यावरणाचा ऱ्हास झाल्यास व संमतीपत्रातील अटींचे उल्लंघन झाल्यास त्यावरील उपाय व पुर्नस्थापना करण्याची जबाबदारी पुर्णतः प्रकल्पप्रवर्तकाची असेल.

संकीर्ण :

१. अस्तित्वातील आरएमसी प्रकल्प, जे नियमांचे पालन करत नाहीत व जे जुन्या पद्धती (Star Type) ने उभारण्यात आलेले आहेत, अशा प्रकल्पधारकांनी आपले आरएमसी प्रकल्प एक वर्षाच्या आत मोडीत काढावे. तसेच अस्तित्वात असणारी इतर आरएमसी प्लान्ट धारकांनी उपरोक्त मार्गदर्शक तत्वांची अंमलबजावणी एका वर्षाच्या कालावधीमध्ये करावी. ज्या आरएमसी प्लान्टधारकांकडे म.प्र.नि.मंडळाचे वैध संमतीपत्र आहे, त्यांचे संमतीपत्र एक वर्षाच्या आत उपरोक्त मार्गदर्शक तत्त्वानुसार सुधारित करून घ्यावे.
२. आरएमसी प्लान्ट फक्त दिवसा चालविण्यात यावेत. दिवसाची वेळ सकाळी ०६:०० ते रात्री १०:०० अशी विचारात घेण्यात यावी. अधिसूचित औद्योगिक क्षेत्र आणि स्थानिक स्वराज्य संस्थेच्या बाहेरील आरएमसी प्लान्ट यांना सदरची अट बंधनकारक नाही.
३. आरएमसी / बॅचिंग प्रकल्पाकरिता म.प्र.नि.मंडळ अधिक कडक निकष लागू करू शकते.
४. स्थानिक स्वराज्य संस्था व विशेष नियोजन प्राधिकरण आरएमसी प्लान्ट धारकांच्या समुहासाठी स्थान निश्चित करू शकतात. सदर अधिसूचना मा.अध्यक्ष, म.प्र.नि.मंडळ, मुंबई यांच्या मान्यतेने निर्गमित करण्यात येत आहे.



डॉ. पी. अन्बलगन, भा.प्र.से.

सदस्य सचिव

दिनांक ७ नोव्हेंबर २०१६.

MAHARASHTRA POLLUTION CONTROL BOARD, MUMBAI**The Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra****NOTIFICATION**

No. MPCB/AS(T)/TB/B-4363.—In exercise of the powers conferred under sub-section (1) of section 54 read with clause (z) of sub-section (2) of the said section and sub-section (1) Sub clause (b) & (h) of section 17 of the Air (Prevention & Control of Pollution) Act, 1981 & Sub Section (1), Sub Clause (n) and (o) of 17 of the Water (Prevention & Control of Pollution) Act, 1974, the State Govt. after consultation with the Maharashtra Pollution Control Board hereby notifies the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC's in the state of Maharashtra, the Environmental norms to be imposed on RMCs for additional control measures to be imposed to abate/mitigate pollution, to protect public health in the surrounding areas.

DEFINITION :

- (i) **Ready Mix Concrete (RMC)** : Ready-mix concrete is concrete that is manufactured in a factory or batching plant, according to a set recipe, and then delivered to a work site, by truck mounted in-transit mixers.
- (ii) **Commercial Plant** : A concrete batching plant set up for the purpose of supply of RMC to customers who require this for their construction.
- (iii) **Captive Plant** : A Concrete Batching Plant which has been set up by RMC manufacturer or contractor or any other for the sole purpose to supply RMC to a dedicated project site.

A. APPLICABILITY -

- (i) The RMC Plants are covered under the consent management regime of the Maharashtra Pollution Control Board.
- (ii) The permissions / grant of NOC shall be issued by the concerned local body/appropriate planning authority.

B. SITTING CRITERIA-

The following sitting criteria shall be considered for establishment of RMC Plant.

1. For commercial plant a buffer zone of approximately 100 m distance from human habitation of 1000 souls or more and major road (National/ State Highway, MDRs, main roads in city areas) shall be maintained.
2. For captive plant for the specific project, the location of RMC can be inside the project premises.
3. Commercial RMC plant should not be located within 200 m from schools, colleges, hospitals and courts.
4. The project proponent should comply with other locational statutory requirements in force such as DC Rules etc., while obtaining Consent to Establish from the Maharashtra Pollution Control Board.

C. ENVIRONMENTAL ASSESSMENT :

The following factors shall be taken into consideration for environmental assessment.

- (i) The Material handled *viz.* sand, aggregates, fly ash, cement and additives and their Storage arrangements along with capacity shall be specified.
- (ii) To carry out meteorological study specifically wind directions and accordingly prepare plan to control of fugitive emissions / dust particles and suppression system.

D. Pollution control measures:**(a) Air Pollution Control :****(i) In-house measures ;**

1. All material transfer points should be covered.
2. The dust containment system shall be provided incorporating either of the following
 - Barricading all around the periphery of the plot boundary with height of minimum 20 feet or 5 feet above free fall air emission area, whichever is higher with appropriate material. Same may extend above with netlon clothing whenever required.
 - Water sprinkling/Chemical dust stabilizing agent spraying system along the periphery inside the premises of RMC.
 - Tree plantation along the periphery inside boundary of the RMC premises having minimum width of 5 meters, on all sides. The foliage of the trees shall adequately cover area up to about 20m height.
3. Internal work area shall be, cement concreted/Asphalted.
4. Daily cleaning / Removal of dust accumulation inside the plant (dry/wet) shall be carry out, with industrial vacuum cleaner.
5. Two level tyre washing facility shall be provided at entry and exit points, for transit mixture vehicle.

(ii) Raw material storage & handling ;

1. Storage silos of cement & fly-ash shall be equipped with adequate capacity of dust Collection system such as multi- cyclone followed by bag house assembly.
2. Handling of Cement, sand, fly ash and aggregates shall be carried out with mechanical closed system only.
3. Manual operations shall be permitted only in a closed shed, equipped with dust control system at the loading point as well as roof top secondary dust control system.
4. All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at transfer points dust collection system to be installed to avoid secondary fugitive emissions.
5. Mixing section of cement, aggregate & sand shall be equipped with adequate capacity dust collection system, such as multi-cyclone followed by bag house, so as to limit dust emissions.
6. Storage area of sand & aggregate shall be equipped with roof top water sprinkler system.
7. The operation of the plant shall be interlocked with air pollution control devices.
8. Alternative power supply system, should cover both the production and Air pollution control system.

(iii) The unit shall monitor ambient air quality at the plot boundary and meet the following ambient air quality standards (24 hours Average)

Particulate Matter PM 10	Not to Exceed	100	µg/m ³
Particulate Matter PM 2.5	Not to Exceed	60	µg/m ³

- (a) Commercial plants shall install continuous ambient air quality monitoring station (CAAQMS) within the premises.
- (b) Captive plant shall carry out ambient air quality monitoring twice in a week for 24 hours.



महाराष्ट्र शासन राजपत्र भाग चार-क, गुरुवार ते बुधवार, नोव्हेंबर १०-१६, २०१६/कार्तिक १९-२५, शके १९३८

(b) **Water pollution control measures;**

- (I) The waste water generated from the sources like Batching Plant washing, Transit Mixer washing, Vehicle tyre washing and floor washing area shall be collected through well designed drainage system in a collection tank and the same shall be treated by providing comprehensive treatment system as is warranted to meet the disposal standards mentioned below.

Standards of the treated effluent Quality

Sr. No. (1)	Parameter (2)	Concentration (3)	Limits (4)
1	pH	Between	5.5 to 9.0
2	Oil & Grease	Not to exceed	10 mg/l
3	Suspended Solids	Not to exceed	100 mg/l.
4	BOD-3 days	Not to exceed	30 mg/l.
5	COD	Not to exceed	150 mg/l.
6	TDS	Not to exceed	2100 mg/l

- (II) The treated effluent shall be reused in the process, water sprinkling system or gardening / plantation only. There should not any discharge of effluent from the plant.

(c) **Noise pollution Control Measures :**

Ready mix concrete industry shall comply with the provisions under the Noise pollution (Regulation and Control) Rule 2000, to control Noise Pollution.

