

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH, PUNE  
ORIGINAL APPLICATION NO.68/2026**

IN

**I.A. No.209/2026 (WZ)**

Mr. Raj Kashinath Mhatre

.... Applicant

v/s

MPCB & Ors.

.... Respondents

**Affidavit on behalf of Respondent No.1-MPCB in compliance  
of the Order dated 27/4/2026 passed by this Hon'ble NGT.**

I, Rakesh S. Dafade, Aged about 52 Years, Occupation – Service, the Sub- Regional Officer of the Maharashtra Pollution Control Board at Mumbai-III, having office address at Kalpataru Point, 2nd Floor, Sion Matunga Scheme Road No.8, Sion (East), Mumbai-400 022, do hereby state on solemn affirmation as under:-

1. I say and submit that I am filing this affidavit in compliance of the Order dated 27/4/2026 passed by this Hon'ble NGT, wherein the Hon'ble NGT directed the Respondents to submit their reply affidavits.
2. I say that the present application is seeking attention against the alleged environmental degradation and air pollution caused by Respondent No.10 ie Vikhroli Business City Pvt Ltd through its contractor ie. Respondent No.11 L & W Construction Pvt Ltd. I say that the said project has obtained EC dated



06/05/2022 and also the expansion EC dated 12/04/2023. The said EC is enclosed at page No. 81 of the OA.

3. I say and submit that Respondent No.1-MPCB has granted Consent to Establish dated 6/9/2022 to Respondent No.10-M/s. Vikhroli Business City Pvt.Ltd. at Kanjurmarg (West), Mumbai-400 013 (Project Proponent-PP) for the proposed commercial building project at CTS No.110A, 110/1 to 37 of Village : Hariyali, LBS Marg, Kanjurmarg (West), Mumbai-400 013 under 'Red' LSI category on total plot area of 25,516.30 sq.mtrs. For total construction of BUA of 2,16,250.35 sq.mtrs. as per specific condition. B (6) of EC granted dated 6/5/2022 including utilities and services, subject to certain terms and conditions.

4. I say and submit that thereafter, the Respondent Board has granted Consent to Establish for Expansion dated 11/7/2023 in existing proposed commercial building project to Respondent No.10-M/s.Vikhroli Business City Pvt. Ltd. -PP at the aforesaid site under Red/LSI Category, subject to certain terms and conditions. A copy of the Consent to Establish for Expansion dated 11/7/2023 is enclosed herewith and marked as an **Annexure-I.**

5. I say and submit that Respondent No.9-BMC has issued Stop Work Notice dated 8/1/2026 to the Respondent No.10-PP for failure to comply with the Guidelines issued to mitigate air

pollution. A copy of the said Notice dated 8/1/2026 s enclosed herewith and marked as an **Annexure-II**.

6. I say and submit that the in order to verify the complaint made by the Applicant, the Officials of the Respondent No.1-MPCB at Mumbai visited to the aforesaid site on 23/4/2026 and observed following non-compliances.

- i. Not provided barricading of 25 feet high tin/metal sheets around the periphery of construction projects.
- ii. Not provided water sprinkling system during loading and unloading of materials at the construction sites to control air emissions.
- iii. The water sprinkling is not done on debris/earth material etc. which is prone to generate air borne particulate matters at all construction sites without fail.
- iv. The Construction and Demolition (C & D) waste generated within the premises/site of work is not transported to designated unloading site and record of the same is not produce etc.

In view of the aforesaid non-compliance, the Respondent Board has issued Proposed Directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 31A of the Air (Prevention and Control of Pollution) Act, 1981 vide letter dated 15/5/2026 to the Respondent No.10-PP.

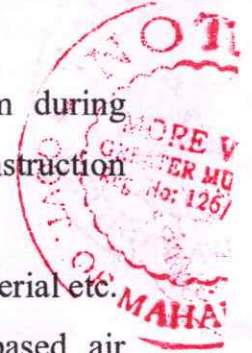
In response to the said proposed directions, the Respondent No.10-PP has submitted its reply dated 20/6/2026 about the steps taken by them. Copies of the proposed



directions dated 15/5/2026 and reply from the Respondent No.10-PP are enclosed herewith and marked as an **Annexure- 'III' collectively.**

7. I say and submit that in order to verify the compliance of the proposed directions dated 15/5/2026, the Officials of the Respondent No.1-MPCB at Mumbai visited to the site of Respondent No.10-PP on 9/6/2026 and observed as follows :

- i. PP has not provided 25 feet high tin/metal sheets around the periphery of construction projects.
- ii. PP has not provided water sprinkling system during loading and unloading of materials at the construction sites.
- iii. The water sprinkling is done on debris/earth material etc.
- iv. The construction sites has deployed sensor-based air pollution monitors at work site. PP has installed display board at the main gate within their premises.
- v. During the visit, the PP has not provided record about the generation of the construction and demolition (C & D) waste generated within the premises / site of work transported to the designated uploading site.
- vi. PP has not provided vehicle tyre washing facilities at all exit points of construction site.
- vii. Daily cleaning is carried out of major roads for removal of dust by using vacuum sweeping or water sprinkling, brushing, brooming and sweeping.



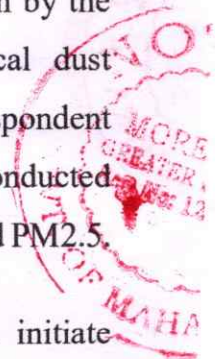
- viii. Dust landing tyre of construction material carrying vehicles moved on public roads without tyre washing, which leads to dust emission on roads.
- ix. PP has not started construction of STP.
- x. Huge dust found in the premises and dust found accumulated in the premises.
- xi. 3 nos. of smog gun (fogger cannon) are found in operation at the site.
- xii. No heavy noise felt in the premises due to pneumatic drilling operation at first floor concrete. Acoustic enclosures are not provided to Compressor operated on diesel.
- xiii. Under construction floor are covered with green net / enclosures. (xiv)
- xiv. Despite issuance of stop work issued by BMC, the construction work of building found in operation. Copy of the Visit Report dated 09/06/2026 is enclosed herewith and marked as “Annexure IV”.
8. I say and submit that the Respondent No.1-MPCB has also carried out Ambient Air Quality Monitoring through its Mobile Monitoring Van in the vicinity of the project site. The monitoring results revealed that particulate matter concentrations exceeded the National Ambient Air Quality Standards (NAAQS), as detailed below:

Parameter	Observed Average Concentration ( $\mu\text{g}/\text{m}^3$ )		NAAQS Limit ( $\mu\text{g}/\text{m}^3$ )
Date	25/04/2026	To 26/04/2026	To
	26/04/2026	27/04/2026	
PM10	150.46	148.40	100

PM2.5	68.58	68.38	60
-------	-------	-------	----

The monitoring data indicates exceedance of prescribed standards for both PM10 and PM2.5 parameters, demonstrating continued impact of dust generating activities in and around the project area. Ambient Air Quality Monitoring results are annexed herewith as **Annexure-V**.

9. It is submitted that the Respondent No.10-PP has claimed that they have partially complied, however, after verification by the Respondent-Board, it is observed that certain critical dust mitigation measures are still not fully taken by the Respondent No.10-PP. Further, Ambient Air Quality Monitoring conducted by MPCB indicates exceedance of NAAQS for PM10 and PM2.5.
10. In view of the above, the Respondent Board will initiate appropriate action under the provisions of the Water Act and Air Act after due process of law.



Solemnly affirmed on this 12<sup>th</sup> day of June, 2026 at Mumbai.

For and on behalf Maharashtra  
Pollution Control Board,

*Rakesh S Dafade*

(Rakesh S Dafade)

Sub Regional Officer-Mumbai-III



**BEFORE ME**  
*Vasant B. More*  
12/6/2026  
**VASANT B. MORE**  
Notary Gr. Mumbai  
7, Vijaya Sadan, Flat No. 304,  
Above Axis Bank,  
Sion West, Mumbai-400022

REGISTER No. 449/2026

**MAHARASHTRA POLLUTION CONTROL BOARD**

Tel: 24010706/24010437  
 Fax: 24023516  
 Website: <http://mpcb.gov.in>  
 Email: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000152202/CE/2307000593

Date: 11/07/2023

To,  
 Vikhroli Business City Pvt Ltd.,  
 CTS No. 110A, 110/11 to 37, 112/E/1,  
 112/E/3 & 112/E/4, 109, 109/1 of Village  
 Hariyali, LBS Marg at Kanjurmarg (W),  
 Mumbai - 400013.



