

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 13/02/2024 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO 36 OF 2024(WZ), IBRA MASHNAJI KONAPURE & ANR.VS UNION OF INDIA & ORS.

1.0 Background

Grievance in the Original Application No. 36 of 2024 (WZ), titled Ibra Mashnaji Konapure & Anr. Vs Union of India & Ors., as per order dated 13/02/2024 of the Hon'ble NGT, is against the respondent no. 9 i.e. M/s J.K.Developers., (hereinafter referred as the Project Proponent, PP) constructing its residential and commercial building construction project by the name "Iris" situated at Survey Nos.21/1 & 24/1(p) & New S.No.24/2,20/6(p) Village: Ghodbunder District: Thane, Maharashtra. Further allegations are about illegal excess building construction in various of terms & conditions of Environmental Clearance dated 07/10/2014,14/02/2019,13.09.2022, not having valid CTE from 07/10/2014 till 25/1/2019, non-revalidation of CTO, illegal construction of basement, non-compliance of various EC conditions viz, non- installation of OWC, RWH, Solar system etc.

Hon'ble NGT directed vide Order dated 13/02/2024 (copy of Hon'ble NGT Order, dated 13/02/2024 is given at **Annexure-I**) and relevant Order is reproduced as below:

"...19. We deem it just and proper to call for a report on the matter in issue in present application, from a Joint Committee comprising one member each from:

- (i) The Ministry of Environment, Forests and Climate Change(MoEF&CC)*
- (ii) The Maharashtra State Pollution Control Board (MSPCB); &*
- (iii) The Mira Bhayander Municipal Corporation (MBMC)*

20. The Committee is directed to visit the site after informing to the applicant or his Counsel as well as project proponent or his counsel and any violation are found the amount of EDC for the same & submit a factual within a period of two months

23. The Maharashtra Pollution Control Board (MPCB) shall be the nodal agency for coordination and logistic support.

24. The report in the matter be submitted by SPCB through e-filing by using portal of NGT in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF...

25. Applicant are directed to supply the required documents & copy of the application to the Member of committee within three days from date.”

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT order, the Joint Committee consist of MPCB, MOEF and MBMC was constituted. The joint committee carried-out inspection of the residential and commercial building construction project on 18/04/2024. The following joint committee members were present during the inspection.

- i. Shri Surender Gugloth, Scientist “E”, MoEF&CC-IRO, Nagpur
- ii. Shri Kiran Hasbanis, Regional Officer, MPCB, Thane
- iii. Shri Tanaji Gambhire Advocate of applicant
- iv. Shri Sachin patil , Sectional Engineer MBMC

Also, Mrs. Smita R Vanave, Field Officer, MPCB, Thane-II accompanied joint committee during the inspection. Also, as directed by the Hon'ble NGT vide order dated 13/02/2024 prior communication was made by the nodal agency to the Applicant & his counsel to present during the inspection. Accordingly, Shri Ibra Mashnaji Konapure & Sayyed Mohammed Sabir Usman, Applicant(s) were present during the joint committee inspection and provided information about various non-compliances of EC, CTE & CTO. Shri Umesh

Ray representative from M/s J.K.Developers., was present and provided information about the project, various permissions obtained thereto and visit coordination.

3.0 Observations and findings

This report is outcome containing factual and action taken report of the said joint committee based on the preliminary information received from the nodal agency, followed by site inspection, information submitted by PP & Mira Bhayandar Municipal Corporation (MBMC) through MPCB and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below:

3.1 Observations and findings w.r.t Environmental Clearance

Details of sanctioned plans, plinth certificate, completion certificate and current status of the project as verified and submitted by MBMC to MPCB is given at Table No. 1. Copy of the MBMC letter no. 2981 dt.05.06.2024 is given at **Annexure-II** for kind information.

Table-1: Details of sanctioned plans, plinth certificate, and completion certificate

COMMENCEMENT CERTIFICATE

S No. 21, H. No. 1, S No. 24 H. No. 1 (Part) & S. No. 24, H. NO. 2, S. NO. 20, H No. 6 (Par), S No. 20 H. No. 7 (Part) of Village Ghodbunder

Sr. No.	Layout sanction plan no.	Date	Gross Plot Area (sq.m.)	Net Plot Area (sq.m.)	Name of Building	No .of Floors (building configuration)	Height of Building (m)	FSI (sq.m.)	Total FSI (sq.m.)	Non FSI (sq.m.)	Parking (sq.m.)	Services Area (Sq. m.)	Total Non FSI (sq.m.)	Total Built-up Area (sq.m.)
1	MBMC/TP/936	3/7/2014	19435	17709.72	A to I	Basement+S+3	13.80	7853.27	7853.27	-	3088.50	-	14129.80	21983.07
2	M B/MC/TP/577	11/5/2015	19435	17709.72	Plot B-I	G+7	24.00	953.62	953.62	-	86.05	-	510.96	1464.58
3	MB/MC/TP/2428	11/9/2015	19435	17709.72	A	B+S+4	16.70	17078.96	17078.96	-	3202.70	-	15901.91	32980.87
				B	B+S+4	-				-				
				C	B+Part ground+4	-				-				
				D	B+part ground+4	-				-				
				E	B+S+4	-				-				
				F	B+S+4	-				-				
				G	B+S+11	-				-				
				H	B+S +11	-				-				
				I	Par G+8	27.1				-	-			
4	MB/MC/TP/2242	8/8/2016	18845.94	17120.66	C	B+S+4	16.70	150107.41	15107.41	-	2465.60	--	20422.23	35529.64
				D	B+S+5	19.60				--				
				E	B+S+5					--				
				F	B+S+12	39.90				-				
				G	B+S+12					-				
				H	B+S+12					-				

5	MB/MC/TP/1670	3/7/2018	19414.82	17707.54	A to E	B+S+P+1	12.50	16457.38	16457.38	-	2362.92	-	25810.65	42268.03
					F & G	B+S+16	51.50							
					H	B+Part Ground+16								
					Comm ercial Buildin g Cafeter ia	B+Ground+2	13.80							
						B+S+Podium +1	4.3							
6	MB/MC/TP/3299	13/9/2019	19363	17637.72	A & B	B+S+P+1	12.50	7321.08	7321.08	-	4502.45	-	22727.76	30048.87
					C to E	B+S+P+8	32.80			-				
					Row House	Ground Floor	4.50			-				
7	MB/MC/TP/5619	7/2/2020	19363.00	17637.72	A & B	B+S+P+1	12.50	12425.29	12425.29	-	4502.45	-	24295.31	36720.60
					C	B+S+P+10	38.60			-				
					D & E	B+S+P+16	56.00			-				
8	MB/MC/TP/14670	29/10/2020	18776.11	17050.84	A & B	B+S+P	9.60	4222.69	4222.69	-	2900.60	-	22533.83	25756.52
					C	B+S+P+15	53.10							
9	MB/MC/TP/610	21/5/2021	19363.00	17637.72	A TO E	B+S(part)+ Upper ground+ 1 to 16	56	38642.02	38642.02	-	-	-	40070.49	78712.71
					K	B+S(part)+ Upper ground+ 1 to 21)	70.50			-	-	-		

10	MB/MC/TP/521	18/5/2022	19363.00	17637.72	A & b	B+S+P+1 to 16	56.00	24571.80	-	-	-	-	22695.32	47267.12				
					C	16 th Floor												
					Row House	Part 1	7.65											
					SO, Driver Room	Ground Floor	4.50											
					K	B+S+P+2 to 38	117.50											
					I	9 th to 12th floor	40.20											

PLINTH CHECKING CERTIFICATES OBTAINED TILL DATE

S No. 21, H. No. 1, S No. 24 H. No. 1 (Part) & S. No. 24, H. NO. 2, S. NO. 20, H No. 6 (Par), S No. 20 H. No. 7 (Part) of Village Ghodbunder

Sr. No.	Building	Plinth Checking Certificate Date	Type of Permission	As per Sanction plan no.
1	Building Type -I	MNP/NR/3125/2014-15 DTD. 23/01/2015	Plinth CC	MNP/NR/936/2014-15 DTD. 03/07/2014

COMPLETION CERTIFICATES OBTAINED TILL DATE

Sr. No.	Building & No. of Flats	Completion Certificate No.	Date	As per Sanction plan no.
1.	<ul style="list-style-type: none"> • Building type F (Basement + Part ground + 16) • Building Type G (Basement + Part ground + 16) • Building Type H (Basement + Part ground + 16) 	MBMC/MNP/NR/1302/2021-22	06/08/2021	MBMC/MNP/NR/1670/2018-19 DTD. 03/07/2018
2.	<ul style="list-style-type: none"> • Building Type C & D (Basement + Stilt + Upper Ground + 1 to 16) • Building Type E (basement + Part Stilt + Upper Ground + 1 to 16) 	MBMC/MNP/NR/4598/2022-23	22/02/2023	MBMC/MNP/NR/610/2021-22 DTD 21/05/2021 MBMC/MNP/NR/521/2022-23 DTD 18/05/2022

WORK PROGRESS REPORT TILL DATE AS PER SANTION PLAN NOCC/0319/19 DTD 17/05/2019

Completed Buildings	Floors	Total Built up area defined as per notification no. SO 695 € dated 04/04/2011 issued by MOEF & CC	Present Status
BUILDING TYPE – A,B,C,D,E	B + S + P + 2 nd to 16	44466.35 sq/ mtr.	Building Completed
BUILDING TYPE F & G	B + S + 16		
BUILDING TYPE H	PART B + S = 16		
BUILDING TYPE -I	G + 12		
ROW HOUSE -1	G + 1		
SOCIETY OFFICE AND DRIVERS ROOM	G		
Ongoing Buildings	Floors	Total Built up area defined as per notification no. SO 695 (E) dated 04/04/2011 issued by MOEF & CC	Present Status
BUILDING TYPE -K	B + S + P + 2 ND TO 38	9390.17 sq. mtr.	Up to 38 floor R.C.C. Work is Completed

- i. PP has obtained environment clearance (EC) from SEIAA, Maharashtra vide no. SEAC-2013/CR-38/TC-1, dated 07/10/2014 for the residential project for the net plot area of 17757.24 sq-m i.e. for total built-up area for of 58128.34 sq-m (FSI: 29,374.1 sq- m & Non-FSI: 28744.36 sq-m) Building -1 Wing 1 - Ground + 8 Upper Floor, building No. 2 - A to E - 1B+ Stilt + 13 Upper Floor, Building - 2 F to G - Part b + Stilt + 12 Upper Floors, Building No. 2 H - Part B - Ground + 12 Upper Floors.
- ii. PP has obtained amendment & expansion environment clearance (EC) from SEIAA, Maharashtra vide no. SEAC-EC-0000000683, dated 14/02/2019 for the residential project for the net plot area of 17301.25 sq-m i.e. for total built-up area for of 79522.36 sq-m (FSI: 38,497.3 sq- m & Non-FSI: 41,025.06 sq- m) Building -1 - Wing 1 - Ground + 8 Upper Floor, building No. 3 - Wing F to G + Part Basement + Stilt + 12 Upper Floor, Building - 3 Wing H - Part b + 12 Upper Floors & Plinth of Building No. 2 A to E has been constructed on site as per EC granted on 07/10/2014. Copy of EC is enclosed and marked as **Annexure-III**.
- iii. PP has obtained expansion environment clearance (EC) from SEIAA, Maharashtra vide no. SIAMH/MIS/256930/2022, dated 13/09/2022 for the residential project for the net plot area of 17637.72 sq-m i.e. for total built-up area for of 97,373.47 sq-m (FSI: 53,855.05 sq- m & Non-FSI: 43,518.42 sq-m) Building -1 Wing 1 -Ground + 12 Upper Floor, building No. 2 - A to E - 1B+ Stilt + 16 Upper Floor, building No. 3 - Wing F to G + Part Basement + Stilt + 16 Upper Floor, Building - 3 Wing H - Part b + 16 Upper Floors Wing J (Hall Commercial) B + Gr + 2 Floor, Wing K - B + Stilt + 38 Floor, Club House - Gr. + 1st Floor , Row House - G + 1st Floor. Copy of EC is enclosed and marked as **Annexure-IV** .
- iv. PP has obtained a building sanction plan & commencement certificatedated 03/07/2014 from MBMC. Subsequently, PP has obtained first plinth check certificates vide no. 3125/2014-15, dated 23/01/2015 for building No.- A to I, which are as per sanction plan no. 936/2014-15 dated 03/07/2014. It is observed that the aforesaid plinth check certificates were obtained after grant

of EC from SEIAA, Maharashtra.