(d) **Solid waste treatment and disposal ;**

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste.

E. The following conditions shall be incorporated in the consent :

- The authority shall provide adequate water treatment and disposal facility for generated effluent from their activity .They shall comply with provisions under the Water (Prevention and Control of Pollution) Act, 1974.
- The authority shall provide adequate Air pollution control arrangement at the source. They shall comply with the provisions under the Air (Prevention and Control of Pollution) Act, 1981 and conditions prescribed.
- The remediation and restoration measure shall be taken by the project proponent in case of any environmental pollution in the surrounding area due to emission/effluent in excess of the standards being discharged/emitted in to the environment and violation of consent conditions and thereby causing environmental pollution.

Miscellaneous :

- The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year.

महाराष्ट्र शासन राजपत्र भाग चार-क, गुरुवार ते बुधवार, नोव्हेंबर १०-१६, २०१६/कार्तिक १९-२५, शके १९३८

९

2. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
 3. The Maharashtra Pollution Control Board may make the standards stringent for the RMC / batching plants.
 4. Urban local bodies/ special planning authority can locate all such RMC plants in cluster.
- This notification is issued with the approval of Hon'ble Chairman of the Board.

dated 7th November 2016.

DR. P. ANBALAGAN,
IAS, Member Secretary.

MAHARASHTRA POLLUTION CONTROL BOARD

Regional Office, Mumbai

Phone : (022) - 24016239
 Fax : (022) - 24015269
 Email : romumbai@mpcb.gov.in
 Visit At : <http://mpcb.gov.in>



Regional Office, Mumbai,
 Kalpataru Point, 1st Floor, Sion Circle,
 Sion (E), Mumbai- 400 022

No: MPCB/PD/2412090001

Date: 09/12/2024

To,
M/s. Lonavala Construction Company.,
C/o. Saifee Burhani Upliftment Trust,
 3571, 3572, 1/3572, 3573 to 3576, Sector- 8,
 Yakub Lane, Next to Hussainiya Marg,
 Bhuleshwar Division, Mumbai.

Sub: Proposed directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 31A of the Air (Prevention & Control of Pollution) Act, 1981

Ref: 1. Consent to Operate granted by the Board vali up to dtd. 31/03/2025.
 2. Visit of Board officials dtd. 14/11/2024.
 3. Report submitted by SRO-Mumbai-I dtd. 21/11/2024.

.....
WHEREAS, the Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 is applicable to the State of Maharashtra as declared in the Official Gazette. AND, the area where your unit is situated, falls under the said declared area.

WHEREAS, it is also obligatory on your part to comply with the conditions stipulated in Consent to Operate granted to you as per various enactments of Environment Protection, Act 1986.

AND WHEREAS, Officials of Board have visited your unit on dtd 14/11/2024 and reported following non compliances.

1. You are not complying with the conditions stipulated in the Consent granted to your Industry i.e. Heavy dust emission & Noise nuisance observed.
2. You have provided a sedimentation tank, but the same is not in operation.
3. Fogging system provided, but the same is not in operation.

...2

:2:

NOW THEREFORE, in exercise of the power confirmed by the Board upon me u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 & u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981 following proposed direction are issued against your unit as to.

- 1) Why your existing Industry shall not be closed?
- 2) Why the competent authorities shall not be directed to disconnect water & electricity supply for closing manufacturing activity?
- 3) Why legal action shall not be initiated against your industry for violations of various Environmental enactments?

You are hereby directed to submit your reply within seven days from the receipt of these directions, failure to this, it will be assumed that you have nothing to say, and closure directions will be confirmed & competent authorities will be directed to disconnect your water & electricity supply to stop your activities, which may please be noted.



(R. B. Andhale)
Regional Officer, Mumbai

Copy submitted to:-

1. Regional Officer (BMW), MPC Board, Sion, Mumbai – for information.

Copy to:

- 1) Sub Regional Officer, MPC Board, Mumbai -I.
- He is directed to serve copy of direction to industry, take necessary follow-up towards compliance of the direction and submit Action taken report.
- 2) Master File.



MAHARASHTRA POLLUTION CONTROL BOARD		
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Fax :	(022)- 25505926	
Email :	romumbai@mpcb.gov.in	
Visit At :	http://mpcb.gov.in	
		Kalpataru Point, 2 nd 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/ROM/ ID - 2512310013

Date: 31/12/2025

To

M/s. LONAVLA CONSTRUCTION COMPANY.,
 C/O. SAIFEE BURHANI UPLIFTMENT TRUST,
 SECTOR 8, YAKUB LANE,
 NEXT TO HUSSAINIYA MARG, MUMBAI- 400 003.

Sub: Directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 & u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1. Visit of Board official to your project on 02/12/2025.
 2. Legal proposal submitted by SRO Mumbai-I vide no. LEGAL ACTION No. MPCB-LEGAL-ACTIONS-060923002.
 3. Approval received from competent authority on 29/12/2025.

We refer to the Consent to Operate granted to your project and visit of the Board officials of Sub-Regional Office, Mumbai-I at your site on 02/12/2025, following non-compliances are reported.

1. You have provided partial tin sheet barricading to RMC premises.
2. During visit huge amount RMC waste i.e. debris dumped unscientifically within premises at various places.
3. You have provided partial Box structure to RMC plant i.e. silos, mixing section, unloading section and raw material storage area.
4. You have not provided water sprinkling & fogging system within premises.
5. You have not provided vacuum cleaner & antismog gun.
6. You have not covered material handling area.
7. You have not given details regarding provision GPS tracking system for vehicles.
8. You have not covered material handling area with tin sheets.
9. You have not submitted additional BG of Rs. 5 Lacs as per revised RMC plant guidelines dtd. 17/10/2025.

In view of above, following directions are issued hereby for necessary compliance.

1. You shall comply with the above-mentioned non-compliances within a period of 15 days.



2. Industry shall comply with the provisions of RMC plant guidelines issued by the board vide notification dated 17/10/2025, within a period of 15 days.
3. It is decided to forfeit BG of Rs. 5,00,000/- towards earlier non-compliance and shall submit Top-up BG of Rs. 10,00,000/-. Hence, you shall submit two separate BG's of Rs. 5 Lacs and Rs. 10 Lacs within 07 days from the date of issuance of this direction.

In case if you fail to comply with the above directions the Board will have no option than to initiate further appropriate legal action against you, which may please be noted.

For & on behalf of MPC Board



(Shakil Shaikh)

I/c. Regional Officer, Mumbai

Copy submitted to: -

1. Regional Officer (BMW), MPC Board, Sion, Mumbai – for information.
2. Law Officer, MPC Board, Sion, Mumbai – for information.

Copy to:

Sub Regional Officer, MPC Board, Mumbai –I

- He is directed to serve copy of direction to industry & keep necessarily follow up.



LCC LONAVLA CONSTRUCTION CO.

Ref No. LCC/2025-26/2023

Date : 28.01.2026

To
Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 2nd floor,
Sion (E), Mumbai - 400 022

Sub : Directions u/s 33A of the Water (Prevention & Control of pollution) Act, 1974 & u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981.

- Ref : 1. Visit Board official to you project on 02/12/2025.
2. Legal proposal submitted by SRO Mumbai-I vide No. LEGAL ACTION No. MPCB-LEGAL-ACTIONS - 060923002.
3. Approval received from competent authority on 29.12.2025.
4. Letter from MPCB/ROM/ID- 2512310013 dated 31.12.2025.

Sir,

With reference to your letter no. MPCB/ROM/ID- 2512310013 dated 31.12.2025, kindly note this letter was not sent to us through mail or hardcopy and we have downloaded it from the website system. we would like to state as under:

1. Our RMC plant is completely barricaded from all sides and we have put additional protection above silos to prevent any escape of fine materials. Ours is one of the most covered plants and there is a BMC road running in between the plant and the plant office area which is the only part which is not covered. We cannot cover and close an active BMC road (Yakub Lane)
2. The RMC debris waste is collected every night after the permission of heavy vehicles is granted. Hence during your visit in the day there was some debris which was lifted immediately at night. This is a daily practice.
3. The RMC box structure is covering the entire mixing and mixer areas. Only gap provided is for the Transit Mixture's to entry and exit from the loading point.
4. Water sprinkling system is active and can be shown to you again as we did during the visit.
5. We have daily laborers which clean the road and brush the road daily. We have tried vacuum cleaner but it was not successful due to the poor road conditions. We will try again. Smog gun is available in SBUT and it always moving. We can show this to you if required on your next visit.