**Sub: Grant of Consent to Establish for Expansion in existing proposed Commercial Building project under Red/LSI Category.**

- Ref:**
1. Environment Clearance for proposed Commercial Building project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/68495/2021 dtd. 06/05/2022.
  2. Consent to Establish for proposed Commercial building project accorded by the Board vide letter No. Format 1.0/CAC-CELL/UAN No. 0000134865/CE/2209000218 dtd. 06/09/2022.
  3. Environment Clearance for proposed Expansion of Commercial Building project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/77139/2021 dtd. 12/04/2023.
  4. Minutes of Consent Appraisal Committee meeting held on 05/07/2023.

Your application NO. MPCB-CONSENT-0000152202

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

1. **Consent to Establish for Expansion is granted for a period upto Commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.1300 (Existing Rs. 2000 Crs + proposed expansion Rs.1300 Crs = Total Rs. 3300 Crs) Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish for Expansion is valid for Commercial Building project named as Vikhroli Business City Pvt Ltd., CTS No. 110A, 110/11 to 37, 112/E/1, 112/E/3 & 112/E/4, 109, 109/1 of Village Hariyali, LBS Marg at Kanjurmarg (W), Mumbai - 400013 on Total Plot Area of 35,816.44 SqMtrs for Total Construction BUA of 3,20,540.54 SqMtrs as per Specific condition No. B (4) of EC granted dated 12/04/2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 06/05/2022	25516.30	216250.35
2	C to E- dtd. 06/09/2022	25516.30	216250.35
3	EC for Exp - dtd. 12/04/2023	35816.44	320540.54

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	820	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-8	DG Sets of 2500 kVA x 08	08	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	831 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	1246 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	74 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	200	Ltr/A	Recycle	Handed over 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 Lacs towards compliance of EC and Consent conditions.

This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



f5725eb5  
cdac6c59  
4755d617  
32691afb  
e180feb0  
bebb4391  
efe6de4c  
def35f32

**Signed by: Dr J. B. Sangewar**  
Joint Director(WPC) & InCharge Of CAC-Cell  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
cac-cell@mpcb.gov.in  
2023-07-11 17:14:26 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	6600000.00	MPCB-DR-15660	14/12/2022	RTGS

**Consent fees of Rs. 26,00,000/- utilized in this Consent out of Rs. 66,00,000/- and remaining Balance fees of Rs. 40,00,000/- will be considered at the time of next renewal of consent.**

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai III  
- 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 Sewage Treatment Plant of designed capacity 900 CMD with MBBR technology for the treatment of 820 CMD of sewage.
- 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	924.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

**SCHEDULE-II****Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 & S-8	DG Sets of 2500 kVA x 08	Acoustic Enclosure	30.00	HSD 1968 Ltr/Hr	1	SO2	944.64 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
-------------------------	---------------	------------------------

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



**SCHEDULE-III**  
**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish for Expansion	Rs. 25 Lacs	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**

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

**General Conditions:**

- 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.
- 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).
- 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.
- 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.



# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
 Fax: 24023516  
 Website: <http://mpcb.gov.in>  
 Email: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000134865/CE/2209000218

Date: 06/09/2022

To,  
 Vikhroli Business City Pvt Ltd.,  
 CTS No. 110A, 110/11 to 37 of Village  
 Hariyali, LBS Marg at Kanjurmarg (W),  
 Mumbai - 400013.



Your Service is Our Duty

**Sub: Consent to Establish for proposed Commercial Building project under Red/LSI category.**

- Ref:**
1. Environment Clearance for proposed Commercial Building project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/68495/2021 dtd. 06/05/2022.
  2. Minutes of Consent Appraisal Committee meeting held on 28/07/2022.

Your application NO. MPCB-CONSENT-0000134865

For: Grant 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 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.2000 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for proposed Commercial Building project named as Vikhroli Business City Pvt Ltd., CTS No. 110A, 110/11 to 37 of Village Hariyali, LBS Marg at Kanjurmarg (W), Mumbai - 400013 on Total Plot Area of 25,516.30 SqMtrs for Total Construction BUA of 2,16,250.35 SqMtrs as per Specific condition No. B (6) of EC granted dated 06/05/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 06/05/2022	25516.30	216250.35

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	656	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & S-2	DG Sets of 630 kVA x 2	02	As per Schedule -II

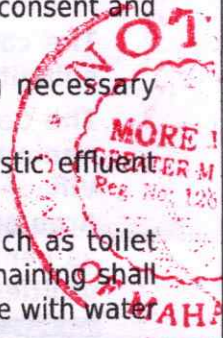
6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	1347 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	2021 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	29 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	30	Ltr/A	Recycle	Handed over 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 40% of total available parking slots.



14. PP shall submit BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.



*Ashok Shingare*

23172017  
2a440eeb  
1d78cd00  
e485c8e5  
cff43b6a  
ddae468d  
f2423172  
0ac83e48

Signed by: Ashok Shingare  
Member Secretary  
For and on behalf of  
Maharashtra Pollution Control Board  
ms@mpcb.gov.in  
2022-09-06 11:31:34 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	4000000.00	MPCB-DR-11398	18/04/2022	NEFT

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai III  
- 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 Sewage Treatment Plant of designed capacity 660 CMD with MBBR technology for the treatment of 656 CMD of sewage.
- 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	729.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

**SCHEDULE-II****Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant Standard	
S-1 & S-2	DG Sets of 630 kVA x 2	Acoustic Enclosure	5.02	HSD 136 Ltr/Hr	1	SO2	65.28 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
-------------------------	---------------	------------------------

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



**SCHEDULE-III**  
**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 25 Lakh	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

**BG Forfeiture History**

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

**BG Return details**

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

**SCHEDULE-IV**

**Conditions during construction phase**

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

**General Conditions:**

- 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.
- 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.
- 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.
- 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
- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - D.G. Set shall be operated only in case of power failure.
  - The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - 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.

---

22  
48



[Faint, mostly illegible text from the reverse side of the page, appearing as bleed-through.]

337

Annexure-I (23)

**BRIHANMUMBAI MUNICIPAL CORPORATION****Office of the Assistant commissioner 'S' Ward**

Office of the Asstt. Commissioner, 'S' Ward office Bldg., near Mangatram,

Petrol Pump, L.B.S. Marg, Bhandup (W), Mumbai - 400 078.

No.ACS/OD/ 1397 /Gen/B&amp;F/ dtd. 8/11/2028

**STOP WORK NOTICE****(u/s 354(A) of MMC Act)**

To,

All Owner/Developer/Contractor,

Vikhroli Business Park City Pvt. LtdCTS No. 110/A, 110/11 to 37, 112 E/1L.B.S Road, Vikhroli (E) 83

Sub:- To stop ongoing demolition / construction work for failure to comply the guidelines issued to mitigate the air pollution.

Ref:- 1) Hon'ble High Court PIL No. 03 / 2023

2) Guidelines dtd. 25.10.2023 under no. MGC/F/1102 & HE/DP/229/Gen 2024-25 issued by Hon'ble Municipal Commissioner for Air Pollution Mitigation.

Your attention is invited to the site visit of this office staff & direction / Guidelines given for Mitigation of Air Pollution under no. MGC/F/1102 dtd. 25.10.2023 & CHE/DP/229/Gen 2024-25 issued by Hon'ble Municipal Commissioner.

During the site visit of this office staff on dated 8/11/2028, it is observed that, in spite of instructions / guidelines of Hon'ble Municipal Commissioner you have not complied the requirements which are mentioned below:-

1. Building Construction Material not covered with Tarpaulin sheet/green cloth
2. Water fogging & Sprinkling arrangement is not available on site.
3. Vehicle Tyre washing arrangement not seen on site
4. Building is not covered with Green cloth.
5. Access road is not clean & maintain.
6. Metal sheet / Tin sheets are not installed around periphery of site or plot u/r.
- 7.
- 8.