- v. PP has obtained completion certificate for building IRIS-F,G,H wing vide no. MBMC/MNP/1302/2021-2022, dated 06/08/2021, which is as per sanction plan no. MBMC/MNP/1670/2018-19. Similarly, PP has obtained completion certificate for building IRIS-C,D,E wing vide no. MBMC/MNP/4598/2022-2023, dated 22/02/2023. which is as per sanction plan no. MBMC/610/2021-22.and 521/2022-23 dtd 18/05/2022.

3.2 Observations and findings w.r.t. CTE & CTO

- i. PP was applied for consent to establish in the year 2013 but MPCB has rejected consent to Establish on 15.04.2013. Copy of 21st consent committee agenda enclosed as **Annexure-V**. PP has obtained Consent to Establish (CTE) from MPCB vide no. Format1.0/BO/ROHQ/CC/UAN-0000050196/CE/CC-1901001927 dated 25/01/2019 under Orange category for the total plot area of 19946 sq-m and total construction built-up area of 79522.36 sq-m. Copy of C to E granted on dated 25/01/2019 is enclosed and marked as **Annexure- VI**.
- ii. EC obtained on 07/10/2014 for the total plot area of 17757.24 sq-m and total construction built-up area of 58128.34 sq-m. It is observed from the various plinth check certificates obtained by the PP during 2014 & 2015 that PP initiated construction of the aforesaid residential project without obtaining mandatory CTE from MPCB as required under the Water (Prevention and Control of Pollution) Act, 1974; and the Air (Prevention and Control of Pollution) Act, 1981. Further, it is pertinent to note that as per the conditions stipulated under S. no. v of 3 of the EC, dated 07/10/2014; PP has been mandated to obtain CTE from MPCB before start of any construction activities. However, it is observed that PP has obtained plinth level certificate on 03/07/2014, hence it is assumed that PP has started construction activity since 03.07.2014. Thereafter, PP obtained ex-post facto CTE from MPCB vide dated 25/01/2019.

- iii. PP has obtained 1st part Consent to Operate (CTO) from MPCB vide no. Format1.0/CC/UAN-0000107739/CO/-2107000123, dated 02/07/2021 under Red category for the total plot area of 19,946.00 sq-m, with completed construction of total built-up area of 32545.61 sq-m out of total construction built-up area of 45,221.18 sq-m, as per EC dated 14/02/2019. The said CTO issued from MPCB was valid up to 30/04/2023. Copy of 1st Consent to Operate dated 02/07/2021 is enclosed and marked as **Annexure-VII**.
- iv. PP has obtained consent to operate from MPCB vide no. Format1.0/CC/UAN-0000177173/CR/-2401001659, dated 14.01.2024 with paid penal charges of Rs. 3,19,425/- which was valid upto 30.04.2026 is given at **Annexure- VIII**.

3.3 Observations and findings w.r.t. environmental services

- i. PP has provided Sewage Treatment Plants (STP) for treatment of sewage generating from buildings. PP has provided STP of reported design capacity of 450 KLD. Various unit operations & processes of the said STP are installed in the underground level. It is observed that the unit operations & processes of STP, installed in the underground was found in operation. Reportedly, various unit operations & processes of the said STP are: Bar Screen Chamber → Collection tank → MBBR → Settling Tank → Filter feed Tank → Sludge Holding Tank → Pressure sand filter → Activated carbon filter → UV System → Treated sewage collection tank → Flushing and Gardening and remaining is being discharged into municipal sewer.
- ii. During the joint committee inspection, the joint committee collected grab samples of sewage from the inlet & outlet of STP. The said samples of sewage are submitted to MPCB Regional Laboratory at Thane for analysis of various physicochemical parameters viz. pH, SS, BOD, COD and Ammonical nitrogen. Analysis results of the sewage samples collected from the STP and untreated sewage discharge line is depicted in the below Table-1 and copy of the analysis results is given at **Annexure-IX**.

Table-1: Analysis results of sewage from STP and untreated sewage discharge line

Sampling location	Parameters				
	pH	SS	BOD	COD	NH ₃ -N
Inlet of STP of sale buildings/Excess untreated sewage from discharge line of sale buildings in to municipal sewerage system	7.1	90	160	360	19.76
Outlet of STP of sale buildings	7.2	35	60	112	25.08

Note: Concentration of all parameters is expressed in mg/l, except pH.

The analysis results of the treated sewage sample collected from the outlet of STP of sale buildings observed that the concentration of SS: 35 > 20 mg/l , BOD: 60 > 10 mg/l; and COD: 112 > 50 mg/l,. From the said analysis results it is observed that the concentration of SS, BOD, COD are exceeding the MPCB prescribed discharge standards specified in the CTO, dated 02/07/2021 i.e. the concentration of SS, BOD, COD respectively is exceeding in the range of 1.7, 6 & 2.24 times than the MPCB prescribed discharge standards.

Biodegradable waste and non-biodegradable waste is being segregated at the source of generation. For management of bio- degradable waste, PP has installed 01 no. of Organic Waste Converter (OWC) of reported design capacity of 350 Kg/day capacity. However, the said OWC installed in the premises was not in operation. Non-biodegradable wastes from buildings is being disposed to authorized agency of MBMC/collected by MBMC.

- iii. The joint committee didn't observe bore well in the project site. Also, PP has provided rain water harvesting system.
- iv. As per the conditions stipulated in the EC vide dated 07/10/2014, PP is mandated to provide RG area on the ground of 3143.21 sq-m RG above Basement slab 1885.93 sq. mtrs and also to plant 229 number of trees on the ground. However, PP has provided RG on mother earth:- 859.15 Sq.mtr only.

RG on Podium:- 3004.59 Sq.mtr., Total RG area provided:- 3863.76 Sq.mtr., Number of trees required to be Planted is 220 in RG area. PP has planted 396 numbers in RG area. PP has done Miykawaki plantation of 510 numbers on ground.

- v. Joint Committee observed that there was no Nalla was shown in previous approval of Layout and Building Plans of Municipal Corporation.
- vi. Actual date of start of construction in plot B(Wing-I) was 27.10.2014. Municipal Corporation has granted OC after the verification of Space for Fire tender Movement. The approved layout is comprising of Building A,B,C,D,E,F,G,H,I,J,& K, out of which OC is granted for Building No. C,D,E,F,G & H. Some of the photographs taken during the joint committee inspection dated 18/04/2024 is given as **Annexure -X**.

4.0 Approach for damages for contravening mandatory provisions of environmental laws

MPCB has issued Circular vide letter no. BO/MPCB/AS(T)/Circular/B-220712FTS0047 dated 12/07/2022 to discourage the defaulting industries by adopting "Polluter Pays" principal by imposing appropriate cost of violation of provision of Environment enactments for violation as below:-

- a) To take effective steps towards establishment of project/unit without obtaining Consent to Establish from the Board.
- b) To take effective steps without revalidating Consent to Establish from the Board.
- c) To start Commercial production / to hand over occupancy without obtaining Consent to Operate from the Board.

- d) To carry out expansion activity and applying directly for Consent to Operate without obtaining Consent to Establish of the Board.
- e) To operate the activity without valid consent to operate of the Board and applying after lapse of validity period.

Cost of Violation: -

Red Category- 5 times of one term consent fee X no. of years of violation*

Orange Category- 3 times of one term consent fee X no. of years of violation*

Green Category- 1 times of one term consent fee X no. of years of violation*

Calculations of number of years shall be calculated on the basis of number of days of non-compliance. Copy of the said circular is attached as **Annexure- XI**. Considering the period when PP has started construction activities without obtaining CTE from MPCB i.e. from the 1st plinth check certificate, dated 03/07/2014 by MBMC as per the sanction plan no. 936/2014-15, till date of obtaining CTE from MPCB i.e. till 25/01/2019. Further, it is pertinent to note that the PP has applied & obtained CTE from MPCB after obtaining the completion certificates for building for wing - F,G,H, completion of area 9000 sq. mtr dated 25/01/2019. Hence total no. of days of violation is worked-out to be 1,668 days. Besides considering the aforesaid period of violation for starting the construction activities without obtaining CTE from MPCB, Accordingly, the total period of violation is tabulated as below:

S. no.	Period of violation		No. of days of violation	Remarks	Capital investment (CI) in Crore & consent fees	Penal fees calculation	Penal fees
1	03/07/2014 (Date of Start of Construction)	25/01/2019 (till date of obtaining CTE from MPCB)	1668	Starting construction activities without obtaining CTE from MPCB.	CI- 250.00 Crore & Consent Fees- 5,00,000/-	Red category = 5 times of one term consent fee x no. of years of violation = 5 x 500000 x 1668/365	1,14,24,657.5/-
Total no. of days of violation			1668	Total Penal fees			1,14,24,657.5/-

6.0 Approach for damages (in addition to the environmental compensation as given at para 5) for contravening mandatory provisions of environmental laws

During joint committee inspection it is observed that the installed OWC not functioning. Also, it is observed that Sewage Treatment Plant found in operation but JVS analysis report shows exceeding parameters as per MPCB prescribed discharge standards. Hence, the joint opined that calculation of environmental compensation for the reported non-compliances in respect of failure of preventing the pollutants being discharged in water bodies and failure to implement waste management rules i.e. discharge of liquid waste/sewage and solid waste may not be possible. In view of the above, The instances considered for levying Environmental Compensation (EC) in the said report are:

- a) Discharges in violation of consent conditions, mainly prescribed standards /consent limits.
- b) Accidental discharges lasting for short durations resulting into damage to the environment.
- c) Intentional discharges to the environment -- land, water and air resulting into acute injury or damage to the environment.
- d) Injection of treated/partially treated/ untreated effluents to ground water.

Though such listed instances may not be directly applicable in the current matter for arriving at the damages amount (in addition to the environmental compensation as given at para 4) for contravening mandatory provisions of environmental laws (w.r.t. starting construction without CTE, continued construction without renewing CTE & completed most of the project), an attempt is being made by this joint committee to assess the environmental compensation using the formula prescribed in the said CPCB report which may be taken as damages amount for contravening mandatory provisions of environmental laws. The formula considers of number of days violation took place, pollution index of unit, scale of operation, location factor based on population and an amount factor in Rupees.

Environmental Compensation (EC) in Rupees as mentioned in the aforesaid CPCB report = $PI \times N \times R \times S \times LF$

Where,

EC is Environmental Compensation in Rupees

PI = Pollution Index of industrial sector/Project

N = Number of days of violation took place

R = A factor in Rupees for EC

S = Factor for scale of operation

LF = Location factor

PI = Pollution Index of industrial sector/project

Considering the project under Red category, as per CPCB modified directions no. B-29012/ESS/(CPA)/2015-16 dated 07/3/2016 (as per EC dated, 20/02/2013, total wastewater generation is 230 KLD; if the wastewater generation is more than 100 KLD it is considered as Red category). Hence, as per aforesaid CPCB report, PI =80.

N = Number of days of violation *took place for which violation took place is the period between the day of violation observed and the day of compliance verified by CPCB/SPCB.*

R = A factor in Rupees, which *may be a minimum of 100 and maximum of 500. The aforesaid report also suggests considering R as 250, as the Environmental*

Compensation in cases of violation. Hence, $R = 250$.

S = Factor for scale of operation.

For small $S = 0.5$, For medium $S = 1$ and larger unit $S = 1.5$. The scale of operation was considered as 1.5, As per CTE issued by MPCB, it is large scale industry (LSI). The unit being LSI, $S=1.5$.

LF = Location factor.

It is based on the population of the city/town and location of the industrial unit on the location of the industrial unit. Since the population is below 10 Million, $LF=1.0$ (As per provisional reports of Census India, population of MBMC in 2011 is below 10 lakhs

Considering the period when plinth certificate was issued on 03/07/2014 till the date of consent to Establish dated 25/01/2019, the number of days violation (N) took place comes out to be **1668** days.

Based on consideration of above, the environmental compensation calculation is depicted as below.

$$EC = PI * N * R * S * LF$$

PI	N	R	S	LF	EC (in Rs.)
80	1668	250	1.5	1	5,00,40,000/-

Based on above, the environmental compensation as damages for contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 i.e. without obtaining CTE is worked-out to be Rs. **5,00,40,000/-** (Rupees Five Crore and Forty Thousand Only).