SPECIALISTS IN ASPHALT & CONCRETE PAVEMENT

G-191, Tilak Road, Lonavala - 410 401.

Ph: 02114-271784 / 271785

lonavlaconstructions@yahoo.com

lccha@lonavlaconstr.com



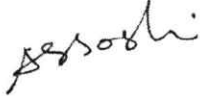
6. Material handling area is covered and the front is covered with green net.
7. GPS tracking for vehicles was never requested from us. Kindly note that ours is a captive plant and the vehicles move inside within the premises and never go on the road.
8. Additional BG of Rs 5 lacs are submitted as per the letter attached.

Kindly also check the attached pictures which speak to the above points. In respect of the above, we would request you to kindly revisit and observe this on site. In the meantime, we will ensure that your observations are followed regularly. Hence we request you not to forfeit the BG in light of the above clarifications.

Thanking you

Yours Faithfully,

For, **LONAVLA CONSTRUCTIONS CO.**



AUTHORISED SIGNATORY



ENCL : 1. PHOTOS OF SBUT PLANT

2. ACKNOWLEDGEMENT OF SUBMISSION OF 10 LAKH BG

3. ACKNOWLEDGEMENT OF SUBMISSION OF 05 LAKH BG



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

"Your Service is our Duty"

Date: 06/06/2025

No: MPCB/ROM/ ID - 2506060001

To

M/s. Lonavala Construction Company.,
C/o. Saifee Burhani Upliftment Trust,
3571, 3572, 1/3572, 3573 to 3576, Sector- 8,
Yakub Lane, Next to Hussainiya Marg,
Bhuleshwar Division, Mumbai.

Sub: Interim Directions under the provisions of the Water (P & CP) Act, 1974, Air (P & CP) Act, 1981 and Hazardous & Other Waste (M & TM) Rules, 2016.

Ref : 1. Proposed Directions issued on 09/12/2024.
2. Report submitted by SRO-Mumbai-I dtd. 26/05/2025.
3. Personal Hearing dtd. 06/06/2025

We refer to the Proposed Directions issued by Board vide letter dated 09/12/2024 due to non-compliance observed during visit dtd. 14/11/2024. Officials of Sub Regional Officer, Mumbai - I has visited your site dtd. 02/05/2025 and verified & submitted compliance report.

As per the present status report submitted by SRO Mumbai-I, industry has already provided box type structure prior Notification dtd. 27/11/2024 and remaining part of the RMC plant needs to be covered, in this context personal hearing extended and it was decided to issue following interim directions.

- Industry shall cover remaining parts of the RMC plant i.e. raw material storage area, feeding area & conveyor belt.
- Industry should submit Bank Guarantee of Rs. 50,000/- towards compliances of above point No. i.
- Industry should take all preventive measures to operate and maintain all the pollution control equipment so as to achieve prescribed standards stipulated in Consent.



In case of your failure to comply with the above directions within 15 days, the Board will proceed against you as per provision of the Water (P & C P) Act, 1974 and Air (P C & C P) Act, 1981 & Hazardous & Other Waste (M & TM) Rules, 2016 which may please be noted.

FOR & ON THE BEHALF OF MPC BOARD



06/06

(Sujit Dholam)

Regional Officer, Mumbai

Copy submitted to:-

Regional Officer (BMW.), MPC Board, Sion, Mumbai – for information.

Copy to:

- 1) Sub Regional Officer, MPC Board, Mumbai -I
- He is directed to serve copies of direction to industry & keep necessarily follow up.
- 2) Master File.



MAHARASHTRA POLLUTION CONTROL BOARD
Sub Regional Office, Mumbai-I

Tel. No.: 022-24010437
Fax No. 022-24020781
Visit us at : <http://mpcb.gov.in>
Email : sromumbai1@mpcb.gov.in



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Kalptaru Point 2nd floor,
Sion Matunga Scheme Road No. 8,
Opposite Sion Circle,
Sion (E),
Mumbai - 400 022.

Visit Report

Name & Address of Industry - M/s. Lonavala Construction Company.
3571, 3572, 1/3572, 3573 to 3576.
Yakub Lane, Next to Hussainiya mang Mumbai

Date of Visit - 22/01/2025

Visited By - Mr. D. D. Gawali

Contact Person - Mr. Sohail Sheikh

Contact No 7666883164

Consent Status - valid up to - 31/03/2025

Observations

- ① During visit RMC plant was not found in operation.
- ② At the time of visit cement unloading operation was found in progress.



Gawali D.D.
22/1/25
10:45 pm

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Sub Regional Office, Mumbai-I

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Sion (E),
Mumbai - 400 022.

Visit Report

Name & Address of Industry : M/s. Lonavla Construction company,
c/o, Saifee Burhani upliftment trust
3571, 3572, 113572, 3573 to 3576
sect-8, Yakub lane, Next to Hussainiya
Marg, Bhuleshwar Div, Mumbai,
- 30.04.2025
Date of Visit :
Visited By : Arvind S. Dhapate
Contact Person- : Mr. Sohail Shaikh
Contact No : 7666883164,
Consent Status : 31.03.2027

Observations : Captive RMC plant. visited site
at 11.55 PM on 30.4.2025 & observed
that RMC plant was not found in
operation.

→ operation activity closed at 9.00 PM
stated by representative.

(Mr. Sohail Shaikh)
PRO

(A.S. Dhapate)
FO MPCB

MAHARASHTRA POLLUTION CONTROL BOARD

Regional Office, Mumbai

Phone : (022) - 24016239

Fax : (022) - 24015269

Email : romumbai@mpcb.gov.in

Visit At : <http://mpcb.gov.in>Regional Office, Mumbai,
Kalpataru Point, 1st Floor, Sion Circle,
Sion (E), Mumbai- 400 022

No: MPCB/PD/2501300002

Date: 30/01/2025

To,

M/s.Saifee Burhani Upliftment Trust.,Bhuleshwar Division in C-Ward, situated at Maulana Shaukatali Road,
S.V.P.Road, Mutton Street & Ebrahim Rehmatullah Road
known as Bhendi Bazar, Mumbai, Tal. Byculla, Dist. Mumbai.**Sub:** Proposed directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 31A of the Air (Prevention & Control of Pollution) Act, 1981**Ref:** 1. Consent to Establish/ operate granted by the Board.
2. Ambient air quality monitored on 16-17/01/2024 and noise monitoring carried out on 22/01/2025.
2. Visit of Board officials dtd. 20/01/2025.
3. Report submitted by SRO-Mumbai-I dtd. 30/01/2025.

.....

WHEREAS, the Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 is applicable to the State of Maharashtra as declared in the Official Gazette. AND, the area where your unit is situated, falls under the said declared area.

WHEREAS, it is also obligatory on your part to comply with the conditions stipulated in Consent to Establish / Operate granted to you as per various enactments of Environment Protection, Act 1986.

AND WHEREAS, Officials of Board have visited your unit on 20/01/2024 and reported following non compliances.

1. This Office has carried out Ambient Air Quality Monitoring on 16-17/01/2024 and
2. Noise Monitoring on 22/01/2025 and observed that, AAQM report and Noise report are exceeding the prescribed limit.

...2





:2:

NOW THEREFORE, in exercise of the power confirmed by the Board upon me u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 & u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981 following proposed direction are issued against your unit as to.

- 1) Why your existing Industry shall not be closed?
- 2) Why the competent authorities shall not be directed to disconnect water & electricity supply for closing manufacturing activity?
- 3) Why legal action shall not be initiated against your industry for violations of various Environmental enactments?

You are hereby directed to submit your reply within seven days from the receipt of these directions, failure to this, it will be assumed that you have nothing to say, and closure directions will be confirmed & competent authorities will be directed to disconnect your water & electricity supply to stop your activities, which may please be noted.

(R. B. Andhale)
Regional Officer, Mumbai

Copy submitted to:-

1. Regional Officer (BMW), MPC Board, Sion, Mumbai – for information.

Copy to:

- 1) Sub Regional Officer, MPC Board, Mumbai -I.
- He is directed to serve copy of direction to industry, take necessary follow-up towards compliance of the direction and submit Action taken report.
- 2) Master File.