Failure to comply the above requirements compels to issue the 'STOP WORK NOTICE'.

As such this notice is issued to stop the ongoing work with immediate effect till compliance / fulfilment of the requirements mentioned above within next 03days, failing which action deem fit as per MMC Act, MRTP will be initiated including sealing of site under reference. Further FIR will be register against developer/ owner for serious lapses which may please be noted.

Your faithfully,

*[Signature]*  
Assistant Engineer (B&F) 'S' ward i/c

24  
hr

BRITISH AIRWAYS INTERNATIONAL CORPORATION  
Office of the Assistant Commissioner, 27, White  
Hall, London, E.C. 4, England

STOP WORK NOTICE  
THE STRAITS SETTLEMENTS

The following information is being furnished to you for your information and guidance. It is the policy of the Corporation to maintain the highest standards of safety and security in all its operations. It is the responsibility of all employees to ensure that these standards are maintained at all times.

It is requested that you advise the Corporation immediately if you are aware of any circumstances which may affect the safety or security of the Corporation's operations. This information should be furnished to the Assistant Commissioner, 27, White Hall, London, E.C. 4, England.

Your attention is directed to the fact that the Corporation is not responsible for any loss or damage to property or equipment which may occur as a result of any circumstances which may affect the safety or security of the Corporation's operations.

It is requested that you advise the Corporation immediately if you are aware of any circumstances which may affect the safety or security of the Corporation's operations. This information should be furnished to the Assistant Commissioner, 27, White Hall, London, E.C. 4, England.

It is requested that you advise the Corporation immediately if you are aware of any circumstances which may affect the safety or security of the Corporation's operations. This information should be furnished to the Assistant Commissioner, 27, White Hall, London, E.C. 4, England.

Assistant Commissioner (27, White Hall, London, E.C. 4, England)



339  
महाराष्ट्र प्रदूषण नियंत्रण मंडळ

MAHARASHTRA POLLUTION CONTROL BOARD

प्रादेशिक कार्यालय, मुंबई / Regional Office, Mumbai

कल्पतरू पॉइंट, २रा मजला, मूवीमॅक्स सिनेमा समोर, शीव सर्कल जवळ,  
शीव (ए), मुंबई - ४०० ०२२

Kalpataru Point, 2nd floor, Opp. MovieMax Cinema, Near Sion Circle,  
Sion (E), Mumbai - 400 022



LIFE  
Lifestyle for  
Environment



ईमेल / Email: romumbai@mpcb.gov.in  
संकेतस्थळ / Website: www.mpcb.gov.in

दूरध्वनी / Tel: 24016239 / 24015269

No: MPCB/ROM/PDI/2605150006

Date: 15/05/2026

To,

M/s. VIKHROLI BUSINESS CITY PRIVATE LIMITED

CTS No. 110A, 110/11 to 37, 112/E/1, 112/E/3 & 112/E/4, 109, 109/1

Village Hariyali, LBS Marg at Kanjurmarg (W), Mumbai-400013.

**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 granted by the Board on 11/07/2023.  
2. Visit of Board officials at aforesaid project site on 23/04/2026.  
3. Legal Proposal submitted by SRO Mumbai-III, MPCB-LEGAL\_ACTIONS-240426011.

**WHEREAS,** the Maharashtra Pollution Control Board has granted Consent to Establish u/s 25 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, which is valid upto commissioning of the project, subject to certain terms and conditions.

**AND WHEREAS,** it was also obligatory on your part to provide adequate and efficient pollution control devices and take adequate measures to control air and water pollution, so as to achieve the consented standards.

**AND WHEREAS,** to investigate the compliant Board officials visited your project site on 23/04/2026 and reported the following non-compliances.

1. You have not provided barricading of 25 feet high tin/metal sheets around the periphery of construction projects.
2. You have not provided water sprinkling system during loading and unloading of materials at the construction sites (use of stationary/ mobile anti-smog guns) to control the air emissions.
3. The water sprinkling is not done on debris / earth material etc. which is prone to generate airborne particulate matters at all construction sites without fail.
4. You have not installed display Board at the Main Gate, it is within the premises.
5. The Construction and Demolition (C & D) waste generated within the premises / site of work is not transported to designated unloading site and record of the same is not produce
6. The loose soil, sand, construction materials and debris not stored in demarcated dedicated area and not properly barricaded, not fully covered with tarpaulins. Daily cleaning is not carried out of major roads for removal of dust by using vacuum sweeping or water sprinkling, brushing, brooming and sweeping.



--2--

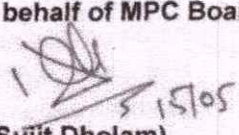
7. You have not provided vehicle tyre washing facility at all exit points of construction sites.
8. Dust laden tyres of construction material carrying vehicles moved on public roads without tyre washing, which leads to dust emission on roads.
9. You have provided 3 nos of smog gun at site. However, one is broken and other two was not found in operation.
10. Heavy noise felt in the premises due to pneumatic drilling operation at first floor concrete.
11. Acoustic enclosures are not provided to Compressor operated on diesel.

**NOW THEREFORE**, in the 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 directions are issued against your project as to,

- 1) Why stop work order shall not be issued to ongoing construction activity?
- 2) Why the competent authorities shall not be directed to disconnect water & electricity supply to stop your construction activity?
- 3) Why legal action shall not be initiated against your construction project for violations of various Environmental enactments?

You are hereby given an opportunity to respond within 7 days from issuance of these directions, failing which, MPCB will initiate further legal action against your project without giving any further notice in accordance with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

**For & on behalf of MPC Board**

  
 (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 -III. - He is directed to serve copy of direction to PP, take necessary follow-up towards compliance of the direction and submit action taken report.
- 2) Master File.



L & W Construction Pvt. Ltd.

Date: -20/05/2026

To  
Regional Officer, Mumbai  
Kalpataru Point 2nd floor,  
Opp. Movie Max Cinema,  
Near Sion Circle Sion (E),  
Mumbai -400022

**Subject: - Submission of Details of Air Pollution and Waste Management Mitigation Measures**

**Ref: - MPCB/ROM/PD/2605150006**

Respected Sir/Madam,

Based on the Guidelines provided by MPCB, we are providing all required provisions for Air Pollution Mitigation Measures on Proposed Commercial Building on plot bearing CTS No 110A,110/11 to 37, 112E/1, 112E/3, 112E/4, 109 and 109/1 of Village Hariyali LBS Marg at Kanjur (W) Mumbai.

Also, periodically we are submitting compliance to the local Municipal Ward. We have timely obtained NOC and maintained all records for Solid Wastage Management Also as a part of Six-Monthly Compliances we have sub submitted the detailed report to MPCB.

We are enclosing herewith Compliance report and Photos for your reference. We assure you that we shall Continue to maintain the Mitigation measures at site.

Thanking You

Yours Faithfully



*D Shinde 20/5/26*  
Maharashtra Pollution Control Board  
Regional Office Mumbai  
Kalpataru Point, 2nd Floor, Near Sion Circle,  
Front of Movie Max Theater, Shiv (East), Mumbai-400 022

**CC:-Vikhroli Business City Private Limited**



महाराष्ट्र प्रदूषण नियंत्रण मंडळ  
MAHARASHTRA POLLUTION CONTROL BOARD

प्रदेशिक कार्यालय, मुंबई / Regional Office, Mumbai

कल्पतरू पॉइंट, २रा मजला, मूवीटॉक्स सिनेमा समोर, चौथे सर्कल जवळ,  
पोस्ट (१३), मुंबई - ४०० ०२२

Kalpataru Point, 2nd floor, Opp. Movieclax Cinema, Near Sion Circle,  
Sion (E), Mumbai - 400 022



LIFE  
Lifestyle for  
Environment



दूरध्वनी / Tel: 24016239 / 24015269

ईमेल / Email: romumbai@mpcb.gov.in  
संकेतस्थळ / Website: www.mpcb.gov.in

No: MPCB/ROM/PDI/2605150006

To,

M/s. VIKHROLI BUSINESS CITY PRIVATE LIMITED  
CTS No. 110A, 110/11 to 37, 112/E/1, 112/E/3 & 112/E/4, 109, 109/1  
Village Hariyali, LBS Marg at Kanjurmarg (W), Mumbai-400013

Date: 15/05/2026

**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 granted by the Board on 11/07/2023.  
2. Visit of Board officials at aforesaid project site on 23/04/2026.  
3. Legal Proposal submitted by SRO Mumbai-III, MPCB-  
LEGAL\_ACTIONS-240426011.