5.0 Recommendations

- (a) For contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974; and the Air (Prevention and Control of Pollution) Act, 1981

In view of the aforesaid violations of:

- i. Starting construction of the residential project by M/s JK Developers (IRIS), without obtaining mandatory CTE from MPCB and not applied from time to time from MPCB, as required under S. No. v of 3 of the EC, dated 07/10/2014 and as required under the Water (Prevention and Control of Pollution) Act, 1974 and the

Air (Prevention and Control of Pollution) Act, 1981; MPCB may take necessary action against the PP along with penalty amount of Rs. 1,14,24,657.5/- (One Crore, Fourteen Lakhs Twenty Four thousand Six hundred Fifty Seven Rupees and Fifty paise Only) as above as per provisions of penal fees for occupiers violating consent regime prescribed under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;

- (b) PP after obtaining full & final occupation certificates and complying with obligatory clause to operate STP for a period of five years, as above; PP should hand over project along with utilities & environmental services to the “Society” by executing “Deed of Declaration” that necessary & applicable renewals of consent/permissions/licenses shall be done by the office bearers/elected committee member of the Society, by arranging necessary corpus to meet such expenditure and including for O&M of utilities & environmental services.
- (c) PP should be directed to implement the following as expeditiously as possible:
- To rectify & repair various unit operations & processes & stabilize the biological treatment process of STP of so as to achieve the MPCB prescribed discharge standards.
 - To operate the STP through appointing a qualified staff & establishing environmental management cell or through outsourcing to NABL accredited consultancy for efficient O&M of both the STPs of rental & sale buildings.

- To install electromagnetic flow meters at the final outlet of treated sewage conveyance pipelines – flushing line (to ensure utilization of min. 60% of treated sewage for flushing, as per CTO conditions).
- ii. To operate and maintain OWC of adequate capacity based on the daily max. generation of bio-degradable waste Compost from OWCs to be utilized for the green belt developed within the project site.
- iii. In compliance to the EC conditions, the PP should expedite the installation/commissioning of:
- Installation of solar panels for streetlights in the common areas viz. open spaces, pathways etc. Also, to rectify and repair the installed solar water heating system for supply of hot water to bathrooms for both rental & sale buildings.
 - Thereafter, PP should submit the compliance of the same along with documentary/photographic evidence to the Regional Office of MPCB.



(Sachin Patil)
Sectional Engineer
MBMC



(Kiran Hasabnis)
Regional Officer
MPCB Thane



(Surender Gugloth)
(सुरेंद्र गुगलोथ)
Scientist E
(SURENDER GUGLOTH)
MOEF & CC, Nagpur
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
Min. of Environment, Forest and Climate Change
क्षे.का., नागपुर- R. O., Nagpur

Item No.2

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

Original Application No.36/2024(WZ)

Ibra Mashnaji Konapure & Anr.

.....Applicant(s)

Versus

Union of India, MoEF&CC & Ors.

....Respondent(s)

Date of hearing: 13.02.2024

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant : Mr. Tanaji Gambhire, Advocate along-with
Mr. Vijay Mhaske, Advocate

ORDER

1. This application has been filed with the prayers that the construction of the project by the name "Iris" situated at Survey Nos.21/1 & 24/1(P) & New S. No.24/2, 20/6(P), Village- Ghodbunder, District- Thane, Maharashtra, being constructed by M/s. J.K. Developers- respondent No.10, be ordered to be demolished, as the same has been constructed illegally and the area should be ordered to be restored; respondent No.10-PP be directed to deposit heavy amount of compensation; respondent No.10-PP be directed to provide R.G. Area/Open Space on land as per the EC and sanction granted by the Mira Bhayander Municipal Corporation (MBMC) and DCR, whichever is the highest, as provided therein by the authorities; respondent No.10 be directed to carry out the plantation of more than 2290 indigenous trees on its own land or in the area falling within the jurisdiction of MBMC.

2. The learned counsel for applicants has urged that the demotion of the said building project is prayed because of the violations committed by the Project Proponent and for this, he has drawn our attention to the 1st EC dated 07.10.2014 granted for total BUA of 58128.34 sq. mtrs., which is annexed at page nos.108-120 of the paper book, subject to the terms and conditions laid down therein and some of the conditions are alleged to have been breached by the Project Proponent. He urges that as per the Condition No.3(v) of the said EC, the Consent to Establish was required to be obtained by the respondent No.10- PP, which has been obtained on 25.01.2019, as is clear from page no.161 of the paper book which contains the said Consent to Establish and was valid till 05.06.2018. According to him, the construction was started in 2014 even prior to obtaining this Consent to Establish.

3. Thereafter, the learned counsel for applicants has drawn our attention to condition no.(xxx) of the above-mentioned EC, which provided for installation of STP and the same was required to be certified by independent expert and a report to that effect was to be submitted to the MPCB- respondent No.5 and Environment Department. According to the applicant, no such STP has been set up on ground, rather the same has been set up in basement, which is illegal because as per the EC, the same was required to be set up at the ground level, which is found mentioned in the EC at page no.111 of the paper book.

4. Thereafter, the learned counsel for applicants has drawn our attention to condition no.(xxxii) of the above-mentioned EC, as per which permission was required to be obtained to draw ground water and construction of basement from the competent authority. It is also urged that the permission was required to be obtained from the Central Ground Water Authority for construction of the basement. In this regard, he has

drawn our attention to the Minutes of the SEAC-II Meeting held on 19th to 21st September, 2013, which is annexed at page no.94 of the paper book, which provides several Buildings in front of the column: Number of Buildings & Configuration(s) and it is shown by him that in none of these configurations, was there any mention made of the basement and thereafter, he drew our attention to the Minutes of the SEIAA Meeting held on 26th & 27th August, 2014, which is annexed at page nos.102 to 107 of the paper book, in front of the same column, the details of the configurations of the buildings to be constructed is given and here also, it did not show the basement, while granting the final EC. The basement has been added in respect of the Building- 2 being A to E and also in Building- 2 being F to G, wherein basement is to be partly there and also in Building -2 (H), the basement is shown to be there partly. It is urged that this is in violation because this matter, regarding basement to be constructed in the said Buildings, was not considered by the SEAC-II nor was the same considered by the SEIAA in their Meeting as stated above and in the final EC, the same has been allowed.

5. Thereafter, the learned counsel for applicants has drawn our attention to condition no.(xlv) of the above-mentioned EC, which provides for six monthly monitoring report to be submitted by the Project Proponent to the Regional Office, MoEF, Bhopal and it is submitted that no such report has ever been submitted by the Project Proponent because of which, it is apparent that from time to time, it could not be observed by the MPCB, as to whether any violations of the terms and conditions of the EC were there, being committed by the Project Proponent.

6. Thereafter, the learned counsel for applicants has further pointed out that the RG area was to be provided to the extent of area of 3143.21 sq. mtrs. on ground floor and to the extent of 1885.93 sq. mtrs. on above

basement slab. In this regard, he states that the RG area on the ground is provided only to the extent of 1513.20 sq. mtrs., while on the above basement, it has been provided to the extent of 3004.59 sq. mtrs., which is in violation.

7. Apart from this, the learned counsel for applicants has also pointed out that 229 number of trees were to be planted by the Project Proponent, for which there is no space left for plantation of the said number of trees.

8. Thereafter, the learned counsel for applicants has also pointed out that there is a violation for not setting up OWC, which was required to be set up for dealing with the wet waste.

9. Further, it is argued by the learned counsel for applicants that the 2nd EC was granted to the Project Proponent on 14.02.2019 by the SEIAA, which is annexed at page no.178 of the paper book, where-under the same terms and conditions have been stipulated, as provided in the 1st EC. But the total BUA has been reduced to 45221.18 sq. mtrs. He alleged that against this, before the grant of 3rd EC on 13.09.2022 for the total BUA of 97,373.47 sq. mtrs., the Project Proponent had exceeded the construction of 26,058.27 sq. mtrs., for which there was no prior EC because till the grant of 3rd EC i.e. on 13.09.2022, the Project Proponent had constructed total BUA to the extent of 71,279.45 sq. mtrs.

10. When we enquired from the learned counsel for applicants as to how he is able to prove that that the area, for which the 2nd EC was granted to the tune of 45,221.18 sq. mtrs., was exceeded to the extent of 26,058.27 sq. mtrs., he drew our attention to the Map prepared by the MBMC, which is annexed at page no.213 as well as the coloured Google Maps, which are annexed from page nos.343 to 356 of the paper book and has also tried to establish *prima facie* that a water body (a kind of

nala) was passing through the project in question, which had to be shifted towards North, which is evident from these Maps. But later on, he acknowledges that not only the Project Proponent but also the other projects were also there because of which the said shifting of nala had to be done, which has been shown in the said Maps.

11. Apart from this, the learned counsel for applicants has also submitted that there are gaps in obtaining Consent to Operate by the Project Proponent from time to time, which are indicated in para nos.5.2, 5.3 and 5.4 in the present Original Application at page nos.23-24 of the paper book. Therefore for these breaches also, the Project Proponent should be held accountable.

12. We also made a query from the learned counsel for applicants as to why, if there was any *ex-post-facto* EC in his estimation granted to the Project Proponent, the same was not challenged seeking quashing of the same for any kind of violation, he did not reply to the same.

13. In order to ascertain, as to whether above violations were there and what remedy can be allowed, has to be considered by us after hearing the other side, we find *prima facie* case adversely impacting environment is made out. Therefore, we deem it appropriate to admit this application and accordingly admit the same.

14. Registry is directed to issue Notice to the respondents, returnable within 04(four) weeks.

15. Applicants are directed to take necessary steps for service to the respondents by both ways (Dasti as well as by Registered Post) and also on available e-mail/WhatsApp and submit service affidavit within one week.

16. Applicants are also directed to provide copy of the application and relevant documents to the respondents within a week.

17. Respondents are directed to submit their reply affidavits within four weeks and also circulate the same to the applicants as also other respondents by available e-mail.

18. Rejoinder, if any, is directed to be submitted within one week thereafter.

19. We deem it just and proper to call for a report from the Joint Committee comprising one Member each from:-

- (i) The Ministry of Environment, Forests and Climate Change (MoEF&CC);
- (ii) The Maharashtra Pollution Control Board (MPCB); and
- (iii) The Mira Bhayander Municipal Corporation (MBMC).

20. The Committee is directed to visit the site and ascertain as to whether the violations, which are alleged to have been made by the Project Proponent, are correct and also in case, any violations are found, the amount of EDC for the same may also be calculated and submit a factual and action taken report within a period of two months.

21. We also direct that the Committee shall visit the site after informing the applicants or their counsel as well as the Project Proponent or its counsel.

22. We also make it clear that ordinarily, we would have taken one of the Members of the SEIAA, but the same is reported to be not in existence as of now, as the process of its re-constitution is going on. Therefore, we have taken a Member of the MoEF&CC.

23. The Maharashtra Pollution Control Board (MPCB) shall be the nodal agency for coordination and logistic support.

24. The report in the matter be submitted by SPCB through e-filing by using portal of NGT in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF.

25. Applicants are directed to supply the required documents and copy of the application to the Members of the Committee within three days from today.

26. A copy of this order be communicated to the above-mentioned Committee forth-with for compliance.

Put up this matter for further consideration on 26.04.2024

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

February 13, 2024
Original Application No.36/2024(WZ)
P.Kr



मिरा भाईंदर महानगरपालिका

MIRA BHAINDAR MUNICIPAL CORPORATION

कार्यालय : स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनकिया,
मिरारोड (पूर्व), ता. जि. ठाणे - ४०११०७.
दूरध्वनी: 022-28121455 Email ID : tp@mbmc.gov.in



स्वातंत्र्याचा अमृत महोत्सव

नगररचना विभाग

जा. क्र. मिभा/मनपा/नर/ 281 2028 - 2024

दिनांक: ५/६/२०२४

प्रति,

उप प्रादेशिक अधिकारी ठाणे - II

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

पाचवा मजला, ऑफिस कॉम्प्लेक्स बिल्डिंग,

मुलुंड चेकनाका जवळ, वागळे इस्टेट,

ठाणे - 400604.

विषय :- Information of M/s J.K. Developers in the matter of O.A. no. 36/2024, M/s Ibra Konapure V/s UOI.

- संदर्भ :-
- 1) आपलेकडील दि.12/04/2024 रोजीचे इमेल द्वारे प्राप्त पत्र.
 - 2) सल्लागार अभियंता मे. अनिष अॅण्ड असो., यांचे दि. 05/06/2024 रोजीचे पत्र.