MAHARASHTRA POLLUTION CONTROL BOARD		
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Fax :	(022)- 25505926	
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No: MPCB/ROM/ ID - 2505090004 "Your Service is our Duty"

Date: 09/05/2025

To

M/s.Saifee Burhani Upliftment Trust.,
 Bhuleshwar Division in C-Ward,
 situated at Maulana Shaukatali Road,
 S.V.P.Road, Mutton Street & Ebrahim Rehmatullah Road
 known as Bhendi Bazar, Mumbai, Tal. Byculla, Dist. Mumbai.

Sub: Interim Directions under the provisions of the Water (P & CP) Act, 1974,
 Air (P & CP) Act, 1981 and Hazardous & Other Waste (M & TM) Rules,
 2016.

Ref : 1. Proposed Directions issued on 30/01/2025.
 2. Reply submitted by you dtd. 05/02/2025.
 3. Personal Hearing extended on 08/05/2025.

We refer to the Proposed Directions issued by Board vide letter dated 30/01/2025 for the non-compliance observed during visit dtd. 20/01/2025 and exceedance the report of ambient air quality monitoring dated 16-17/01/2025 and noise monitoring carried out on 22/01/2025 and we refer the reply submitted by you on 05/02/2025.

Considering your reply submitted to this office, Personal Hearing extended on 08/05/2025, it has been decided following interim directions are issued.

- You shall take adequate measures to control the air pollution during construction phase.
- You shall take adequate measures to control Noise pollution during construction phase.
- You should maintain Ambient air quality and Noise quality standards.
- The Bank Guarantee of Rs. 1 Lac forfeited towards earlier non-compliances observed.



In case of your failure to comply with the above directions within 15 days, Board will proceed against you as per provision of Water (P & C P) Act, 1974 and Air (P C & C P) Act, 1981 & Hazardous & Other Waste (M & TM) Rules, 2016 which may please be noted.

FOR & ON THE BEHALF OF MPC BOARD



(Pratap Jagtap)

I/C, Regional Officer, Mumbai

Copy submitted to:-

Regional Officer (BMW.), MPC Board, Sion, Mumbai – for information.

Copy to:

- 1) Sub Regional Officer, MPC Board, Mumbai -
- He is directed to serve copies of direction to industry & keep necessarily follow up.
- 2) Master File.

MAHARASHTRA POLLUTION CONTROL BOARD

Sub Regional Office, Mumbai-1

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 Fax Ph. :- (022)- 24016239
 Visit us at :- <http://mpcb.gov.in>
 e-mail : sromumbai1@mpcb.gov.in



Second Floor, Kalpataru Point,
 Sion Circle, Sion(E),
 Mumbai- 400 022.

No: MPCB/SROM-1/Comp/TBI/251117-FTS-0058

Date :- 17/11/2025

To,
 Law Officer,
 MPCB, Mumbai.

Sub : Writ Petition (ST) No. 25698 OF 2024 filed by Mariyam Zoyeb Engineer in the Hon'ble High Court, Mumbai.

Ref : 1) Hon'ble High Court order dated. 19/09/2025.
 2) Hearing conducted on 30/09/2025.

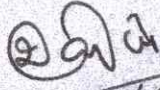
With reference to above subject matters, Shri. Mariyam Zoyeb Engineer filed Writ Petition in the Hon'ble High Court, Mumbai regarding noise pollution from construction of M/s. Saifee Burhani Upliftment Trust, Bhuleshwar Division in C-ward, situated at Maulana Shaukatali road, S.V.P road, Mutton street & Ebrahim Rehmatullah road (Known as Bhendi Bazar), Mumbai-400 003. Accordingly hearing was schedule on 29/09/2025, 30/09/2025 and Hon'ble High Court ordered to carried out night vigilance twice in a week between 10 pm to 6 am upto 14/11/2025 to verify whether construction work is being carried out post 10:00 pm during the prohibited hours i.e. between 10:00 pm to 6:00 am.

In view of above this office has carried out night vigilance between 10 pm to 6 am as per given details.

Sr.no.	Date of visit	Time
1.	26.09.2025	22:15 pm
2.	29.09.2025	00:40 am
3.	03.10.2025	10:30 pm
4.	06.10.2025	11:17 pm
5.	09.10.2025	05:22 am
6.	16.10.2025	00:04 am
7.	17.10.2025	00:03 am
8.	21.10.2025	00:45 am
9.	26.10.2025	11:55 pm
10.	28.10.2025	10:45 pm
11.	31.10.2025	11:23 pm
12.	03.11.2025	10:29 pm
13.	06.11.2025	11:09 pm
14.	11.11.2025	10:11 pm
15.	13.11.2025	11:50 pm



During above visits, construction activity was not found in operation.
Submitted for your information and further necessary action. Please.

for 
(Pratap Jagtap) (Shakti Svaiktu)

Sub Regional Officer, Mumbai-I

Copy submitted for information to :
Regional Officer, MPC Board, Mumbai.



MAHARASHTRA POLLUTION CONTROL BOARD
Sub Regional Office, Mumbai-I

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 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : - M/s. Saifee Burhani Upliftment Tru
 C.S. no. 3571 to 3576/1, 113572, 3577,
 to 3592, 3601 to 3616, 113609, 4394
 4396, 3671 to 3677, 4327 to 4371,
 Date of Visit : 4342, 4348, 4358, 4361 of Bhulashi
 Visited By : Division in c-ward, at Maulana
 Contact Person- : Shaukatali road, S.V.P. Road,
 Contact No : Mutton street & Ebrahim
 Rehmatullah road, known as
 Consent Status : Bhaddi Bazar, Mumbai.
 - 26/09/2025.

Observations

- ① As per Honible High Court order in writ petition (ST) no. 25698 of 2024, visited above project on 26/09/2025, time - 22:15 pm
- ② During visit, it is observed that, construction activity was not found in operation.



Javed D.D.
 ED.D. Gaval
 26/9/25 - FO.
 22:15 pm

MAHARASHTRA POLLUTION CONTROL BOARD
Sub Regional Office, Mumbai-I

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Kalptaru Point 2nd floor,
 Sion Matunga Scheme Road No. 8,
 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : M/S. Saifee Burhani Liftingment Trust
 CS. NO. 3571 to 3576/1, 113572, 3577 to 3592,
 3601 to 3616, & others, Bhuleshwar
 Division in C-ward at Maulana
 Shankatali road, S.V.P Road, Mutton street
 & Ebrahim Renmatullah road, known
 as Bhendi Bazar Mumbai.

Date of Visit : 29/09/25

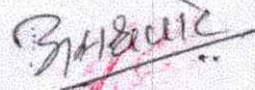
Visited By- : Mr. Arvind Dhapate (FO MPCB)

Contact Person- : —

Contact No : —

Consent Status : —

Observations : As per Hon'ble High court order in
 writ petition (ST) no. 28698 of 2024, visited
 above project on 29/09/2025 time 12:40 am.
 → During visit it was observed that construction
 activity was not found in operation.
 → Heavy rain ^{fall} at the time of visit.


 (A.S. Dhapate)
 FO MPCB Mumbai-I

871

MAHARASHTRA POLLUTION CONTROL BOARD
Sub Regional Office, Mumbai-I

Tel. No. 022-24010437
Fax No. 022-24020781
Visit us at : <http://mpcb.gov.in>
Email : sromumbai1@mpcb.gov.in



Kalptaru Point 2nd floor,
Sion Matunga Scheme Road No. 8,
Opposite Sion Circle,
Sion (E),
Mumbai - 400 022.

"Your Service is our Duty"

Visit Report

Name & Address of Industry

M/s. Saifee Burhani upliftment Trust,
C.S. NO. 3571 to 3576/1, 1/3572, 3577 to 3592,
3601 to 3616 & others, Bhuleshwar
Division, in C-ward at Maulana Shankatali
Road S. V. P. Road, mutton street & Ebrahim
Rehmatullah Road known as Bheudi Bazar,
Mumbai.

Date of Visit

03/10/2025

Visited By-

Contact Person-

Mr. Arvind S. Dhapate (For MPCB)

Contact No

Consent Status

Observations :- As per Honble High Court order in writ
petition (ST) no. 25698 of 2024, visited above
project on 03/10/2025 time 10.30 pm.