**WHEREAS**, the Maharashtra Pollution Control Board has granted Consent to Establish u/s 25 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, which is valid upto commissioning of the project, subject to certain terms and conditions.

**AND WHEREAS**, it was also obligatory on your part to provide adequate and efficient pollution control devices and take adequate measures to control air and water pollution, so as to achieve the consented standards.

**AND WHEREAS**, to investigate the compliant Board officials visited your project site on 23/04/2026 and reported the following non-compliances.

1. You have not provided barricading of 25 feet high tin/metal sheets around the periphery of construction projects.
2. You have not provided water sprinkling system during loading and unloading of materials at the construction sites (use of stationary/ mobile anti-smog guns) to control the air emissions.
3. The water sprinkling is not done on debris / earth material etc. which is prone to generate airborne particulate matters at all construction sites without fail.
4. You have not installed display Board at the Main Gate, it is within the premises.
5. The Construction and Demolition (C & D) waste generated within the premises / site of work is not transported to designated unloading site and record of the same is not produce
6. The loose soil, sand, construction materials and debris not stored in demarcated dedicated area and not properly barricaded, not fully covered with tarpaulins. Daily cleaning is not carried out of major roads for removal of dust by using vacuum sweeping or water sprinkling, brushing, brooming and sweeping.

NOTA  
MORE  
ON MA

--2--


7. You have not provided vehicle tyre washing facility at all exit points of construction sites.
8. Dust laden tyres of construction material carrying vehicles moved on public roads without tyre washing, which leads to dust emission on roads.
9. You have provided 3 nos of smog gun at site. However, one is broken and other two was not found in operation.
10. Heavy noise felt in the premises due to pneumatic drilling operation at first floor concrete.
11. Acoustic enclosures are not provided to Compressor operated on diesel.

**NOW THEREFORE**, in the exercise of the power conferred 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 directions are issued against your project as to,

- 1) Why stop work order shall not be issued to ongoing construction activity?
- 2) Why the competent authorities shall not be directed to disconnect water & electricity supply to stop your construction activity?
- 3) Why legal action shall not be initiated against your construction project for violations of various Environmental enactments?

You are hereby given an opportunity to respond within 7 days from issuance of these directions, failing which, MPCB will initiate further legal action against your project without giving any further notice in accordance with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which please note.

For & on behalf of MPC Board

  
(Sujit Dholam)

Regional Officer, Mumbai

Copy submitted to:-

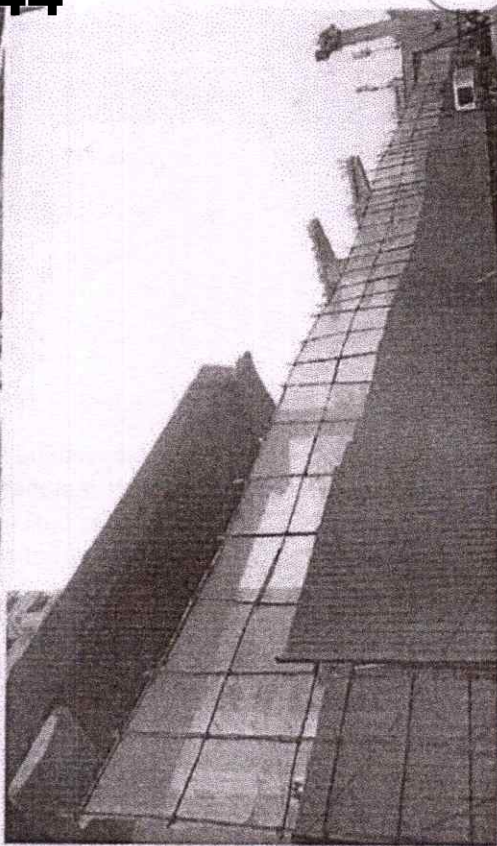
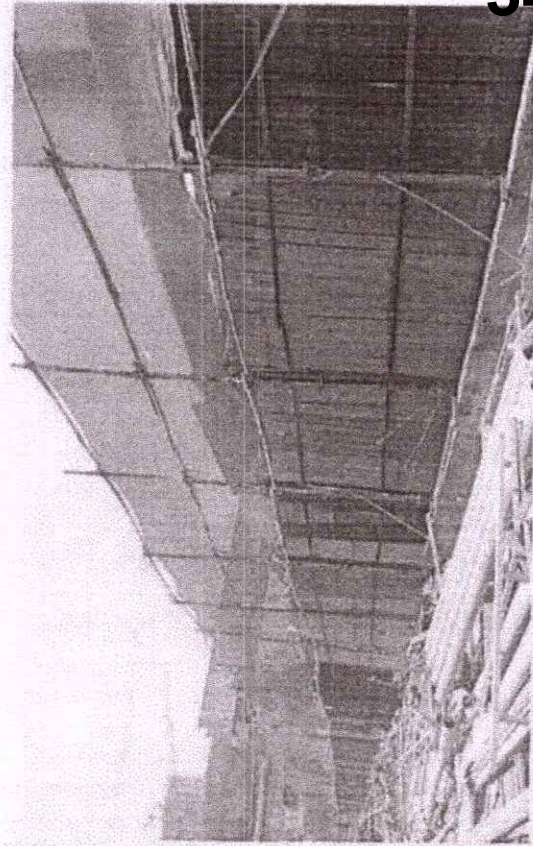
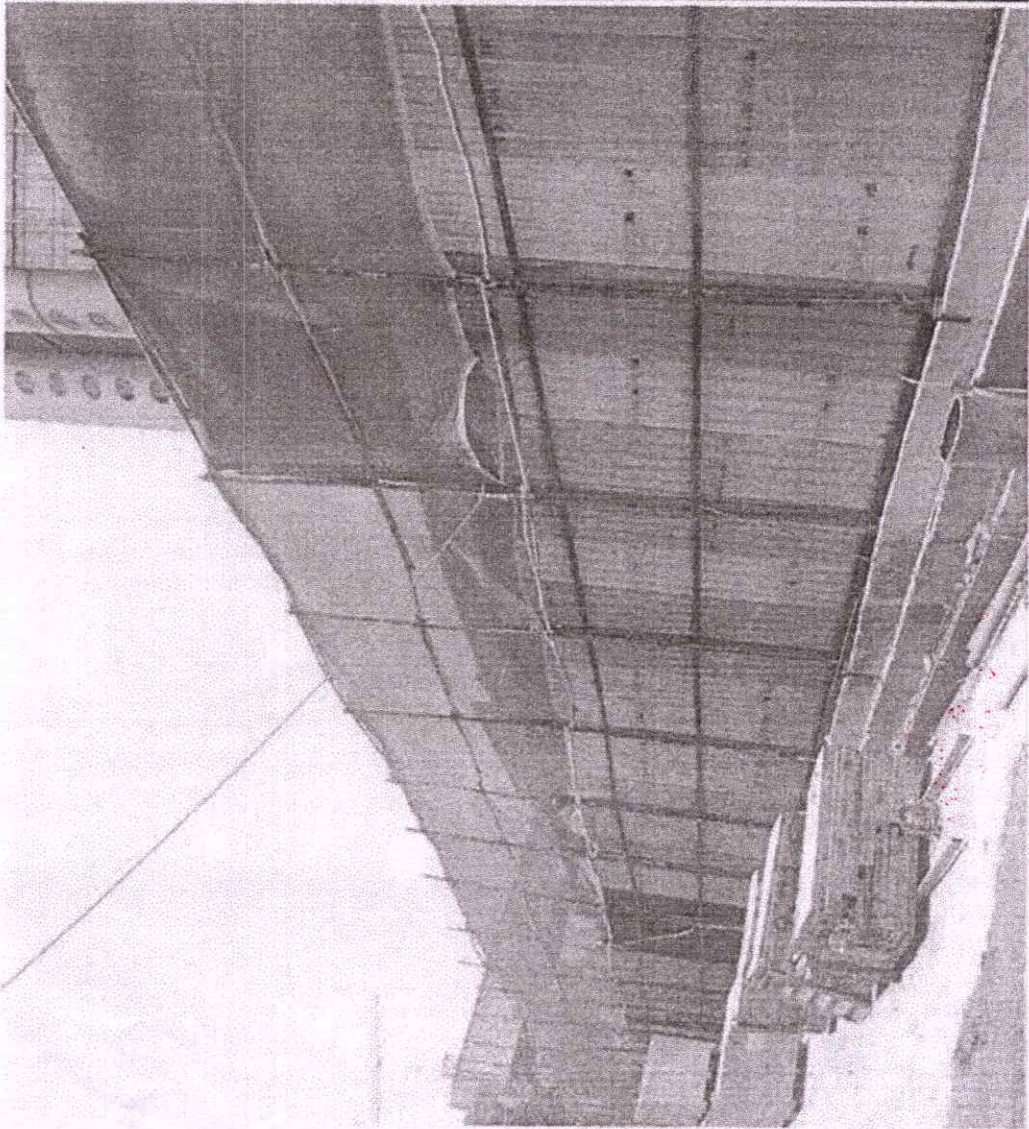
Regional Officer (BMW), MPC Board, Sion, Mumbai - for information.