महोदय,

मौजे घोडबंदर येथील स.क्र.21/1, 24/1पै. या जागेत विकासक मे. जे. के. डेव्हलपर्स यांचे जमिनीवरील प्रकल्पाबाबत तक्रारीच्या अनुषंगाने, सदर प्रकरणी सोबत दिलेल्या प्रपत्रानुसार माहिती सादर करणेबाबत संदर्भाधीन पत्रान्वये कळविले आहे. उपरोक्त जमिनीवर महानगरपालिकेने दिलेल्या बांधकाम परवानगीमध्ये F.S.I. व Non F.S.I. या दोन्ही संबंधित परिगणना स्वतंत्रपणे करण्यात आले नसल्याने प्रकल्पाचे सल्लागार अभियंता यांना मंजूर बांधकाम परवानगी नुसार F.S.I. व Non F.S.I.बाबतचा तपशील उपलब्ध करून देणेबाबत प्रत्यक्ष सुचना दिली असता सल्लागार अभियंता यांनी संदर्भाधीन क्र. 2 च्या पत्रान्वये F.S.I. व Non F.S.I. बाबत माहिती सादर केली आहे. त्यानुसार सदर प्रकरणी दिलेल्या बांधकाम परवानग्या, जोत्याचा दाखला व भोगवटा दाखला याबाबतची माहिती संदर्भिय पत्रासोबत दिलेल्या नमुन्यात भरून देण्यात येत आहे. तसेच विकासक मे. जे. के. डेव्हलपर्स यांना दिलेल्या बांधकाम परवानग्या, जोत्याचा दाखला, भोगवटा दाखला व मंजूर रेखांकन नकाशा यांच्या छायांकित प्रती सोबत देण्यात येत आहे.

आपला


(पु. म. शिंदे)

सहायक संचालक नगररचना
मिरा भाईंदर महानगरपालिका

“आपली जबाबदारी व अधिकार, मजबूत लोकशाहीचा आधार”

“जागरुक मतदार लोकशाहीचा आधार”

COMMENCEMENT CERTIFICATE
MOUJE GHODBUNDER SURVEY NO. 21/1, 24/1PT.

Sr. No.	Layout sanction plan no.	Date	Gross Plot Area (sq.m.)	Net Plot Area (sq.m.)	Name of Building	No. of Floors (building configuration)	Height of Building (m)	FSI (sq.m.)	Total FSI (sq.m.)	Non FSI (sq.m.)	Parking (sq.m.)	Services Area (Sq.m.)	Total Non FSI (sq.m.)	Total Built-up Area (sq.m.) (F.S.I. + Non F.S.I.)
1.	MBMC/MNP/NR/936/2014-15	DTD.03/07/2014	19435	17709.72	A TO I	• BASEMENT + STILT + 3	13.80	7853.27	7853.27	--	3088.50	--	14129.80	21983.07
2.	MBMC/MNP/NR/577/2015-16	DTD.11/05/2015	19435	17709.72	PLOT B - I	• G + 7	24.00	953.62	953.62	--	86.05	--	510.96	1464.58
3.	MBMC/MNP/NR/2428/2015-16	DTD.11/09/2015	19435	17709.72	A TO I	• A (BASEMENT + STILT + 4)	16.70	17078.96	17078.96	--	3202.70	--	15901.91	32980.87
						• B (BASEMENT + STILT + 4)								
						• C (BASEMENT + PART GROUND + 4)								
						• D (BASEMENT + PART GROUND + 4)								
						• E (BASEMENT + STILT + 4)								
						• F (BASEMENT + STILT + 4)	37.00							
						• G (BASEMENT + STILT + 11)								
						• H (BASEMENT + STILT + 11)								
						• I (PART GROUND + 8)	27.10							
4.	MBMC/MNP/NR/2242/2016-17	DTD.08/08/2016	18845.94	17120.66	C TO H	• C (BASEMENT + STILT + 4)	16.70	15107.41	15107.41	--	2465.60	--	20422.23	35529.64
						• D (BASEMENT + STILT + 5)	19.60							
						• E (BASEMENT + STILT + 5)								
						• F (BASEMENT + STILT + 12)								
						• G (BASEMENT + STILT + 12)	39.90							
						• H (BASEMENT + STILT + 12)								
5.	MBMC/MNP/NR/1670/2018-19	DTD.03/07/2018	19414.82	17707.54	• A TO I • COMMERCIAL BUILDING • CAFATE AREA	• A TO E (BASEMENT + STILT + PODIUM + 1)	12.50	16457.38	16457.38	--	5362.92	--	25810.65	42268.03
						• F & G (BASEMENT + STILT + 16)								
						• H (BASEMENT + PART GROUND + 16)	51.50							
						• COMMERCIAL BUILDING (BASEMENT + GROUND + 2)	13.80							
						• CAFATE AREA (BASEMENT + STILT + PODIUM + 1)	4.30							
						• A & B (BASEMENT + STILT + PODIUM + 1)	12.50							
						• C TO E (BASEMENT + STILT + PODIUM + 8)	32.80							
						• ROW HOUSE (GROUND FLOOR)	4.50							
6.	MBMC/MNP/NR/3299/2019-20	DTD.13/09/2019	19363.00	17637.72	• A TO E • RO-HOUSE	• A & B (BASEMENT + STILT + PODIUM + 1)	12.50	7321.08	7321.08	--	4502.45	--	22727.79	30048.87
						• C TO E (BASEMENT + STILT + PODIUM + 8)								
						• D & E (BASEMENT + STILT + PODIUM + 16)	56.00							
7.	MBMC/MNP/NR/5619/2019-20	DTD.07/02/2020	19363.00	17637.72	• A TO E	• A & B (BASEMENT + STILT + PODIUM + 1)	12.50	12425.29	12425.29	--	4502.45	--	24295.31	36720.60
						• C (BASEMENT + STILT + PODIUM + 10)	38.60							
						• D & E (BASEMENT + STILT + PODIUM + 16)	56.00							
8.	MBMC/MNP/NR/1467/2020-21	DTD.29/10/2020	18776.11	17050.84	• A TO C	• A & B (BASEMENT + STILT + PODIUM)	9.60	4222.69	4222.69	--	2900.60	--	22533.83	25756.52
						• C (BASEMENT + STILT + PODIUM + 15)	53.10							
9.	MBMC/MNP/NR/610/2021-22	DTD.21/05/2021	19363.00	17637.72	• A TO E • K & I	• A TO E (BASEMENT + PART STILT + UPPER GROUND + 1 TO 16)	56.00	38642.02	38642.02	--	--	--	40070.49	78712.71
						• K (BASEMENT + PART STILT + UPPER GROUND + 1 TO 21)	70.50							
						• I (PART GROUND + 12)								

Type text here

Sr. No.	Layout sanction plan no.	Date	Gross Plot Area (sq.m.)	Net Plot Area (sq.m.)	Name of Building	No .of Floors (building configuration)	Height of Building (m)	FSI (sq.m.)	Total FSI (sq.m.)	Non FSI (sq.m.)	Parking (sq.m.)	Services Area (Sq.m.)	Total Non FSI (sq.m.)	Total Built-up Area (sq.m.) (F.S.I. + Non F.S.I.)
10.	MBMC/MNP/NR/521/2022-23	DTD. 18/05/2022	19363.00	17637.72	<ul style="list-style-type: none"> • A, B, C • ROW HOUSE • SOCIETY OFFICE & DRIVERS ROOM • K & I 	• A & B (BASEMENT + STILT + PODIUM + 1 TO 16) • C (SIXTEENTH FLOOR)	56.00	24571.80	---	--	--	--	22695.32	47267.12
						• ROW HOUSE (PART 1)	7.65							
						• SOCIETY OFFICE, DRIVERS ROOM (GROUND FLOOR)	4.50							
						• K (BASEMENT + STILT + PODIUM + 2 TO 38)	117.50							
						I (9 TO 12 FLOOR)	40.20							

(P. M. SHINDE)

Asst. Director of Town Planning
Mira-Bhaindar Municipal Corporation

PLINTH CHECKING CERTIFICATES OBTAINED TILL DATE

Sr. No.	Building	Plinth Checking Certificate Date	As per Sanction plan no.
1	BUILDING TYPE - I	MNP/NR/3125/2014-15 DTD.23/01/2015	MNP/NR/936/2014-15 DTD. 03/07/2014

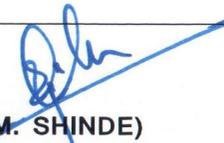


(P. M. SHINDE)

Asst. Director of Town Planning
Mira- Bhaindar Municipal Corporation

COMPLETION CERTIFICATES OBTAINED TILL DATE

Sr. No.	Building & No. of Flats	Completion Certificate No.	Date	As per Sanction plan no.
1	<ul style="list-style-type: none"> • BUILDING TYPE F (BASEMENT + PART GROUND + 16) • BUILDING TYPE G (BASEMENT + PART GROUND + 16) • BUILDING TYPE H (BASEMENT + PART GROUND + 16) 	MBMC/MNP/NR/1302/2021-22	DTD 06.08.2021	MBMC/MNP/NR/1670/2018-19 DTD.03/07/2018
2	<ul style="list-style-type: none"> • BUILDING TYPE C & D(BASEMENT + STILT + UPPER GROUND + 1 TO 16) • BUILDING TYPE-E (BASEMENT + PART STILT + UPPER GROUND + 1 TO 16) 	MBMC/MNP/NR/4598/2022-23	DTD 22.02.2023	MBMC/MNP/NR/610/2021-22 DTD 21/05/2021 MBMC/MNP/NR/521/2022-23 DTD 18/05/2022



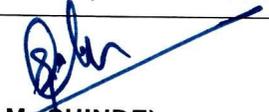
(P. M. SHINDE)

Asst. Director of Town Planning
Mira- Bhaindar Municipal Corporation

WORK PROGRESS REPORT TILL DATE AS PER SANCTION PLAN NOCC/0319/19 DTD 17/05/2019

Completed Buildings	Floors	Total Built-up Area defined as per notification no.SO 695(E) dated 04/04/2011 issued by MOEF&CC	Present Status
BUILDING TYPE- A, B, C, D,E	B + S+ P + 2 ND TO 16	44466.35 sq. mtr.	Buildings Completed
BUILDING TYPE - F & G	B + S + 16		
BUILDING TYPE - H	PART B + S + 16		
BUILDING TYPE - I	G + 12		
ROW HOUSE - 1	G + 1		
SOCIETY OFFICE AND DIVERS ROOM	G		

Ongoing Buildings	Floors	Total Built-up Area defined as per notification no.SO 695(E) dated 04/04/2011 issued by MOEF&CC	Present Status
BUILDING TYPE - K	B + S + P + 2 ND TO 38	9390.17 sq.mtr.	Up to 38 floor R.C.C. Work is Completed


(P. M. SHINDE)

Asst. Director of Town Planning
Mira- Bhaindar Municipal Corporation

Government of Maharashtra

SEAC-2013/CR-38/TC-1
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 7th October, 2014

To,
 M/s J.K. Developers
 Balaji House, C-13, Dalia Industrial Estate,
 Opp. Laxmi Industries, New Link Road,
 Andheri (W), Mumbai-400053

Subject: Environment Clearance for proposed residential cum commercial project on plot bearing S. No. 21, H. No. 1, S. No. 24, H. No. 1 (Part) of village Ghodbunder, Taluka-Thane, District – Thane by M/s J.K. Developers

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 18th & 22nd meetings and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 66th & 74th meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed residential cum commercial project on plot bearing S. No. 21, H. No. 1, S. No. 24, H. No. 1 (Part) of village Ghodbunder, Taluka-Thane, District- Thane. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as-

Name of the Project	Proposed Residential cum Commercial Project
Project Proponent	M/s. J. K Developers
Consultant	Enviro Analyst & Engineers Pvt. Ltd
Type of Project: Housing Project/ Industrial Estate/ SRA Scheme/ MHADA/ Township or others	New Project
Location of the project	Plot bearing S. No. 21, H. No. 1, S. No. 24, H. No. 1 (Part) of village Ghodbunder, Taluka – Thane, District – Thane.
Whether in Corporation/ municipal /other area	Mira Bhayander Municipal Corporation
Applicability of the DCR	DCR for Mira Bhayander (Sanctioned by Government U/S 31 of the M.R.T.P. ACT 1966)

Note on the initiated work (if applicable)	NA		
LOI/NOC from MHADA/ other approvals (If Applicable)	NA		
Total plot area (Sq.mt)	Sr. no	Particulars	Area in Sq.mt
Deductions	1	Area of Plot	19363.00
Net Plot Area	2	Deduction	
		Road Set Back Area	1605.76
		Total Deduction	1605.76
	3	Net Plot Area	17757.24
Permissible FSI (including TDR & Fungible)	1.8 29388.13 Sq.mt		
Proposed Built Up Area (FSI & Non FSI)	Building FSI Area (including TDR) (Sq.mt)	Non-FSI Area (Sq.mt)	Total Construction Area (Sq.mt)
	29,374.1	28744.36	58128.34
Ground Coverage Area (percentage of plot not open to sky)	2948.26 Sq.mt Percentage:- 16%		
Estimated Cost of the project	Rs. 190 Cr		
Number of Buildings & configuration(s)	The above ground structures will comprise of:		
	No. of Building	Wings	Configuration
	Building -1	--	Gr. + 8 Upper Floors
	Building -2	A to E	1B + Stilt + 13 Upper Floor's
	Building -2	F- G	Part B + Stilt + 12 Upper Floor's
	Building -2	H	Part B + Gr. + 12 Upper Floor's
Number of tenants and shops	Flats:- 509 Shops:- 18		
Number of expected residents /users	2599 No's		
Tenant density per hector	300 Tenements / Hector		
Height of Building(s)	Building	Height	
	Building 1	27.40 m	
	A - E	44.00 m	
	F- G	41.10 m	
	H	41.10 m	
Right of way (Width of the road from the nearest fire station to the proposed building(s))	18.00 m D.P road at North direction.		

Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	7.5 m									
Existing Structure(s)	Vacant Plot.									
Details of the demolition with disposal (If applicable)	NA									
Total Water Requirement	<p>Dry Season:</p> <ul style="list-style-type: none"> • Fresh water & source: 230 KLD by MBMC. • Recycled water : 141 KLD (From STP) • Total Water Requirement : 371 KLD • Swimming pool make up (Cum): NA • Fire fighting: 665 cum. <p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh Water & Source: 168 KLD (MBMC) & 62 KLD (RWH tanks) • Recycled Water : 116 KLD (STP treated water) • Total Water Requirement : 346 KLD (Including water from RWH Tank) • Swimming pool make up : NA • Fire fighting : 665 Cum. 									
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> • Level of the ground water table : 2.0 – 3.0 m • Size and no of RWH tank(s) and quantity: 9 Nos. tank <table border="1" data-bbox="619 1205 1337 1420"> <thead> <tr> <th>Building type</th> <th>Size of the tank</th> <th>Capacity of the tank</th> </tr> </thead> <tbody> <tr> <td>Building -1</td> <td>2.0 m x 1.0 m x 2.0 m (D)</td> <td>4 cum</td> </tr> <tr> <td>Building – 2 A to H</td> <td>3.0 m x 2.5 m x 2.0 m (+D)</td> <td>14 cum/wing</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Location of the RWH tanks(s): Below Ground Level • Total rain water harvested: 62 m³ daily <p>Budgetary allocation (capital cost and O&M cost) Capital cost: Rs. 6.5 lakhs O & M Cost : Rs. 0.3 lakhs</p>	Building type	Size of the tank	Capacity of the tank	Building -1	2.0 m x 1.0 m x 2.0 m (D)	4 cum	Building – 2 A to H	3.0 m x 2.5 m x 2.0 m (+D)	14 cum/wing
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Building – 2 A to H	3.0 m x 2.5 m x 2.0 m (+D)	14 cum/wing								
UGT tanks	Location(s) of the UG tank(s) : Below Ground Level									
Strom water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: From west to East Direction. • Quantity of storm water: 15 m³ / min <p>Size of SWD: 450 mm wide X 300 mm Depth</p>									
Sewage & Waste Water	<ul style="list-style-type: none"> • Sewage generation: 323 KLD • STP Technology: MBBR Technology. • Capacity of STP: 330 KLD 									

	<ul style="list-style-type: none"> • Location of the STP: Ground Level • DG Sets (during emergency): DG set will be provided for backup power to emergency facilities. 1 No. of D.G set of 15 Kva for building-1 150 Kva x 4 nos. & 140 Kva x 1 no for building-2 <p>Budgetary allocation (capacity cost and O&M cost): Capital cost : 150 lakhs O & M Cost : 20 lakhs</p>												
Solid Waste Management	<p>Waste generation in the Pre-Construction and Construction phase</p> <ul style="list-style-type: none"> • Waste generation • Quantity of the top soil to be preserved: Will be used for Landscaping. • Disposal of the construction way debris: Debris will be used for land filling and surplus will be disposed off as per norms. <p>Waste generation in the operation phase:</p> <ul style="list-style-type: none"> • Dry waste (Kg/day): 518 Kg/ day • Wet waste (Kg/day): 769 Kg/ day • STP sludge: 11 kg/day <p>Mode of Disposal of Waste:</p> <ul style="list-style-type: none"> • Dry waste: Will be handed over to recyclers. • Wet Waste: Will be processed in the OWC for manure for landscaping/ gardening • STP Sludge (Dry Sludge): Use as a manure <ul style="list-style-type: none"> • Area Requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Located on ground <table border="1" data-bbox="571 1332 1476 1545"> <thead> <tr> <th>#</th> <th>Waste Collection / Bin Area / Curing area.</th> <th>OWC Plant Area</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Building-1</td> <td>29 Sq.mt</td> <td>14</td> <td>Ground level</td> </tr> <tr> <td>Building-2</td> <td>50 Sq.mt</td> <td>14</td> <td>Ground level</td> </tr> </tbody> </table> <p>Budgetary allocation (capital cost and O&M cost) Capital Cost : Rs. 9 lakhs O & M Cost : Rs. 3 lakhs</p>	#	Waste Collection / Bin Area / Curing area.	OWC Plant Area	Location	Building-1	29 Sq.mt	14	Ground level	Building-2	50 Sq.mt	14	Ground level
#	Waste Collection / Bin Area / Curing area.	OWC Plant Area	Location										
Building-1	29 Sq.mt	14	Ground level										
Building-2	50 Sq.mt	14	Ground level										
Green Belt Development	<ol style="list-style-type: none"> 1. RG area under green belt: <ul style="list-style-type: none"> • RG on the ground (Sq.mt): 3143.21 Sq.mt • RG above Basement Slab: 1885.93 Sq.mt 2. Plantations: <ul style="list-style-type: none"> • Number and list of trees species to be planted on the ground RG: 229 Nos. of trees 												

S. No.	Botanical Names	Common Names	Nos.
1	<i>Micheliachampaka</i>	Fragrant Champaka	28
2	<i>Murrayapaniculata</i>	Orange Jessamine	15
3	<i>Putranjivaroxburghii</i>	Putranjiva	16
4	<i>Azadirachtaindica</i>	Neem	16
5	<i>Anthocephalluscadamba</i>	Kadam	20
6	<i>Pongamiapinnata</i>	Karanj	18
7	<i>Saracaindica</i>	Ashoka	21
8	<i>Cassia fistula</i>	Indian Laburnum	14
9	<i>Plumeria Alba</i>	Plumeria	29
10	<i>alstoniascholaris</i>	Blackboard Tree	15
11	<i>phoenix sylvestris</i>	Silver Date Palm	15
12	<i>Polyalthialongifolia</i>	Mast Tree	21
	TOTAL		229

• Number, size, age and species of trees to be cut, trees to be transplanted: There are no existing Trees on the site.

Budgetary allocation (Capital cost and O&M cost)
 Capital Cost: Rs. 10 lakhs
 O & M Cost: Rs. 1 lakhs

Energy

Power Supply: Reliance Energy.

Construction Phase: 80 KW

Operation Phase:
 Connected Load : 3435 KW
 Maximum Demand : 2177 KW

Power Backup:-
 Building-1: 1 No. of D.G set of 15 Kva
 Building-2: 150 Kva x 4 nos. & 140 Kva x 1no.

Energy saving by non-conventional method:

ENERGY CONSERVATION MEASURES:

Details calculations & % of saving:

Sr. No.	Section No.	Requirement	Compliance Met By
1	6.2.1	Solar water heating for	Minimum Hot water requirement met.
2	7.2	Lighting controls occupancy sensors	Provided in plant room, podium, parking areas & Lift Lobby's Also Lift Lobby & Staircase lights area proposed
3	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	60% of External area lighting kept on solar system. Other Lights provided on Energy saving luminaries like LED instead of metal halide lamps. Provided

	<table border="1" data-bbox="582 235 1468 548"> <tr> <td data-bbox="582 235 630 369">4</td> <td data-bbox="630 235 726 369">7.3</td> <td data-bbox="726 235 949 369">Interior lighting power to be within specified limits</td> <td data-bbox="949 235 1468 369">For parking the lighting power Density shall be 0.2 W/ sq.ft by using T5 lights instead of T8. Basement Lights shall be controlled by Motion sensors. For Lobby,</td> </tr> <tr> <td data-bbox="582 369 630 414">5</td> <td data-bbox="630 369 726 414"></td> <td data-bbox="726 369 949 414"></td> <td data-bbox="949 369 1468 414">60% Lobby/Staircase Lighting kept on</td> </tr> <tr> <td data-bbox="582 414 630 548">6</td> <td data-bbox="630 414 726 548"></td> <td data-bbox="726 414 949 548"></td> <td data-bbox="949 414 1468 548">Lifts of Regenerative Type used that would save around 30% energy consumption as per manufacturer specification</td> </tr> </table> <p data-bbox="566 616 1093 660">Overall Energy saving for the Project : 6 %</p> <p data-bbox="566 683 1204 728">Budgetary allocation (capital cost and O&M cost)</p> <p data-bbox="566 728 885 761">For Solar Energy system :</p> <p data-bbox="566 795 885 828">Capital Cost : Rs. 91 lakhs</p> <p data-bbox="566 828 885 862">O & M Cost : Rs. 12 lakhs</p> <p data-bbox="566 896 853 929">Type of fuel used: HSD</p>	4	7.3	Interior lighting power to be within specified limits	For parking the lighting power Density shall be 0.2 W/ sq.ft by using T5 lights instead of T8. Basement Lights shall be controlled by Motion sensors. For Lobby,	5			60% Lobby/Staircase Lighting kept on	6			Lifts of Regenerative Type used that would save around 30% energy consumption as per manufacturer specification																				
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<p data-bbox="231 929 502 1041">Environmental Management plan Budgetary Allocation</p>	<p data-bbox="566 929 1029 974">I. Operation Phase (with Break-up)-</p> <ul data-bbox="614 974 1396 1041" style="list-style-type: none"> • Capital cost: • O & M cost (please ensure manpower and other details): <table border="1" data-bbox="566 1075 1476 1758"> <thead> <tr> <th data-bbox="566 1075 678 1254">Sr. No.</th> <th data-bbox="678 1075 933 1254">Method Adopted</th> <th data-bbox="933 1075 1093 1254">Setting-up Cost (Rs. in lakhs)</th> <th data-bbox="1093 1075 1476 1254">Annual Maintenance and Operational Cost (Rs. in lakhs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 1254 678 1332">1.</td> <td data-bbox="678 1254 933 1332">Sewage Treatment Plant</td> <td data-bbox="933 1254 1093 1332">150</td> <td data-bbox="1093 1254 1476 1332">20</td> </tr> <tr> <td data-bbox="566 1332 678 1411">2.</td> <td data-bbox="678 1332 933 1411">Rain water Harvesting</td> <td data-bbox="933 1332 1093 1411">6.5</td> <td data-bbox="1093 1332 1476 1411">0.3</td> </tr> <tr> <td data-bbox="566 1411 678 1489">3.</td> <td data-bbox="678 1411 933 1489">Landscaping</td> <td data-bbox="933 1411 1093 1489">10</td> <td data-bbox="1093 1411 1476 1489">1</td> </tr> <tr> <td data-bbox="566 1489 678 1568">4.</td> <td data-bbox="678 1489 933 1568">Solar Energy</td> <td data-bbox="933 1489 1093 1568">91</td> <td data-bbox="1093 1489 1476 1568">12</td> </tr> <tr> <td data-bbox="566 1568 678 1646">5.</td> <td data-bbox="678 1568 933 1646">Electrical</td> <td data-bbox="933 1568 1093 1646">40</td> <td data-bbox="1093 1568 1476 1646">6</td> </tr> <tr> <td data-bbox="566 1646 678 1724">6.</td> <td data-bbox="678 1646 933 1724">Solid waste management</td> <td data-bbox="933 1646 1093 1724">9</td> <td data-bbox="1093 1646 1476 1724">3</td> </tr> <tr> <td colspan="2" data-bbox="566 1724 933 1758">Total</td> <td data-bbox="933 1724 1093 1758">306</td> <td data-bbox="1093 1724 1476 1758">42.3</td> </tr> </tbody> </table> <p data-bbox="566 1769 1340 1803">Quantum and generation of Corpus fund and commitment:</p> <ul data-bbox="614 1836 1484 2004" style="list-style-type: none"> ❖ After occupancy, Co-Op societies will be formed. ❖ The Operation and Maintenance of Environmental Management Facilities (EMF) shall be take care by the developers till the society is formed. ❖ Afterwards, EMF shall be handed over to Society. 	Sr. No.	Method Adopted	Setting-up Cost (Rs. in lakhs)	Annual Maintenance and Operational Cost (Rs. in lakhs)	1.	Sewage Treatment Plant	150	20	2.	Rain water Harvesting	6.5	0.3	3.	Landscaping	10	1	4.	Solar Energy	91	12	5.	Electrical	40	6	6.	Solid waste management	9	3	Total		306	42.3
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Traffic Management	No of the junction to the main road & design of confluence: Entries & Exits : 2 Vehicular Entries & Exits Roads: 18.0 m wide D.P road.																		
	<p>Parking Details:</p> <table border="1"> <thead> <tr> <th>Parking Level</th> <th>Area</th> <th>Car Numbers</th> </tr> </thead> <tbody> <tr> <td>Stilt Level (Bldg 1)</td> <td>383.50</td> <td>10</td> </tr> <tr> <td>Stilt Level (Bldg 2)</td> <td>2795.96</td> <td>73</td> </tr> <tr> <td>Basement Level (Bldg 2)</td> <td>5520.90</td> <td>144</td> </tr> <tr> <td>Total Parking Area</td> <td colspan="2">8700.36 Sq.mt</td> </tr> <tr> <td>Area per Car</td> <td colspan="2">38.00 Sq.mt</td> </tr> </tbody> </table>		Parking Level	Area	Car Numbers	Stilt Level (Bldg 1)	383.50	10	Stilt Level (Bldg 2)	2795.96	73	Basement Level (Bldg 2)	5520.90	144	Total Parking Area	8700.36 Sq.mt		Area per Car	38.00 Sq.mt
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Total Parking Area	8700.36 Sq.mt																		
Area per Car	38.00 Sq.mt																		
	No of Cars 4-wheelers: 227 No's																		
	Width of all Internal roads (m): 6.00 m wide internal roads.																		