→ During the visit, it was observed that the
construction activity was not in operation.



(Signature)
(Arvind S. Dhapate)
For MPCB.

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 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : M/s. Saifec Burhemi ~~Trust~~ ^{Trust} upliftment
 : c.s. no. 3571 to 3576/1, 1/3572, 3573,
 to 3592, 3601 to 3616, Bhuleshwar Div.
 in c. ward at Maulana Shaikabali
 : road, S.V.P. road, Mutton street
 Visited By : Ebrahim Rehmedallah ~~road~~
 Contact Person : Known as Bhenli Bazar, Mumbai.
 Contact No : 06/10/2025
 : D.D. Gavali (FO, MPCB)
 Consent Status :

Observations

- As per Honorable High court order in writ petition (ST) no. 25698 of 2024, visited above project on 06/10/2025, Time - 11.17 pm
- During visit it was observed that, construction activity was not found in operation.

(Signature)
 D. D. Gavali
 FO, MPCB.

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 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : M/s. Saifee Borhani upliftment Trust
 C.S. NO. 3571 to 3576/1, 113572, 3577 to 3592,
 3601 to 3616 & others, Bhuleshwar Division,
 in C-ward at Maulana Shankatali Road
 S.V.P. Road, Mutton Street & Ibrahim
 Rehmatullah Road Kumbhar Bhandi Bazar-Mumbai

Date of Visit : 9/10/25

Visited By : Mr. Arvind S. Dhapate (FO MPCB)

Contact Person- : —

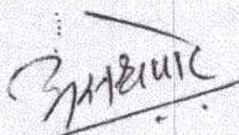
Contact No : —

Consent Status : —

Observations :- As per the Hon'ble High Court order in writ petition (CST) NO. 25698 of 2024, the above project was visited on 09/10/2025 at 5.22 a.m.

→ During the visit it was observed that the construction activity was not found in operation.




 (A.S. Dhapate)
 FO MPCB.

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 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : M/S. Saifee Burhani upliftment Trust.
 C.S. NO. 3571 to 3576/1, 1/3572, 3577 to 3592,
 3601 to 3616 & others, Bhuteshwar Division
 in C-ward at Maulana shankatali Road
 S.V.P Road, Mutton street & Ch. Ibrahim Rehmatulla
 Road known as Bhendi Bazar - Mumbai.

Date of Visit : 16/10/25

Visited By : Mr. Arvind Dhapate (FO MPCB).

Contact Person : -

Contact No : -

Consent Status : -

Observations :- AS per the Hon'ble High Court order
 in writ petition (st) No. 25698 of 2024, the
 above project was visited on 16/10/25
 at 12.04 A.M.

→ During the visit it was observed that
 the construction activity was not found
 in operation.

(A.S. Dhapate)
 FO MPCB.

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 Sion (E),
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Visit Report

Name & Address of Industry : M/s Saipee Burhani UpLiftment Trust
 C.S. No. 3571 to 3586/1, 1/3572, 3577,
 3592, 3601 to 3616 & others, Bhuleshu
 Division, in C-ward, at Maulana
 Date of Visit : Sheekadi road, S.V.P. road, metton
 Visited By : street of Ebrahim Rehmatullahsaa
 Contact Person- : Known as Bheadi Bazar, Mumbai
 Contact No :
 ↳ 17/10/2025.
 ↳ D.D. Gavali (FO, MPCB)
 Consent Status :

Observations

- As per Honorable High Court order in writ petition (ST) no. 25698 of 2024, visited above project on 17/10/2025, time - 12:03 am.
- During visit, it was observed that, construction activity were not found in operation.



D. D. Gavali
 (D. D. Gavali)
 FO, MPCB.

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 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry

M/s. Saifee Burhani Upliftment Trust
 C.S. no. 3571 to 3576/1, 1/3572, 3577
 to 3592, 3601 to 3616 & others,
 Dhuleshwar Div. in C-ward at
 Maulana Shaekatali Road, S.V.P.
 Road, Mutton Street of Ebrahim
 Rehmatullah Road, known as Bhand
 Road, Mumbai.

Date of Visit

Visited By-

Contact Person-

Contact No

Consent Status

→ 21/10/2025

→ D. D. Gavali (FO, MPCB)

Observations

- As per Honible High court order in writ petition (ST) no. 25698 of 2024, visited above project on 21/10/2025 time 12:45 am.
- During visit it was observed that, construction activity was not found in operation

(D.D. Gavali)
 FO, MPCB.

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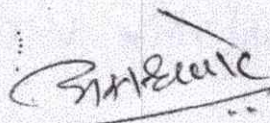
Kalptaru Point 2nd floor,
 Sion Matunga Scheme Road No. 8,
 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : Mrs. Saifee Burlani Upliftment Trust
 C.S. NO. 3571 to 357611, 1/3572, 3577 to 3592,
 3601 to 3616 & others, Bhuleshwar Division,
 in C-ward at Maulana Shankatali Road,
 S.V.P. Road, Mutton Street & Ibrahim Rehman
Date of Visit : 26/10/25.
Visited By- :
Contact Person- : Arvind S. Dhapate (FO MPCB)
Contact No :
Consent Status :

Observations :- As per the Hon'ble High Court order in
 writ petition (CT) NO. 25698 of 2024 the above
 project was visited on 26/10/25 at 11-55 pm.
 -> During visit it was observed that the
 construction activity was not found in
 operation.




 (A.S. Dhapate)
 FO MPCB.

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 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : M/s. Saifee Durhani Upliftment Trust
 C.S. no. 3571 to 3576/1, 1/3572, 3577
 to 3592, 3601 to 3616, 3 others
 Bhuleshwar Div. in c-ward at
 Maulana sheketalali road, S.V.P.
 Date of Visit : road, mutton street of Ebrahim
 Visited By- : Rehmatullah road, known as
 Contact Person- : Bhandi Bazar, Mumbai
 Contact No :
 Consent Status : Ls 28/10/2025.
 Ls D.D. Gavali (FO, MPCB)

Observations

- As per Honible High Court order in writ petition (ST) no. 25698 of 2024, visited above Project on- 28/10/2025, time- 10:45 pm.
- During visit, it was observed that construction activity was not found in operation.

Gavali D.D.
 (D. D. Gavali)
 FO, MPCB.

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 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : M/S. Saifee Burhani upliftment Trust.
 C/S. 3571 to 3576/1, 1/3572, 3577 to 3592
 3601 to 3616 & others. Bhuleshwar Division
 in C ward at Maulana Shankatali Road,
 SVP Road, Mutton Street & Ebrahim Rehmatali
 Road known as Ishendi Bazar Mumbai

Date of Visit : 31/10/2025

Visited By :
 Contact Person : Arvind S. Dhapate (FO MPCB)

Contact No : -

Consent Status : -

Observations :- As per Honible High Court order in
 writ petition (ST) no. 25698 of 2024, visited
 above project on 31/10/2025 time 11.23 PM
 → During visit it was observed that construct-
 -ion activity was not found in operation.



(Signature)
 (A.S. Dhapate)
 FO MPCB

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 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry :

M/s. Saifee Burhani Upliftment Trust
 C.S. no. 3571 to 3576/1, 1/3572, 3577 to
 3592, 3601 to 3616 & others,
 Bhuleshwar Div. in C-ward, at Maula
 Shaikhatali road, S.V.P. road, mutton
 street of Ebrahim Rehmatullah road
 known as Bhandi Bazar, Mumbai

Date of Visit :

Visited By :

Contact Person :

↳ 03/11/2025

Contact No :

↳ D. D. Gavali (FO MPCB)

Consent Status :

Observations

- As per Honible High Court order in writ Petition (ST) no. 25698 of 2024, visited above project on 03/11/2025, time - 10.29 pm.
- During visit it was observed that, construction activity was not found in operation.