Copy to:

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



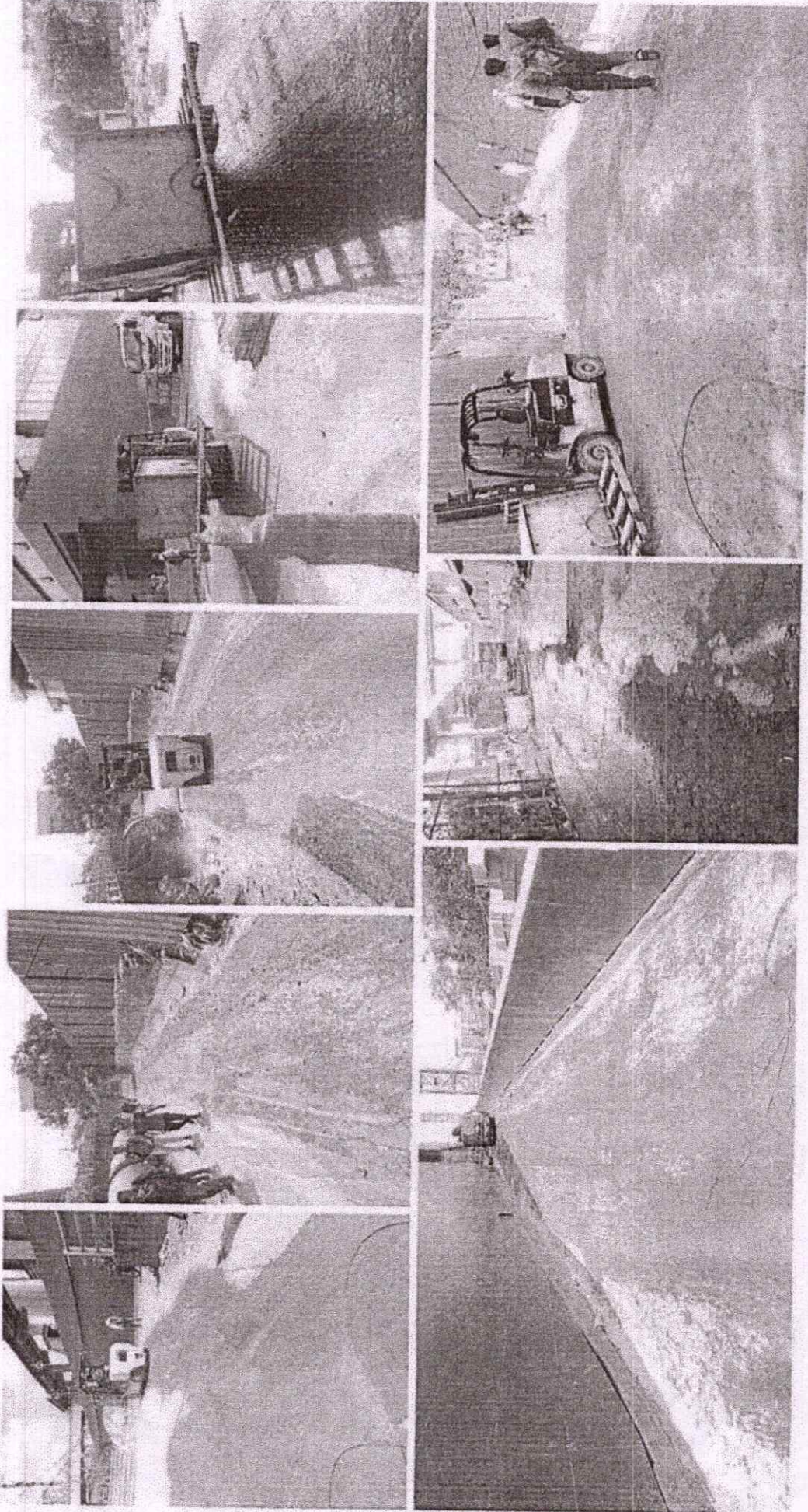
1. Site perimeter secured with metal sheet barricading



NOT  
MOB  
OFF

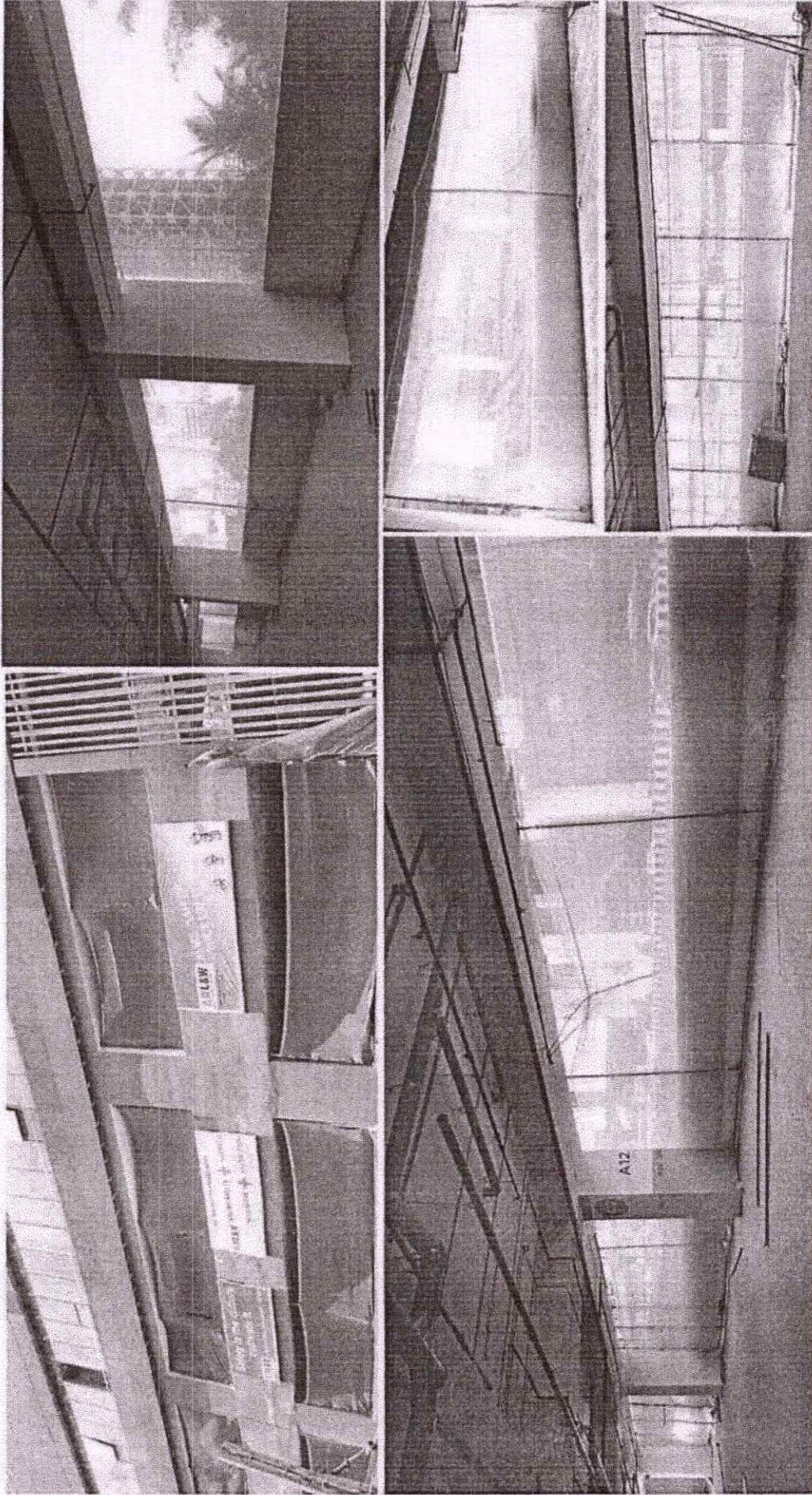
V. B. KUMBAL  
16/11/84  
HARISHMUKHA \*  
ARI