3. The proposal has been considered by SEIAA in its 66th & 73rd meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) 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.
- (iii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (iv) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

- (v) "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.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (viii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ix) 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.
- (x) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (xi) Wet garbage 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. Local authority should ensure this.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.
- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiv) Additional soil for leveling 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.
- (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xvi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xvii) 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.
- (xviii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xix) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xx) 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.

- (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxiii) 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.
- (xxiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) 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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

- (xxxiv) 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.
- (xxxv) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxviii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxix) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xl) 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.
- (xli) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xlii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xliii) 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.
- (xliv) 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.

- (xlv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xlvi) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) 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 and year-wise expenditure should reported to the MPCB & this department.
- (l) 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://ec.maharashtra.gov.in>.
- (li) 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.
- (lii) 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.
- (liii) 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.
- (liv) 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.
- (lv) 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.

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. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. 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.
10. Any appeal against this environmental 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.
11. This Environment Clearance is issued for proposed residential cum commercial project on plot bearing S. No. 21, H. No. 1, S. No. 24, H. No. 1 (Part) of village Ghodbunder, Taluka-Thane, District – Thane by M/s J.K. Developers


 (Medha Gadgil)
 Additional Chief Secretary,
 Environment department &
 MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.

2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Thane.
7. Collector, Thane
8. Commissioner, Municipal Corporation, Thane
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 9/10/2014)

ENVIRONMENTAL
CLEARANCE

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

To,

The Project Coordinator
M/S J K DEVELOPERS
Krishna 1, Tussar House, Plot No. 27, NS road no. 07, Juhu , Vile Parle
West -400049

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/256930/2022 dated 12 May 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC22B038MH156053 |
| 2. File No. | SIA/MH/MIS/256930/2022 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | expansion in Environmental Clearance for
building construction project by M/s. J K
Developers at S. No. 21 H. No. 1, Old S.
No 24 H. No. 1 & Now New S. No. 24
H.No.2, Ghodbunder, Thane,
Maharashtra |
| 7. Name of Company/Organization | M/S J K DEVELOPERS |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 13/09/2022

(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.*

This is a computer generated cover page.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/256930/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. J.K.Developers,
S. No. 21 H. No. 1, Old S. No 24 H. No. 1
& Now New S. No. 24 H.No.2, Ghodbunder,
Thane.

Subject : Environmental Clearance for proposed expansion for building construction project at S. No. 21 H. No. 1, Old S. No 24 H. No. 1 & Now New S. No. 24 H.No.2, Ghodbunder, Thane by M/s. J.K.Developers

Reference : Application no. SIA/MH/MIS/256930/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 181st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 250th (Day-1) 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	Proposal Number	SIA/MH/MIS/256930/2022	
2	Name of Project	Expansion of Residential & Commercial Project	
3	Project category	8 (a) B2	
4	Type of Institution	Private	
	Project Proponent	Name	Mr. Umesh Ray
		Regd. Office address	M/s. J. K. Developers
		Contact number	022 2656844
		e-mail	umeshray@hotmail.com
6	Consultant	Sneha Hi-Tech Products NABET Accredited Certificate No. NABET/EIA/2124/RA0235 dated 05.04.2022	
7	Applied for	Expansion	
8	Location of the project	S. No. 21 H. No. 1, Old S. No 24 H. No. 1 & Now New S. No. 24 H.No.2 at village Ghodbunder, Thane	
9	Latitude and Longitude	Latitude: 19°16'58.01"N Longitude: 72°53'11.77"E	
10	Plot Area (sq.m.)	19,363.00 sq.m	

11	Deductions (sq.m.)	1,725.28 sq.m					
12	Net Plot area (sq.m.)	17,637.72 sq.m					
13	Ground coverage (m ²) & %	11,460 sq.m (61.54%)					
14	FSI Area (sq.m.)	53,855.05 sq.m					
15	Non-FSI (sq.m.)	43,518.42 sq.m					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	97,373.47 sq.m					
17	TBUA (m ²) approved by Planning Authority till date	Approval is in process					
18	Earlier EC details with Total Construction area, if any.	EC vide no. SEIAA-EC-0000000683 dated 14th February 2019 for construction area of 79,522.36 Sq.mt.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	The total constructed area on site is 44,729.14 sq.m. (FSI area: 17,344.25 sq.m., Non FSI area: 27,384.89 sq.m.)					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building-1	Gr + 8 Floors	27.4	Wing I	G + 12 floors	40.2	Increase in 4 nos. of floors
	Building-2 (Wing A -E)	B + St + P + 16 floors	56.5	Wing A -E	B + St + P + 16 floors	56.00	No change
	Building -3 (Wing F-G)	Part B + Stilt + 16 Upper Floors	51.5	Wing F & G	B + St + 16 floors	51.5	No change
	Building -3 (Wing H)	Part B + Gr(shops) + 16 Upper Floors	51.5	Wing H	Part B + G (Part) + 16 floors	51.5	No change
	Hall (Commercial)	B + Gr + 3 Upper Floors	18	Wing J (Hall Commercial)	B + Gr + 2 Floors	12.6	Decrease in a floor
	--	--	--	Wing K	B + St+ 38 floors	116.9	Newly proposed
	Club House	Gr + 1 floor	7.9	Club House	Gr + 1 floor	7.9	No change
	Cafeteria/Row house	Gr + 1 floor	10.5	Row house	Gr + 1 floor	10.5	No change
--	--	--	Soc. Office & driver room	Gr floor	4.2	Newly proposed	
21	No. of Tenements & Shops	Flat = 849 nos., Shops = 17 nos., Hall = 465.70 sq.m					
22	Total Population	4287 nos.					

23	Total Water Requirements CMD	564 KLD		
24	Under Ground Tank (UGT)	Domestic tank	420 cum	
		Flushing tank	238 cum	
		Rain water harvesting tank	144 cum	
		Fire tank	225 cum	
25	Source of water	MBMC/Recycled water		
26	STP Capacity & Technology	Capacity: 500 KLD (440 KLD & 60 KLD) Technology: MBBR		
27	STP Location	Basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 491 KLD % of sewage discharge in sewer line: 38%		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	8.75 kg/day	
		Wet waste	8.75 kg/day	Disposed of through authorized recyclers
		Construction waste	20 kg/day	Handed over to authorized recyclers
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	855 kg/day	Will be managed through recyclers.
		Wet waste	1254 kg/day	Biodegradable waste will be processed in OWC and manure so obtained will be used for landscaping.
		E-Waste	12 kg/day	Shall be handed over to authorized vendors
		STP Sludge (dry)	25 kg/day	Dry sludge shall be used as manure.
31	R.G. Area in sq.m.	RG required: 1763.7 sq.mt (10%)		
		RG provided on Mother earth: 3863.76 sq.mt		
		RG provided on podium: --		
		Total: 3863.76 sq. mt.		
		Existing trees on plot: 68 no.		
		Number of trees to be cut: 0 nos.		
Number of trees to be transplanted: 0 no.				

		Number of trees to be planted: a) In RG area: 220 nos. b) In Miyawaki Plantation (with area): 510 nos. (170 sq.m)			
32	Power requirement	During Operation Phase: Connected load: 5604 kW Demand load: 3282 kW			
33	Energy Efficiency	Total Energy saving (%): 21. 6%			
34	D.G. set capacity	3 X 500 kVA			
35	No. of 4-W & 2-W Parking with 25% EV	4 wheelers: 399 nos. 2 Wheelers: 618 nos. 100 nos. of car with EV facility.			
36	No. & capacity of Rain water harvesting tanks /Pits	RWH Tanks: 11 nos. of total capacity 146cum			
37	Project Cost in (Cr.)	Rs. 340 Cr			
38	EMP Cost	Sr. no.	Particulars	Capital cost (Rs. In lacs)	O & M cost (Rs. In lacs)
		1	Sewage Treatment Plant (STP)	11.0	3.0
		2	Organic Waste Composting (OWC)	21.0	5.0
		3	Rain Water Harvesting (RWH)	14.0	1.4
		4	Energy Conservation	66	4
		5	Landscaping	13.24	1.98
		6	Environment Monitoring	-	4.00
		7	Environment Management Cell	-	4.8
		8	DMP	69.5	13.9
		Total		194.74	38.08
39	CER Details with justification if any as per MoEF&CC circular dated 01/05/2018	NA, per Memorandum 22-65/2017-IA-III dated 25th February 2021			
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA			

The comparative statement showing project details approved as per earlier EC and proposed project details as given below:

Sr.	Description	Details as per EC received dated	Proposed Amendment
-----	-------------	----------------------------------	--------------------

No.		14.02.2019			
1	Total Plot Area	19,946.00 sq.mt		19,363.00 sq.mt	
2	Net Plot Area	17,301.25 sq.mt		17,637.72 sq.mt	
3	FSI Area	38,497.30 sq.mt		53,855.05 sq.mt	
4	Non FSI Area	41,025.06 sq.mt		43,518.42 sq.mt	
5	Total Construction Area	79,522.36 sq.mt		97,373.47 sq.mt	
6	Building Configuration	Building - 1	Gr + 8 Floors	Wing I	G + 12 floors
		Building - 2 (Wing A- E)	1B + Stilt + 1 Podium+ 16 Upper Floors	Wing A - E	B + St + P + 16 floors
		Building - 3 (Wing F-G)	Part B + Stilt + 16 Upper Floors	Wing F & G	B + St + 16 floors
		Building - 3 (Wing H)	Part B + Gr(shops) + 16 Upper Floors	Wing H	Part B + G (Part) + 16 floors
		Hall (Commercial)	1 B + Gr + 3 Upper Floors	Wing J (Hall Commercial)	B + Gr + 2 Floors
		-	-	Wing K	B + St+ 38 floors
		Club House	Gr + 1st floor	Club House	Gr + 1st floor
		Cafeteria/Row house	G + 1 floor	Row house 1	G + 1 floor
-	-	Soc. Office & driver's room	Gr floor		
7	No. of expected users	3834 nos.		4287 nos.	
8	Water Demand	529 KLD		588 KLD	
9	Sewage Generation	437 KLD		491 KLD	
10	STP capacity	1 no. of 440 KLD		440 KLD & 60 KLD	
11	Solid waste Generation	1879 kg/day		2109 kg/day	

3. Proposal is an expansion of existing construction project. PP has obtained earlier environmental clearance vide letter No. SEIAA-EC-0000000683, dated: 14.02.2019 for total plot area of 19,946.00 Sq. Mtrs., EC was restricted to total built up area of 45,221.18 Sq.Mtrs. (FSI-17,514.38 Sq.Mtrs.). Proposal has been considered by SEIAA in its 250th (Day-1) 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2. PP to obtain Tree NOC.
3. Planning authority to ensure that assured water supply & sewer line network is made available in the vicinity of the project before issuing occupation certificate to the project.
4. PP to submit undertaking that they have complied all conditions of earlier EC.
5. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
6. PP to increase species diversity in the project site plantation.
7. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
8. PP to include cost of dewatering, basement ventilation & mechanical ventilation in EMP; PP to provide portable STP for workers during construction phase; PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures; PP to include DMP in EMP & accordingly, revise EMP of Construction & Operation phase.