D. D. Gavali
 (D. D. Gavali)
 FO, MPCB.

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 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : - M/s. Saifee Burhani Upliftment Tru
 C.s. no. 3571 to 3576/1, 1/3572, 357:
 to 3592, 3601 to 3616 & others,
 Bhuleshwer Division, in C-ward at
 Date of Visit : Meulana, sheerkatali road, S.V.P. road
 Visited By : Mutton street & Ebraesthira
 Contact Person- : Rehmatullah road, known as Bhend
 Contact No : Bazar, Mumbai.
 Consent Status : ↳ 6/11/2025.
 ↳ D.D. Gavali (FO MPCB)

Observations

- As per Hon'ble High Court order in writ petition (ST) no. 25698 of 2024, visited above project on 06/11/2025. Time-11:09P
- During visit, it was observed that construction activity was not found in operation



(D.D. Gavali)
 FO, SR Mumbai

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 Opposite Sion Circle,
 Sion (E),
 Mumbai - 400 022.

Visit Report

Name & Address of Industry : M/s. Saifee Burhani upliftment Trust,
 CS. NO. 3571, 3576/1, 1/3572, 3577 to 3592, 3601 to
 3616 & others, Bhuleshwar Division, C-ward situated
 at Maulana Shaukat Ali Road, S.V.P. Road, Mutton
 street & Ebrahim Rehmatullah Road (known as
 bhendi Bazar) Mumbai - 400003.

Date of Visit : 11/11/2025

Visited By- : Dr. Arvind S. Dhapate (FO MPCB)

Contact Person- :

Contact No : -

Consent Status : -

Observations :- As per Honible High court order in writ
 petition (ST) NO. 25698 of 2024, visited above
 project on 11/11/2025 time 10.11 pm.

-> During visit it was observed that construction
 activity was not found in operation.

(A.S. Dhapate)
 FO MPCB.

883

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Opposite Sion Circle,
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Mumbai - 400 022.

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Visit Report

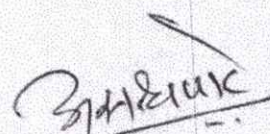
Name & Address of Industry : M/s. Saitee Buhani upliftment trust,
C.S. NO. 3571 to 357611, 113572, 3577 to 3592, 3601 to
3616 & others, Bhuleshwar Division, C-ward
situated at Maulana Shaukat Ali Road, S.V.P. Road
Mutton Street & Ebrahim Rehmatullah Road
known as Bhendi Bazar Mumbai - 400003

Date of Visit :
Visited By : Dr. Arvind S. Dhapate (Fo MPCB)
Contact Person- :
Contact No :
Consent Status : -

Observations :- As. Per Hon'ble High court order in writ
petition (ST) NO. 25698 of 2024 visited above
project on 13/11/2025, time 11:50 PM.

- During visit it was observed that construction
activity was not found in operation.




(A. S. Dhapate)
Fo MPCB

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.0000095512/CE/2202001232

Date: 20/02/2022

To,
 Saifee Burhani Upliftment Trust,
 Bhuleshwar, Maulana Shouktali Road, SVP
 Road, Mutton Street & Ebrahim
 Rehamatullah Road, Bhandi Bazaar,
 Mumbai-400003.



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Sub: Revalidation of Consent to Establish for proposed Redevelopment Construction project under Red/LSI Category.

- Ref:**
1. Environment Clearance accorded by MoEF & CC, Gol vide letter F. No. 21-208/2017-IA-III, Gol, MoEF & CC (IA.III Section) dtd. 24/11/2017.
 2. Amendment in Consent to Establish for increase in BUA accorded by the Board vide letter No. Format 1.0/BO/CAC-Cell/UAN No. 0000039482/CE/CAC-1812000170 dtd. 30/11/2018.
 3. Revised Environment Clearance accorded by MoEF & CC, Gol vide letter EC22B039MH185492 dtd. 07/01/2022.
 4. Minutes of Consent Appraisal Committee meeting held on 25/01/2022.

Your application NO. MPCB-CONSENT-0000095512

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

1. **The Revalidation of Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.3381 Crs Cr. (As per C.A Certificate submitted by industry).**
3. **The Revalidation of Consent to Establish is valid for proposed Redevelopment Construction project named as Saifee Burhani Upliftment Trust, Bhuleshwar, Maulana Shouktali Road, SVP Road, Mutton Street & Ebrahim Rehamatullah Road, Bhandi Bazaar, Mumbai-400003 on Total Plot Area of 65,429 SqMtrs for Construction BUA of 8,47,639.33 SqMtrs out of Total Construction BUA of 9,28,467.72 SqMtrs (for Sector 1,2,4 to 9) as per EC granted dated 24/11/2017 & 07/01/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC dtd. 24/11/2017	65429.00	856591.75
2	C to E- dtd. 30/11/2018	65429.00	856591.75
3	Revised EC- dtd. 07/01/2022 (Sector 1,3,4 & 6)	65429.00	480461.73

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	3052.4	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 180 kVA	01	As per Schedule -II
S-2	DG Set of 200 kVA	01	As per Schedule -II
S-3	DG Set of 250 kVA	01	As per Schedule -II
S-4, S-5	DG Sets of 315 kVA x 2	02	As per Schedule -II
S-6 to S-8	DG Sets of 315 kVA x 3	03	As per Schedule -II
S-9	DG Set of 380 kVA	01	As per Schedule -II
S-10 to S-13	DG Sets of 750 kVA x 4	04	As per Schedule -II
S-14, S-15	DG Sets of 1000 kVA x 2	02	As per Schedule -II
S-16, S-17	DG Sets of 1250 kVA x 2	02	As per Schedule -II
S-18	DG Set of 630 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	8482 Kg/Day	OWC followed by composting facility	Used as Manure.
2	Non-biodegradable Waste	4370 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	502 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	200	Ltr/A	Recycle	By Sale to Auth. reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
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 provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall extend existing BG of Rs. 25 Lakh towards O & M of Pollution Control Systems and compliance of Consent conditions.
15. This consent is issued without prejudice to the order passed or may be passed by the Hon'ble Supreme Court of India in special leave petition (Civil No. D23708/2017) (if construction in Mumbai region-)



Ashok Shingare

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94660c23
21c5c05e
e5fd9ac9
4e68d0bc
be8a524a

Signed by: Ashok Shingare
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-02-20 15:27:52 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	6762000.00	MPCB-DR-1174	01/08/2020	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



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 **3812 CMD for treatment of domestic effluent of 3052.4 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	3510.00
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set of 180 kVA	Acoustic enclosure	2.68	DIESEL/HSD	29.5 Ltr/Hr
S-2	DG Set of 200 kVA	Acoustic enclosure	2.83	DIESEL/HSD	32.8 Ltr/Hr
S-3	DG Set of 250 kVA	Acoustic enclosure	3.16	DIESEL/HSD	41 Ltr/Hr
S-4, S-5	DG Sets of 315 kVA x 2	Acoustic enclosure	3.55	DIESEL/HSD	38 Ltr/Hr
S-6 to S-8	DG Sets of 320 kVA x 3	Acoustic enclosure	3.58	DIESEL/HSD	45 Ltr/Hr
S-9	DG Set of 380 kVA	Acoustic enclosure	3.90	DIESEL/HSD	62 Ltr/Hr
S-10 to S-13	DG Sets of 750 kVA x 4	Acoustic enclosure	5.48	DIESEL/HSD	62 Ltr/Hr
S-14, S-15	DG Sets of 1000 kVA x 2	Acoustic enclosure	6.32	DIESEL/HSD	171 Ltr/Hr
S-16, S-17	DG Sets of 1250 kVA x 2	Acoustic enclosure	7.07	DIESEL/HSD	201 Ltr/Hr
S-18	DG Set of 630 kVA	Acoustic enclosure	5.02	DIESEL/HSD	120 Ltr/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/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).
- 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	Revalidation of Consent to Establish	25 Lakh	Extension of existing BG	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

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

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

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

This certificate is digitally & electronically signed.



ENVIRONMENTAL
CLEARANCE

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority (SEIAA), Maharashtra)

To,

The Vice President - HOD Construction
SAIFEE BURHANI UPLIFTMENT TRUST
Ground Floor, Ezzy Hall, 47/49, Raudat Tahera street, Bhendibazar,
Mumbai -400009

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/64282/2016 dated 29 Jun 2021. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC22B039MH185492 |
| 2. File No. | SIA/MH/MIS/64282/2016 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Redevelopment of Saifee Burhani
Upliftment Trust |
| 7. Name of Company/Organization | SAIFEE BURHANI UPLIFTMENT TRUST |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 06 Mar 2017 |

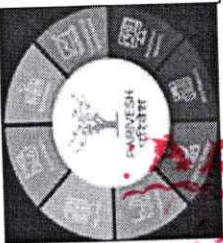
The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 07/01/2022

(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Saifee Burhani Upliftment Trust,
C.S. No. 3571 to 3576, 1/3572, 3577 to 3592, 3601,
Masjid Bundar, Mumbai.