2. Regular dust control measures carried out by water sprinkling and anti-smog guns

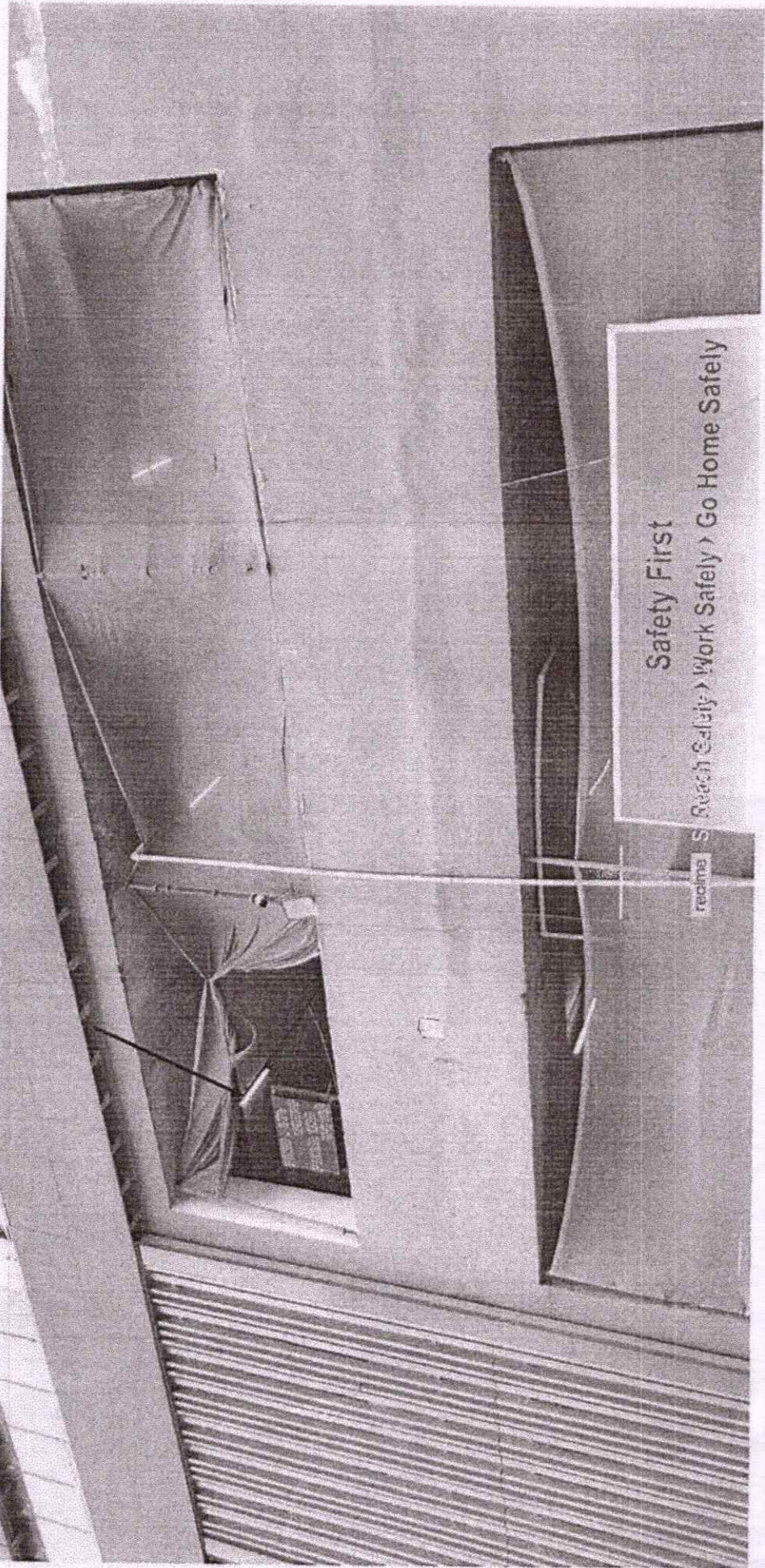


3. Regular dust control measures carried out by water sprinkling and anti-smog guns

3. Building enclosed with safety net for dust control



NOT TO SCALE

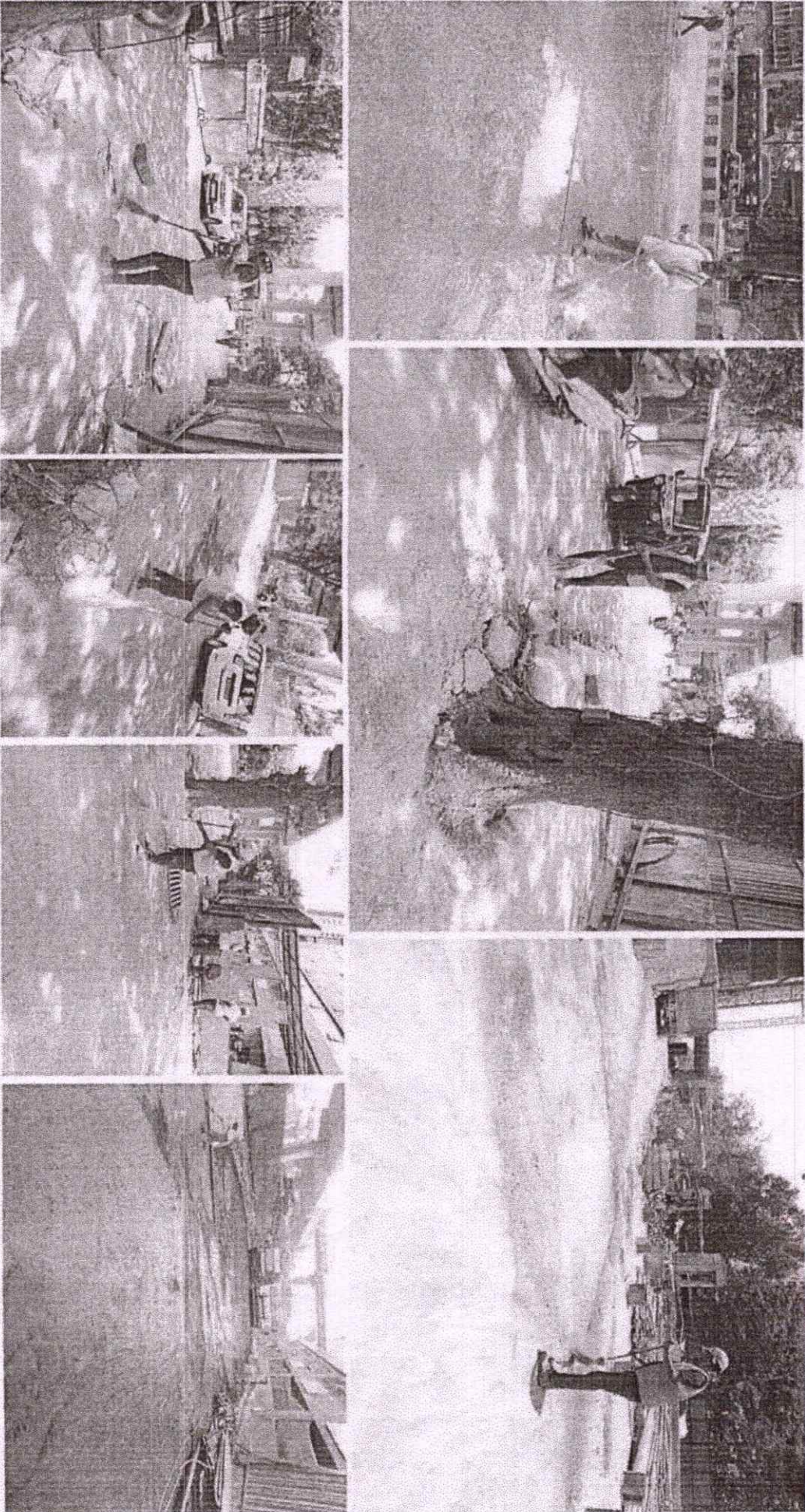


4. AAQM device displayed at main gate

AR  
 B. V. B.  
 R. MUMBAI  
 : 126/1984  
 MAHARASHTRA

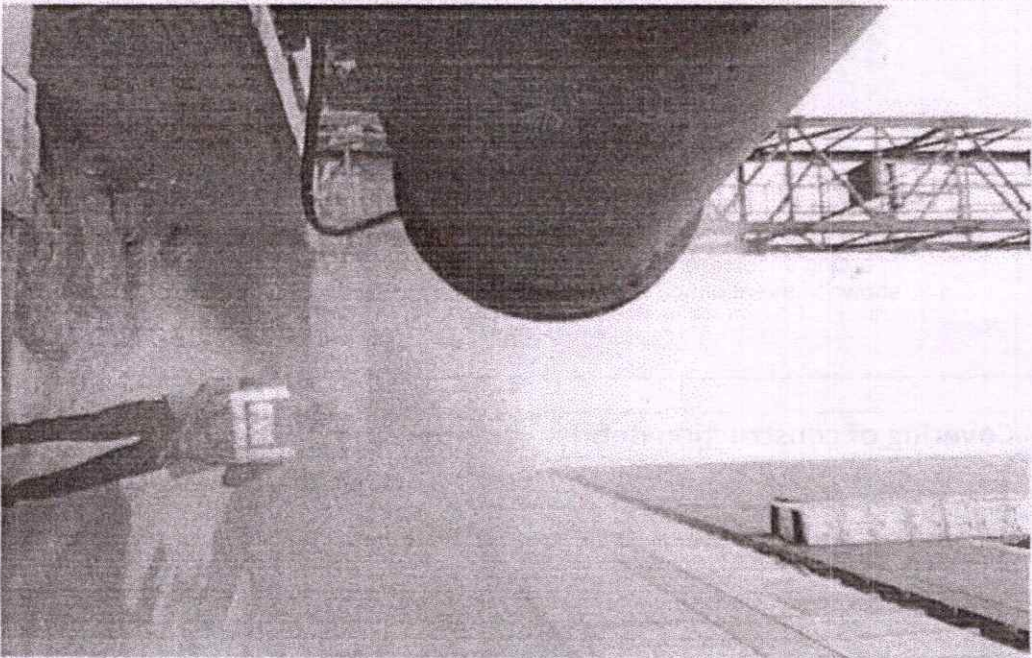