B. SEIAA Conditions-

1. PP to plant as many trees as cumulative age of trees to be cut and transplanted as compensatory plantation. PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI –53,855.05 m², Non FSI- 43,518.42 m², Total BUA- 97,373.47 m². (Plan approval No.MBMC/NR/521/2022-23, dated-28.05.2022).

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

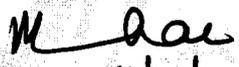
are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- 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
 (Member Secretary, SEIAA)

11/9/2022

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, Thane.
6. Commissioner, Thane Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

Signature Not Verified

Digitally signed by Manisha Patankar Mhaiska
 Member Secretary

Date: 9/13/2022 8:43:43 PM

MAHARASHTRA POLLUTION CONTROL BOARD



Minutes of 21st Consent Committee Meeting of 2012 held on 28.3.2013 at 3.30 p.m. at Conference Hall, MPC Board, Kalpataru Point, 4th Floor, Sion Circle, Sion (E), Mumbai 22.

.....

The following members of the Consent Appraisal Committee were present:

- | | | |
|----|---|--------------|
| 1. | Member Secretary
Maharashtra Pollution Control Board, Mumbai | Chairman |
| 2. | Dr. B. N. Thorat
Prof. Chemical Engineering, ICT, Mumbai | Member |
| 3. | Shri. R. G. Pethe
Retired WPAE, MPC Board | Member |
| 4. | Joint Director (Water Pollution Control)
Maharashtra Pollution Control Board, Mumbai | Member |
| 5. | Senior Law Officer
Maharashtra Pollution Control Board, Mumbai | Sp. Invitee |
| 6. | Principal Scientific Officer
Maharashtra Pollution Control Board, Mumbai | Sp. Invitee |
| 7. | Technical Advisor
Maharashtra Pollution Control Board, Mumbai | Co-ordinator |
| 8. | Assistant Secretary (Technical)
Maharashtra Pollution Control Board, Mumbai | Convenor |

The Joint Director (Air Pollution Control), Maharashtra Pollution Control Board, Mumbai could not attend the meeting. Leave of absence was granted to him.

Chairman of the committee welcomed the members of the committee and allowed proceeding of the meeting to start. The minutes of the 20th Consent Committee (CC) meeting of 2012 held on 15.03.2013 circulated under Board's letter No. MPCB/AS (T)/TB/B- 1561 dated 22.3.2013 were confirmed.

The meeting thereafter deliberated on the agenda items placed before the committee and following decisions were taken.

Agenda No.	Name of Industry	Decision on grant of consent	Consent granted upto	Remarks/ Discussion (1)		
Part-I						
Resubmitted Agenda						
1	M/s. Nirmal Lifestyle Ltd., City of Joy , CTS No. 661/14, 661/15 and New CTS No. 661/1/7 of Village Mulund (W),	Establish	NA	It was decided to call project proponent for personal hearing before Member Secretary alongwith detailed information about construction built up area, plinth completion details, commencement certificate/ OC etc.		
2	M/s. Vishwaroop Info Tech Pvt. Ltd. , Plot No. 34,35, 35, Sector-30A, Vashi, Navi Mumbai, Maharashtra	1st Operate Approved	30.11.2013	The case was discussed in length. Considering exemption letter issued by the Board for EC on 26.05.2006 & Commencement certificate dated 26.05.2004, it was decided to consent to operate for IT park for total plot area of 15,517.55 sq. mtrs & Construction BUA (as per 1.5 FSI) of 23,276.62 sq. mtrs. after obtaining requisite consent fees and by imposing following conditions: 1. Submission of Board Resolution for carrying out excess construction and BG of Rs. 2 lakh towards submission of Board resolution by 30.04.2013; 2. Submission of Environmental Clearance for remaining construction BUA. 3. Submission of BG of Rs.10 lakh towards O & M of STP.		
3	M/s. Cummins Generator Technologies India Ltd. ,G-6, MIDC Industrial Area, Ranjangoan, Dist. Pune.	Renewal Approved	29.02.2016	It was decided to grant renewal of consent after obtaining requisite consent fees and by imposing condition of submission of Board Resolution for increase in Capital Investment and BG of Rs. 2 lakh towards submission of the same by 30.04.2013 and imposing BG of Rs. 5 lakh towards O & M of pollution control system.		
4	M/s. Nagpur Fastener Industries Ltd. , Plot No. T-40, MIDC Hingna, Dist. Nagpur	Renewal Approved	31.05.2014	It was decided to grant renewal of consent after obtaining requisite consent fees and by imposing BG of Rs. 5 lakh towards O & M of pollution control system.		
5	M/s. Tube Investment of India Ltd. , Gat. No. 1358/1362, 1364, 1365,1397, A/p. Shirwal, Tal. Khandala, Dist. Satara	Renewal Approved	29.02.2016	It was decided to grant renewal of consent by releasing BG of Rs. 1 lakh obtained towards compliance of Interim Directions and by imposing BG of Rs. 5 lakh towards installation of MEE by 30.09.2013 and BG of Rs. 5 lakh towards O & M of pollution control system.		

6	M/s. Balewadi Properties Pvt. Ltd. , Plot No. 20-21, At Balwadi, Tal. Haveli, Pune	Establish	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction of Residential cum Commercial project on total plot area of 81,400 sq. mtrs, proposed BUA (as per FSI) of 93,179.05 sq. mtrs. and total construction BUA of 2,09,608.89 sq. mtrs by imposing following conditions: 1. Submission of site map approved by PMC, indicating STP & MSW site location, to the concerned authority. 2. Compliance of conditions prescribed in RRZ NOC. 3. Imposing BG of Rs. 10 lakh towards compliance of consent & EC conditions.
		Approved		

Fresh Agenda

1	"Dreams Sankalp" M/s. Dreams Corp. Pvt. Ltd. , Gat. No. 862(P), Wagholi, Dist. Pune	Establish	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of residential project on total plot area of 21,500 sq. mtrs, proposed BUA (as per FSI) of 19,349.40 sq. mtrs & total construction BUA of 31,339.51 sq. mtrs by imposing condition of stopping construction work voluntarily as per their commitment and submission of affidavit to that effect and not to take further effective steps prior to obtaining EC and BG of Rs. 6 lakh towards compliance of consent conditions.
		Approved		
2	"Dreams Nandini" M/s. Dreams Corporation Pvt. Ltd. , Sr. No. 69A, 69B/2, 69C, Manjan (Bk), Dist. Pune	Establish	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of residential project on total plot area of 26520 sq. mtrs, proposed BUA (as per FSI) of 37667.80 sq. mtrs by imposing condition of stopping construction work voluntarily as per their commitment and submission of affidavit to that effect and not to take further effective steps prior to obtaining EC and BG of Rs. 10 lakh towards compliance of consent conditions.
		Approved		
3	M/s. Pristine City , Sr. No. 157, A/P-Bakori, Tal. Haveli, Dist. Pune	Establish	NA	The case was deferred and it was decided to call report from concerned RO/SRO regarding present status of construction.
		Deferred		
4	M/s. Annutam Developers Pvt. Ltd. , S. No. 37/4, North Main Road, Near ABC Farms, Koregaon Park, Pune	Establish & 1st Operate	NA	It was decided to issue SCN for refusal as the site is located in no development zone of RRZ policy, 2009.
		Not Approved		

5	M/s. Dreams Estate "Dreams Elina" , Sr. No. 66/1, 66/3/12/1 & 66/3/14, At Hadapsar. Tal. Haveli, Dist. Pune	Establish	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project on total BUA of 46,185.62 sq. mtrs by imposing condition of stopping construction work voluntarily as per their commitment and submission of affidavit to that effect and not to take further effective steps prior to obtaining EC and BG of Rs. 10 lakh towards compliance of consent conditions.
		Approved		
6	"Indradhanu" M/s.Ganesh Ramchandra Apte , CTS No. 164/1/A (Old S. No. 8436, 8437), Vishnu Mill Compound, Near Railway Station, Dist. Solapur,	Establish (Expansion)	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction of residential project on total plot area of 81,342 sq. mtrs & BUA of 1,26,283.46 sq. Mtrs by imposing following conditions: 1. Not to take further effective steps prior to obtaining EC. 2. Submission of BG of Rs. 10 lakh towards compliance of consent conditions. 3. Condition of due diligence for compliance of environmental aspects.
		Approved		
7	M/s. Sankhleka Construction , Survey No. 881/1A(Part), Behind Kaka	Establish	NA	It was decided to issue Stop Work Direction first, followed by SCN for refusal due to violation of RRZ policy & EIA notification, 2006.
		Not Approved		
8	M/s. Mahalaxmi Infrastructure (Shree Ganesh Valley) , S. No. 192/1/1 & Sr. No.	Establish	NA	It was decided to issue stop work direction & SCN for refusal for carrying out construction activity prior to obtaining C to E & EC.
		Not Approved		
9	M/s. Spenta Housing Corporation , CTS No. 343 (pt), Lal Dongar of Village Chembur, Tal. Kurla, Sion Trombay Road, M/W Ward, Chembur	Establish	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for SRA project on total plot area of 30,101.51 sq.mtrs, proposed BUA (as per FSI) of 84,123.8 sq. mtrs and total construction BUA of 1,29,550.46 sq. mtrs by imposing following conditions: 1. Compliance of EC conditions. 2. Submission of BG of Rs. 5 lakh towards compliance of consent conditions.
		Approved		
10	M/s. B & M Buildcon Developers , Plot No. 5, TTC Industries Area, Sector-11, Ghansoli, Navi Mumbai	Establish	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for residential cum commercial project on total plot area of 10,720 sq. mtrs, proposed BUA (as per FSI) of 16,056.71 sq. mtrs. and construction BUA of 48,010 sq. mtrs by imposing following conditions: 1. Not to take any effective steps prior to obtaining CRZ clearance and EC. 2. Submission of BG of Rs. 10 lakh towards compliance of consent conditions.
		Approved		

11	M/s. Hindustan Polyamides & Fibers Ltd. , D-9/1, 9/2, D-15, MIDC Kurkumbh, Tal. Daund, Dist. Pune	1st Operate for Expansion & amalgamation Approved	28.02.2014	It was decided to grant first consent to operate for expansion and amalgamation after obtaining requisite consent fees and with condition of compliance of EC conditions and zero discharge to CETP.
12	M/s. Knowledge City Education Pvt. Ltd. , Flame Institute an Educational Institute Gat No. 1270 as a part of Special township on 1168 to 1179, 1181 to 98, 1243 to 1265, 1270 to 1303 & other at village Lavale, Tal. Mulshi, Dist. Pune.	1st Operate Approved	31.01.2018	It was decided to grant first consent to operate for part of construction project on total plot area of 70,002.05 sq. mtrs & total BUA of 40,443.06 sq. mtrs after obtaining additional consent fees towards renewal of C to E and by imposing following conditions: 1. Compliance of EC conditons. 2. Submission of BG of Rs. 10 lakh towards compliace of consent conditions. 3. Submission of an affidavit within 15 days in the prescribed format regarding the part of the built up area / building for which application for Consent to 1st operate is made and that the same is included in the Environmental Clearance accorded.
13	M/s. Raj Chemicals Company , Plot No. W-140(A), MIDC Taloja, Tal. Panvel, Dist. Raigad	1st Operate Not Approved	NA	It was decided to issue SCN for refusal for the reasons: 1. The site is located in no development zone as per RRZ policy, 2009. 2. C to E is already expired. 3. Production activity attracts the provision of EC.
14	M/s. Dwarkadhish SSK Ltd., (Sugar + Co-gen) , At Shevare, Tq. Satana, Dist. Nashik	1st Operate (Exp) +Renewal+ Amalgamation Approved	31.07.2014	It was decided to grant first consent to operate for expansion and renewal of existing consent with amalgamation by imposing following: 1. BG of Rs. 5 Lakh towards O & M of Pollution control system. 2. BG of Rs. 2 lakh towards providing necessary arrangements to cover the effluent collection system and to avoid the ingress of bagasse and other materials within six months 3. BG of Rs. 3 lakh towards installation of APC system as per CREP norms and 4. BG of 2 lakh towards submission of Cess returns within one month.
15	M/s. Mahindra Composite Ltd. , Sr. No. 178/0, Mangaon, Dist. Raigad	1st Operate with amalgamation Approved	31.03.2015	It was decided to grant first consent to operate for expansion and amalgamation with existing consent by imposing condition of Bank Guarantee of Rs. 5 Lakhs towards O & M of pollution control system