Subject : Environment Clearance for Redevelopment Project at Bhuleshwar Division in C-Ward, situated at Maulana Shaukatali Road, S.V.P. Road, Mutton Street & Ebrahim Rehmatullah Road known as "Bhendi Bazaar" C.S. No. 3571 to 3576, 1/3572, 3577 to 3592, 3601, Masjid Bundar, Mumbai by M/s. Saifee Burhani Upliftment Trust.

Reference : Application no. SIA/MH/MIS/64282/2016

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 156th meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 234th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

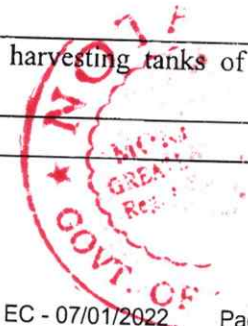
2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details			
1.	Plot Area (sq.mt.)	65,429.00 Sq. mt.			
2.	FSI Area (sq.mt.)	4,57,915.93 Sq. mt.			
3.	Non FSI Area (sq.mt.)	4,70,551.79 Sq. mt.			
4.	Proposed Built up Area (FSI & Non FSI) (sq.mt.)	9,28,467.72 Sq. mt.			
5.	Building Configuration	As per EC received: Constructed & Occupied Building (Sector 3)	Under Construction Buildings as per EC received & Proposed Expansion Buildings (Sector 1, 2, 4 to 9)		
		Redevelopment	Composite (Redevelopment + Sale)	Redevelopment	Reservation
		1 Building with 2 wings: Basement + Ground + 36	1 Building with 2 wings: 3 Basements + Lower Ground	1 Building with 2 wings: 2 Basements + Ground + 53 upper	Reservation building: Ground

<p>upper floors (in 1 wing) & 41 upper floors in another wing)</p> <p>[Including shopping, parking, amenity and residential floors]</p>	<p>+ Ground + 17 upper floors (in 1 wing) & 19 upper floors (in another wing)</p> <p>[Including shopping and residential floors]</p>	<p>floors in both the wings</p> <p>(Including shopping, parking, amenity and residential floors)</p>	<p>+ 3 floors</p>
	<p>1 Building: 2 Basements + Ground + 33 upper floors</p> <p>(Including shopping, parking, amenity and residential floors)</p>	<p>1 Building with 2 wings: 2 Basements + Ground + 53 upper floors (in 1 wing) & 54 upper floors (in another wing)</p> <p>[Including shopping, parking, amenity and residential floors]</p>	<p>Municipal Primary School: Basement + Ground + 3 floors</p>
	<p>1 Building: 2 Basements + Ground + 33 upper floors (Including shopping, parking, amenity and residential floors)</p>	<p>Redevelopment of existing Masjid building and School: Basement + Ground + 6 floors</p>	
	<p>1 Building with 2 wings: 2 Basements + Ground + 70 upper floors in both the wings</p> <p>(Including shopping, parking amenity and residential floors)</p>	<p>Existing Masjid to be redeveloped: 2 nos.</p>	
		<p>Receiving station: Stilt + 3 floors</p>	
<p>Existing Residential building to be retained: Stilt + 21 floors</p>			
<p>Existing Masjid to be retained: 3 nos.</p>			
		<p>Imambada to be retained:</p>	



		Ground + 3 Floors	
6.	No. of Tenements & Shops	Redevelopment	Flats: 3331 Nos. Retail shops, Imambada, Parking Slot, School, Retail shops, Banquet Hall, Receiving Station Building, Food serving Hall
		Sale	Flats: 2184 Nos. Commercial
		Reservation	Municipal chowky School
		Existing building to retained	Flats: 83 Nos. Retail shops
7.	Total Population	38536 Nos.	
8.	Total Water Requirement (CMD)	3635 KLD	
9.	Sewage generation (CMD)	3504 KLD	
10.	STP capacity and Technology	STP Capacity: 8 nos. of STPs of total capacity 3700 KL STP Technology: MBBR (Moving Bed Bio Reactor)	
11.	STP location	Basement level	
12.	Total Solid Waste Quantities	Non-biodegradable waste: 7502 Kg/day Biodegradable waste: 5001 Kg/day Total: 12503 Kg/day	
13.	R.G. Area in sq.mt.	RG required: 7827 Sq. mt. RG provided on Mother earth – Nil RG provided on Ground – Nil RG provided on Podium: 7916 Sq.mt.	
14.	Power requirement	During Operation Phase: Details: Connected load: 86683 KW Maximum demand: 19208 KW	
15.	Energy Efficiency	Total Energy Saving: 24% Energy saving with the help of Solar: 5 %	
16.	DG set capacity	7 DG sets of capacity 750 kVA each, 2 DG sets of 1250 MVA capacity each, 2 DG sets of 1000 kVA capacity each	
17.	Parking 4W & 2W	4-Wheeler: 5120 Nos. 2-Wheeler: 1389 Nos.	
18.	Rain water Harvesting scheme	Provision of 8 Nos. of rain water harvesting tanks of total capacity 1100 KL	
19.	Project Cost in (Cr.)	Rs. 4105 Cr	



20.	EMP Cost	Construction Phase: Rs. 173.44 Lacs Operation Phase: • Capital cost: Rs. 1823.69 Lacs • Operational and Maintenance cost: Rs. 213.34 Lacs/ annum
21.	CER Details with Justification if any...	--

The comparative statement regarding project details sanctioned in earlier EC and present proposal is as follows:

No	Description	As per EC received on 24.11.2017	Seeking revised EC	Remarks
1	Total Plot Area (Sq.mt.)	65,429.00	65,429.00	No change
2	Ground Coverage Area (Sq.mt.)	37,513.47	37,994.09	Proposed increase by 480.62 sq. mt. due to amendment in the Master Layout as per DCPR 2034.
3	Requirement of Recreational Green (RG) area (Sq.mt.)	3901	7827	Proposed increase by 3926.21 sq. mt. due to amendment in the Provision in 33(9) of DCPR 2034.
4	Provision of Recreational Green (RG) Area (Sq.mt.)	7921	7916	Provision is done as per the requirement
5	Permissible Built-up Area as per FSI + TDR + Fungible (Sq.mt.)	4,37,939.14	4,60,693.72	Proposed increase by 22754.58 sq.mt. as per provisions in 33(9) of DCPR 2034.
6	Proposed Built-up Area as per FSI + TDR + Fungible (Sq.mt.)	4,32,463.17	4,57,915.93	Proposed increase by 25452.76 sq. mt. as per the proposed Amendment the Master Layout as per DCPR 2034.
7	Built up area as per NON FSI area (Sq.mt.)	4,24,128.58	4,70,551.79	Proposed increase by 46423.21 sq. mt. as per the proposed Amendment the Master Layout as per DCPR 2034.
8	Total Construction Built-up Area (Sq.mt.)	8,56,591.75	9,28,467.72	Proposed increase by 71875.97 sq. mt. as per the proposed Amendment the Master Layout as per DCPR 2034.
9	Total Flats	5721	5515	Proposed to be decreased by 206 numbers as per the proposed Amendment in the Master Layout as per DCPR 2034.
10	Occupancy	36002 Nos.	38536 Nos.	Proposed to be increased by 2534 nos. w.r.t change in the planning and also due

				to increase in retail shops area
11.	Total water requirement	4162 KLD	3635 KLD	Proposed to be decreased by 527 KLD due to decrease in flat numbers
12.	Sewage Generation	3610 KLD	3505 KLD	Proposed to be decreased by 105 KLD due to decrease in water requirement
13.	STP Capacity	13 STPs of total capacity 3765 KL	8 STPs of total capacity 3700 KL	Proposed Change in STP numbers and capacity to suit the proposed amendment in user and planning
14.	Solid Waste Generation	13608 kg/day	12503 kg/day	Total solid waste decreased by 1105 kg/day