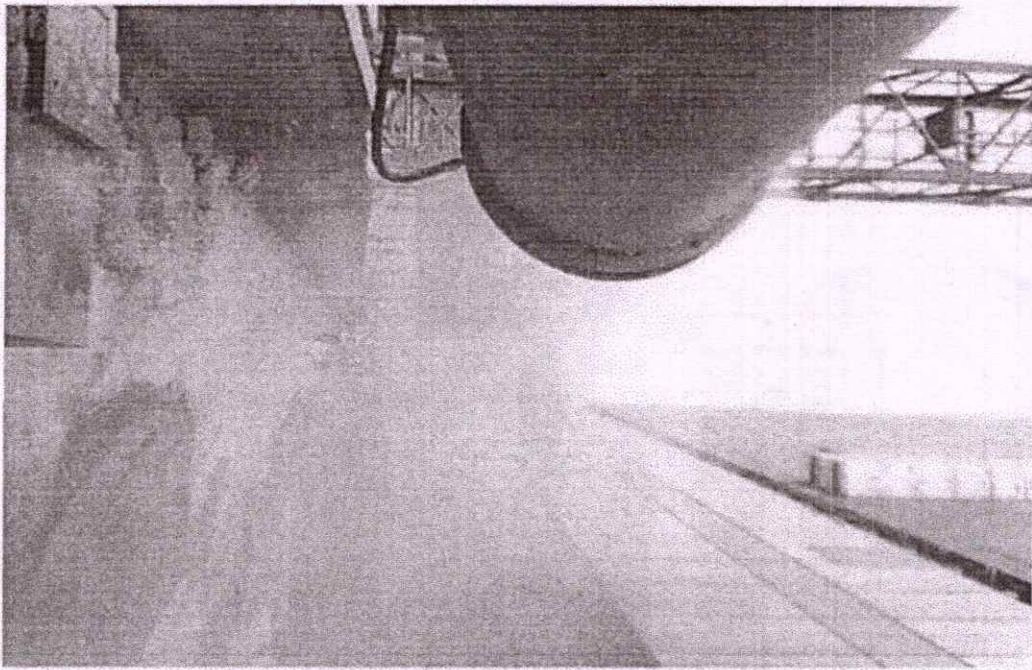
34  
48

5. Daily cleaning carried out on major roads by sweeping, brooming and water sprinkling.



GOVERNMENT OF  
INDIA  
MINISTRY OF  
URBAN DEVELOPMENT

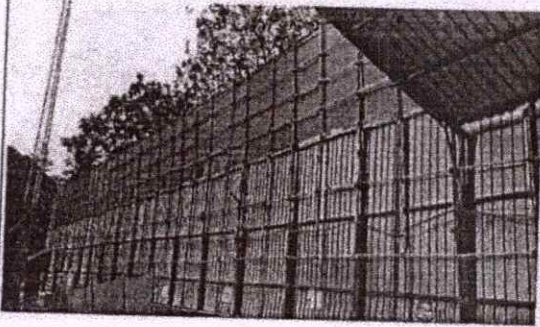
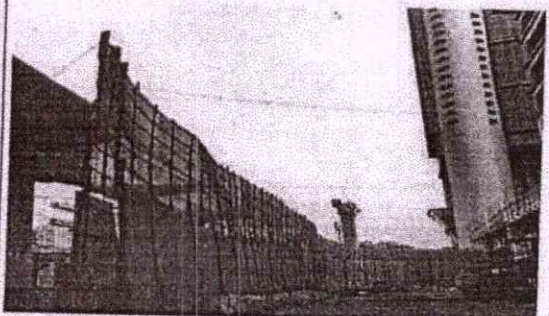
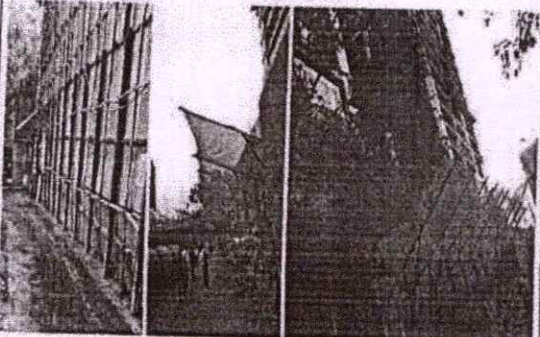
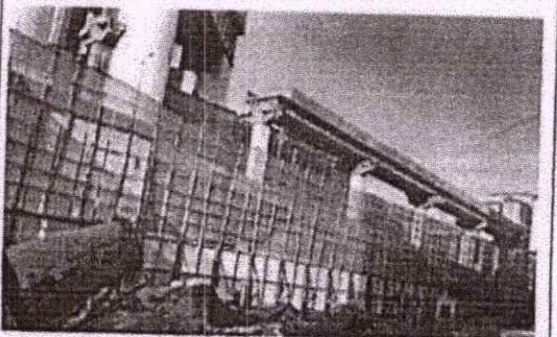
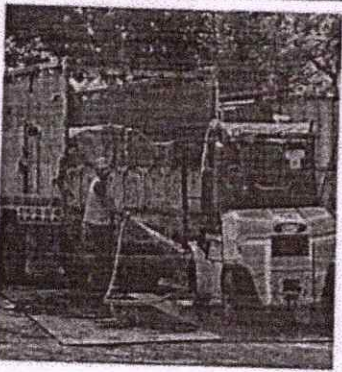
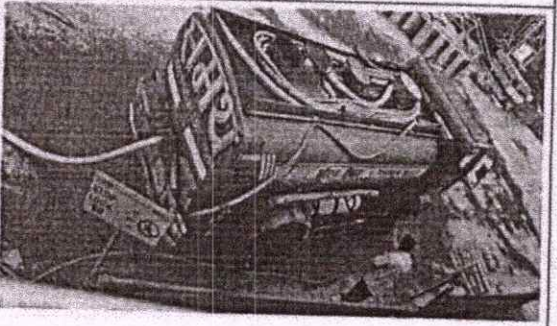
6. Anti-mog guns functioning for dust control.