3. Proposal is an expansion of existing redevelopment Project. Project had earlier received EC vide letter no. SEAC-2010/C.R.531/T.C-2 dated 3rd May,2013 total built up area of 7,07,275.67 Sq.Mtrs. Project had subsequently received EC from MoEF &CC vide letter No. F.No.21-208/2017-IA-III dated 24th November, 2017 for total built up area of 8,56,591.75 Sq.Mtrs. Proposal has been considered by SEIAA in its 234th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

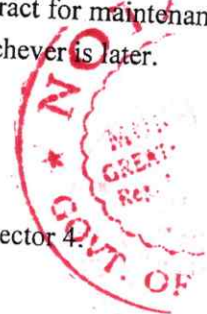
Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per revised plan:
a) CFO NOC for Sector 2,4,5,7,8 & 9, b) HRC NOC for Sector 1, 2,4,5,7,8 & 9.
3. Planning authority/ Competent Authority to ensure proper fire tender access to podium facing apartments.
4. PP to submit acknowledgment copy of compliance submitted of issues/points raised by Regional Officer site visit in 2017.
5. PP to submit undertaking that school buildings proposed is constructed as per provisions of RTE act.
6. PP to submit undertaking that trust will bear cost of annual contract for maintenance of STP & fire safety for 10 years or till formation of society whichever is later.
7. PP to reduce the discharge of treated water up to 35%.
8. PP to include cost of DMP in EMP.

B. SEIAA Conditions-

1. This Environment Clearance is restricted up to 120 m height for sector 4.



2. Environment Clearance is subject to outcome of Hon. NGT, Pune case no 98/2019.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for sector 1, 3, 4 and 6 for – FSI-231040.54 m², Non-FSI-249421.19 m², Total BUA-480461.73 m².
(Plan approval- 1.CHE/CTY/0896/C/ 337(NEW)/337/8/Amend, dated 16.07.2021, 2. EB/7236/C/A, dated 03.12.2019, 3. P-8843/2021/(4179 and others)/C Ward/BHULESHWAR/337/1/New, dated 24.12.2021, 4. P-2080/2019/(4309 And Other)/C Ward/BHULESHWAR/337/2/Amend, dated 05.08.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.



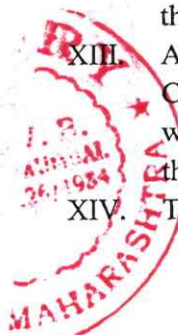
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.



- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions,



including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-


- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before

starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar Mhaiskar
(Member Secretary, SEIAA)
6/1/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai City.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.



Validity unknown

Digitally signed by Manisha Patankar Mhaiskar
Member Secretary

Date: 1/7/2022 12:55:46 PM

MAHARASHTRA POLLUTION CONTROL BOARD

902

Phone : (022)- 25505928
 Fax : (022)- 25505926
 Email : Sromumbai1@mpcb.gov.in
 Visit At : <http://mpcb.gov.in>



Kalpataru Point, 2nd floor, Sion-
 Matunga Scheme Road No. 8, Opp. Cine
 Planet Cinema, Near Sion Circle, Sion (E),
 Mumbai - 400 022

"Your Service is our Duty"

Annexure - XII

Visit Report

Name & Address of Project :- M/s. Lonavla Construction Company,
 C/o. Saifee burhani upliftment Trust,
 3571, 3572, & others, sect-8, Yakub Lane

Date of Visit :- Bhuleshwar Div, B-ward. Mumbai.

Industry Representative Name :- 30/06/2026
 - Mr. Sunil A. Kurade (supervisor)

Contact No. :- 8698673723

Email ID :- rajkaramanarvind@gmail.com.

Observations

Type of RMC	Captive/Commercial
Production quantity	00 m ³ /d Not in operation.
Consent status	31.03.2027
All existing/ new RMC plants shall be covered from all sides by using tin / similar type of material like a box structure for following sections of RMC plants.	# Individual units are covered.
i. Raw material handling	covered by tarpaulin.
ii. Silos,	covered by tin sheet.
iii. Loading & unloading area including conveyor belt,	- covered
iv. Mixing unit, hopper bottom (main plant). Or	covered
The total plant area shall be fully covered from all sides.	no
Existing plants shall provide Box type structure and fully covered plant within a period of 01 month from the date of issuance of this Notification.	covered.



shall submit Bank Guarantee of Rs. 25.0/- Lakh / 15.0 Lakh towards Operation & Maintenance of Pollution Control system of the RMC plant.	Record not available for verification.
After possession / completion on Occupancy Certificate of project for which Consent to Operate is granted, the Captive plants shall be shifted / dismantled within a period of 1 month from the premises after 70% occupancy of the project. (Only for Captive RMC)	-
Inhouse Measures	
Transfer points should be covered from all the sides.	covered
The dust containment system shall be provided incorporating either of the following - Water sprinkling/Chemical dust stabilizing agent spraying system along the periphery inside the premises of RMC. Tree plantation along the periphery inside boundary of the RMC premises be carried out. The foliage of the trees shall adequately cover area up to about 20 feet. height. shall be carried out.	provided water sprinkling arrangement in periphery for dust suppression.
Internal movement area shall be cement concreted /Asphalted.	provided pcc but dust found accumulated on road.
Daily cleaning / Removal of dust accumulation inside the plant (dry/wet) shall be carried out, with using compact mobile unit with vacuum system of high-pressure <u>cleaning</u> .	Daily cleaning done by PP - provided mechanical vacuum cleaner.
Automatic two-level tyre washing facility shall be provided at entry and exit points, for transit mixture vehicle.	provided
Foggers/ logging system with minimum 50 mtrs of water mist fog shall be installed at all dust generating sources.	Not provided.
CCTV cameras shall be installed at all the entry and exit points.	provided CCTV in premises.
Global Positioning System (GPS) tracking system shall be installed to all RMC carrying vehicles.	Not provided, internal use



It will be responsibility of RMC plant to ensure that all vehicles shall be thoroughly cleaned before leaving RMC plant premises and is also cleaned at the place where RMC is dispatched. In no case transit mixtures carrying material on its outer surface shall be operated.

Raw Material Storage

Storage silos of cement & fly-ash shall be equipped with adequate capacity of dust Collection system such as multi- cyclone followed by bag house assembly.

Provided dust collector

Handling of Cement, sand, fly ash, gypsum and aggregates shall be carried out with mechanical closed system only.

Yes

Manual operations shall be permitted only in a closed shed which will be equipped with dust control system at the loading point as well as roof top secondary dust control system.

Covered -

All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at transfer points dust collection system to be installed to avoid secondary fugitive emissions.

covered

All the raw materials must be stored in closed silos /bins of adequate capacity.

Stored in closed silos & covered bins.

Mixing section of cement, aggregate & sand (equivalent) shall be equipped with adequate capacity dust collection such as multi-cyclone followed by bag house, so as to limit dust emissions.

provided tin sheet to mixing section.

Storage area of sand (equivalent) & aggregate shall be equipped with roof top water sprinkler system.

provided.

The operation of the plant shall be interlocked with air pollution control devices.

-

Alternative power supply system should cover both the production and Air pollution control system.

-

The unit shall monitor ambient air quality at the plot boundary and meet the following ambient air quality standards (24 hours Average)

-

<p>Commercial plants shall install standard sensor-based Air Quality Monitoring System within the premises for parameters PM10 & PM2.5.</p>	
<p>Captive plants shall carry out ambient air quality monitoring twice a week for 24 hours.</p>	<p>not carry out ambient air monitoring.</p>
<p>Water Pollution Control Measures</p>	
<p>The wastewater generated from the sources like washing, Transit Mixer washing, Vehicle tyre washing and floor washing area shall be collected through well designed drainage system in a collection tank and the same shall be treated by providing comprehensive treatment system as is warranted to meet the disposal standards.</p>	<p>Provided sedimentation tank.</p>
<p>The treated effluent shall be reused in the process, water sprinkling system or gardening / plantation only. There should not be any discharge of effluent from the plant outside the project premises.</p>	<p>Not reused. Presently because of rain.</p>
<p>Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed of at a designated approved site (Construction & demolition waste) by local body, for debris / construction waste</p>	<p>Debris disposed through local vendor.</p>

→ During visit RMC plant was not found in operation, definity closed since June 16th. Stated by representative.

→

[Signature]
 (Mr. Sunil Turade)
 Supervisor.



[Signature]
 (A.S. Dharpate)