STAFF  
CORE V. B.  
BATER MURAH  
No: 126/1984  
MAHA SRI

Sr. No.	Type of Work	
1	<p data-bbox="331 295 1145 331"><b>Metal sheets around the periphery of construction Site.</b></p> <div data-bbox="427 398 1337 958"> </div> <p data-bbox="383 1019 1404 1108">✓ We are handing over the area of BMC and as part of this process, we are removing the hoarding sheets from the existing location and relocate them inside as per the layout shown in the attached drawing.</p>	
2	<p data-bbox="319 1227 790 1258"><b>Covering of construction debris.</b></p> <div data-bbox="319 1272 1412 1668"> </div>	

NOT  
CRE  
GATE  
Reg. No.  
CO. OF

Sr. No.	Type of Work	
1	Metal sheets around the periphery of construction Site.	
		
		
2	Wash bay for all vehicle's going outside site.	
		



38  
46

NOT  
M. GHE  
Ret  
TO GOVT. OF

Handwritten red marks



## Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

### Visit Report

#### General Information

**IMIS ID :** MPCB-UNCONSENTED-0000038840

**Industry Name :** VIKHROLI BUSINESS CITY PRIVATE LIMITED

**Address :** CTS No. 110A, 110/11 to 37, 112/E/1, 112/E/3 & 112/E/4, 109, 109/1 of Village Hariyali, LBS Marg at Kanjurmarg (W), Mumbai

**Pincode :** 400013

**Category :** Red (LSI)

**Email :**

**Phone :**

**Visit Scheduled On :** 09/06/2026

**Last date of visit :** 10/06/2026

**Visited by :** Shri. Vinod Ramkishan Pawale(FO-Mumbai III)

#### Visited On

Visited Industry on :09/06/2026

Email Address of Unit :raghavendra.bhat@adamasbuilders.co.in

Telephone Number of Unit :9108245683

#### Siting Criteria

Siting Criteria : No

#### Location

Notified Industrial area : No

Detail : BMC

Planning Authority : BMC

#### Visit For

Visit For : Surprise

Applied For : Other

#### Previous Consent Detail

Consent UAN No.	Date	Validity	Capital Investment	Verified By
NA			0	NA

**Environment Clearance**

Is EC Applicable : Yes      Is EC Obtained : Yes      EC Detail : EC granted on 12.04.2023

**Production Details**

Product Name	Quantity(As consent)	Unit(As consent)	Quantity(Actual)	Unit(Actual)	Operational Issue
Commercial Building project	35816.44	Sq.M	320540.54	Sq.M	No

**Waste Water Management**

Source of water :  
1) Surface  
Surface Detail : BMC  
Authority Permission : BMC

**Deviation In:**

Water Consumption : No

Effluent : No

Sewage : No



Whether Industrial effluent generated : No

Whether Domestical effluent generated : Yes

		Industrial		Domestic	Gardening
		Process	Cooling		
Generation in m3/day	As per consent			820	0
	Actual				0

**Treatment System**

Industrial	Domestic
Primary :	
Secondary :	Sewage Treatment Plant MBBR
Tertiary :	
Advanced :	

**Domestic Purpose**

a) Generation (in CMD) : 820	STP Capacity : 900
b) Disposal : 100% Recycling Process	

**JVS sample collection (Water)**

JVS sample collected for Water : No
Detail : NA

**Previous JVS Records (Water)**

Sr. No.	Unique id	Barcode Number	Sample Type	Sample Subtype	Payment Status	COA Generated
No records found.						

**Air Pollution Aspect**

1) Details of emission : No

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

2) Differential in existing source of emission : No

**JVS sample collection (Air)**

JVS sample collected for Air : No	Detail : NA
-----------------------------------	-------------

**Previous JVS Records (AIR)**

Sr. No.	Unique id	Barcode Number	Sample Type	Sample Subtype	Payment Status	COA Generated
No records found.						

42  
46

**Hazardous Waste Generation**

Difference in exiting waste generation : No

**Non Hazardous Waste Generation**

Difference in exiting waste generation : No

**Any specific Conditions**

	Condition	Compliance
Consent		
Directions		
Environment Clearance		
Any NGT / Court order		

**Bank Guarantee**

BG Imposed :

**Remark**

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

**Penal Charges**

Penal Charges : No

**OCEMS**

Is Mandatory : Not Mandatory

Detail :

Connected to MPCB server : No

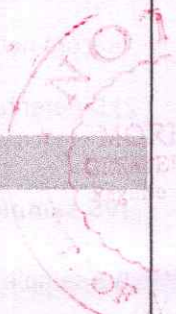
Detail : NA

**Green Coverage**

Green Coverage : No

Detail : NA

**Any Specific Observation**



Any Specific Observation : (i) PP has not provided 25 feet high tin/metal sheets around the periphery of construction projects. (ii) PP has not provided water sprinkling system during loading and unloading of materials at the construction sites. (iii) The water sprinkling is done on debris/earth material etc. (iv) The construction sites has deployed sensor-based air pollution monitors at work site. PP has installed display board at the main gate within their premises. (v) During the visit, the PP has not provided record about the generation of the construction and demolition (C & D) waste generated within the premises / site of work transported to the designated uploading site. (vi) PP has not provided vehicle tyre washing facilities at all exit points of construction site. (vii) Daily cleaning is carried out of major roads for removal of dust by using vacuum sweeping or water sprinkling, brushing, brooming and sweeping. (viii) Dust landing tyre of construction material carrying vehicles moved on public roads without tyre washing, which leads to dust emission on roads. (ix) PP has not started construction of STP. (x) Huge dust found in the premises and dust found accumulated in the premises. (xi) 3 nos. of smog gun (fogger cannon) are found in operation at the site. (xii) No heavy noise felt in the premises due to pneumatic drilling operation at first floor concrete. Acoustic enclosures are not provided to Compressor operated on diesel. (xiii) Under construction floor are covered with green net / enclosures. (xiv) Despite issuance of stop work issued by BMC, the construction work of building found in operation.

#### Previous legal action detail

Sr. No.	Legal Action Details	Legal Direction/Notice Details
1	MPCB-LEGAL_ACTIONS-240426011 <b>Initiated By:</b> Shri. Vinod Ramkishan Pawale(FO-Mumbai III)	Proposed Direction <b>Outward No:</b> MPCB/PD/2605150006 <b>Issued By:</b> Shri. Pratap Jagtap(RO-Mumbai) <b>Issued On:</b> 15/05/2026

#### Whether unit complied

Whether unit complied : No



44  

---

46

Faint, illegible text, likely bleed-through from the reverse side of the page.

Faint, illegible text, likely bleed-through from the reverse side of the page.