16	M/s. International Biotech Park (BTS-2) , Plot No. 2A, chrysalis Enclave, ITBT park, Phase II, MIDC Hinjewadi, Dist. Pune	Renewal	31.08.2016	It was decided to grant renewal of consent by imposing condition of submission of Board Resolution for increase in Capital Investment & BG of Rs. 2 lakh towards submission of Board Resolution by 30.04.2013.
		Approved		
17	M/s. Ankit Enterprises Ltd., Hills and Dales Phase-III , Sr. No. 13(P), 14(P), 15(P) and 19(P), Village Undri, Tal. Haveli, Dist. Pune	Renewal	31.01.2015	It was decided to issue stop work direction for additional construction work and to grant only plain renewal of construction project on total plot area of 1,24,100 sq. mtrs & total BUA of 72,224.57 sq. mtrs by imposing following conditions: 1. To apply separately for C to E. 2. Not to take further effective steps for additional construction area. 3. BG of Rs. 3 Lakhs for O & M of STP & MSW.
		Approved		
18	M/s. Garware Industries Ltd. , Gat No. 374 & 378, Aurangabad-Pune Road, P.O. Waluj, Tal. Gangapur, Dist. Aurangabad	Renewal		It was decided to grant renewal of consent by imposing condition of submission of Board Resolution and BG of Rs. 2 lakh towards submission of the same by 30.04.2013 and by imposing BG of Rs. 5 lakh towards O & M of pollution control system.
		Approved		
19	M/s. Bharat Petroleum Corporation Ltd. (ATF) ,	Renewal	31.08.2014	It was decided to grant renewal of consent
20	M/s. Saikrupa Sugar & Allied Industries Ltd., (Sugar Unit) , A/P, Devdaithan, Tq. Shringonda, Dist. Ahmednagar	Renewal	NA	It was decided to issue combined refusal letter to Sugar & Co-gen for non-submission of BG & other non-compliances.
21	M/s. Saikrupa Sugar & Allied Industries Ltd., (Co-generation Unit) , A/P, Devdaithan, Tq. Shringonda, Dist. Ahmednagar	Renewal		
		Not Approved		
22	M/s. Prathemesh Ceramics Pvt. Ltd. , Gut No. 230/1, B-2, Vill. Lakhmapur, Tal. Dindori, Dist. Nashik	Plain Renewal	31.01.2014	It was decided to grant only plain renewal after obtaining requisite consent fees and by imposing Bank Guarantee of Rs. 5 Lakh towards O & M of pollution control system.
		Approved		

23	M/s. Shree Virangana Steels Ltd., (Now change in name as M/s. Topworth Urja & Metals Ltd.), Vill. Markimangli, Tal. Zarijamni, Dist. Yavatmal	Renewal	31.03.2014	It was decided to grant renewal of consent after obtaining requisite consent fees by forfeiting BG of Rs. 2 lakh due to exceeding JVS results & extending BG of Rs. 3 lakh upto consent validity along with fresh Bank Guarantee of Rs. 2 Lakh.
		Approved		
24	Shree Raj Rajeshwari Pep Chem Industries Pvt. Ltd., MIDC Malegaon, Sinnar	Renewal	30.06.2015	It was decided to grant renewal of consent after obtaining requisite consent fees by imposing BG of Rs. 5 lakh towards O & M of pollution control system.
		Approved		

Review Item

1	Uniform Guidelines for obtaining bank guarantees from the Local bodies for time bound implementation of Action Plan/ Environmental Norms and Regulations for Sewage collection, Treatment & Disposal Facilities		Deferred
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Part-II Resubmitted Agenda

1	M/s. Jaikumar Real Estate Pvt. Ltd., 6/1E, 6/1/F, Village Pathardi, Dist. Nashik	Establish	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of residential project on total plot area of 35,000 sq. mtrs, & total construction BUA of 63,993.17 sq. mtrs by imposing condition of stopping construction work voluntarily and submission of affidavit to that effect and not to take further effective steps prior to obtaining EC and BG of Rs. 10 lakh towards compliance of consent conditions.
		Approved		
2	M/s. Vidarbha Cricket Association, Cricket Stadium, Plot No. 107A, 107B, 110/1, P.H. no. 42, Malik, Makbuj, Jamtha (part) 110, Vill. Jamtha, Maharashtra	Establish (Expansion)	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish (expansion) for cricket Stadium project on total plot area of 1,28,200 sq. mtrs. and total construction BUA of 53,902.28 sq. mtrs. by imposing following conditions: 1. Submission of NOC from NIT at the time of application for consent to operate. 2. Treated water shall be 80% recycled for flushing etc, and remaining used on land for gardening, so as to achieve zero discharge. 3. Not to take any effective steps prior to obtaining EC. 4. BG of Rs. 5 lakh towards compliance of consent conditions
		Approved		

3	M/s. Enkay Castle, "Enkay Gardens", at 71/6, 8, 9, 10, 18B & 72/0, 75/1, 2, 4A, 87/2, 89/1, 2, 3, 4, 5, 6, 91/1, 3, 92/1, 4, Village Vavanje, Near MIDC Taloja, Tal. Panvel, Dist. Raigad	Establish Not Approved	NA	It was decided to refuse consent to establish for non submission of reply to SCN issued.
4	M/s. Kokuyo Camlin Ltd., D-2/1, MIDC Industrial Area, Tarapur, Boisar, Dist. Thane	Renewal Approved	31.07.2017	It was decided to grant renewal of consent with amendment for change in product-mix after obtaining requisite consent fees by imposing following conditions. 1. Industry shall upgrade the sister concerns existing ETP within in 6 months time (i.e. 30.9.2013) with BG of Rs. 2 lakh towards the compliance of the same. 2. Industry shall submit Board Resolution towards taking excessive production without prior permission from the Board and BG of Rs. 2 lakh towards submission of the same by 30.04.2013. 3. Industry shall submit the Bank Guarantee of Rs. 5 Lakh towards O & M of Pollution control system

Fresh Agenda

1	M/s. Larkins Realtors "Pride Palms" Dhokali Thane at Old S. No. 164 (New S. No. 28), Old S. No. 165/2, (New S. No. 29/2A, B.C.) Old S. No. 165/3 (New S. No. 29/3A,B,C) village: Dhokali, Thane	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of residential cum commercial project on total plot area of 15,710 sq. mtrs, proposed BUA (as per FSI) of 19,407.14 sq. mtrs. and total construction BUA of 39,237.75 sq. mtrs by imposing BG of Rs. 5 lakh towards compliance of EC and C to E conditions.
2	M/s. Sugandhi Enterprises (Colour City), New S. No. 44/3, (Old S. No. 100/A 3, pt) {;pt Mp. 1 to 7, 11 to 42 Boisar, Katakarpada, Tal. Palghar, Dist. Thane	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of residential cum commercial project on total plot area of 42,477 sq. mtrs, proposed BUA (as per FSI) of 31,775.48 sq. mtrs. and total construction BUA of 34,839.10 sq. mtrs by imposing condition of stopping construction work voluntarily and submission of affidavit to that effect and of not taking further effective steps prior to obtaining EC and BG of Rs. 6 lakh towards compliance of consent conditions.
3	M/s. Hagwood Commercial Developers Pvt. Ltd., S. No. 78, 79 & 88 & kh. 25, 29, Mauza Chanchbuvan, Nagpur	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of residential project on total plot area of 73,417.86 sq. mtrs, and total construction BUA of 1,19,520 sq. mtrs by imposing BG of Rs. 10 lakh towards compliance of EC & C to E conditions.
4	M/s. Ramnath Infra Projects	Establish	NA	It was decided to issue SCN for refusal of consent to establish for not

	Pvt. Ltd., S. No. 191/1,2,3,4 & 181/1A, p.H. No. 18, Mauza Pavangaon, Tal. Kamptee, Nagpur	Not Approved		satisfying RRZ Policy.
5	M/s. Ramnath Life Space Pvt. Ltd., S. No. 56/1,2,3,4,5 & 64, Mauza Bhokara, Tal. & Dist. Nagpur	Establish Deferred	NA	It was decided to keep the case in abeyance and put up in next CC after obtaining details of present status of work.
6	"Garden County" by M/s. Sankiecha Construction Survey No. 01 to 05 of Gut No. 307/2 at Adgaon, Shivar, Nashik	Establish Not Approved	NA	It was decided to issue Stop work direction & SCN for refusal of consent to establish as they have started construction work without obtaining EC and C to E and does not satisfy RRZ Policy.
7	M/s. Neelkanth Reagent, of Project Proponent of M/s. Mukesh Patel & Ors, On Plot bearing CTS No. 5686 at R.N. Narvekar Marg, Village-Ghatkopar Kirol at Pant Nagar, Ghatkopar (E), Mumbai	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of on total plot area of 7,019.75 sq. mtrs, proposed BUA (As per FSI) 20,036 sq. mtrs. & total construction BUA of 48,616.66 sq. mtrs by imposing condition of not taking any effective steps prior to obtaining EC & CRZ clarification and BG of Rs. 5 lakh towards compliance of consent conditions.
8	M/s. Housing Development & Infrastructure Ltd. (HDIL), CTS No. 7643(pt) Village: Kolkalyan, Valmiki Nagar, Tal. Andheri, Bandra (E), Mumbai	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of on total plot area of 9,870 sq. mtrs, proposed BUA (As per FSI) 20,694.21 sq. mtrs. & total construction BUA of 26,245.39 sq. mtrs by imposing condition of not taking any effective steps prior to obtaining EC & CRZ clarification and BG of Rs. 5 lakh towards compliance of consent conditions.
9	M/s. Faithful Developers, CTS No. 138/1-74(pt) of Parel Sewree Division, F/S, Ward, Mumbai	Establish Not Approved	NA	It was decided to issue Stop Work direction as they have started construction work without obtaining EC and C to E and SCN for refusal of consent to establish for non submission of reply to letter dtd. 28.9.2012.

10	M/s. Wasan Vastu Developers, Survey No. 720 (1+2+3) 737, 738(P) to 6/4, At Adgaon, Nashik	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to issue grant of consent to establish construction project of residential project on total plot area of 26,500 sq. mtrs and total construction BUA of 52,235 sq. mtrs by imposing condition of stopping construction work voluntarily and already submitted affidavit to that effect and not taking any effective steps prior to obtaining EC and BG of Rs. 5 lakh towards compliance of consent conditions.
11	M/s. Built up Ziggurat, Survey No. 5, Ambagaon Brk., Tal. Haveli, Pune	Establish Deferred	NA	It was decided to keep the case in abeyance and put up in next CC after submission of distance certificate issued by Executive Engineer, Irrigation Department from the industry.
12	M/s. Zeal Infraprojects Pvt. Ltd., S. No. 806/807, Mumbai Naka, Nashik	Establish Deferred	NA	It was decided to issue stop work direction as they have started construction activity without C to E and EC has expired. The case is kept in abeyance and to put up in next CC after obtaining details regarding no. of rooms to decide the category of hotel.
13	M/s. J.K. Developers, At Survey No. 21, H. No. 1, S. No. 24, H. No. 1(pt), Ghodbunder, Bhayander, Dist. Thane	Establish Not Approved	NA	It was decided to issue refusal of consent to establish for not submitting the approved plan from planning authority and NOC from Local Body.
14	M/s. Revelation Realty Pvt. Ltd., CTS No. 88(pt), Rajendra Nagar, Dattapada Road, Borivali (E), Mumbai	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to issue grant of consent to establish for construction of redevelopment residential project on total plot area of 7119.67 sq. mtrs, and total construction BUA of 32,878.71 sq. mtrs by imposing BG of Rs. 5 lakh towards compliance of EC and C to E conditions.
15	M/s. Mumbai Housing & Area Development Board, CTS No. 50,51 & 52 CTS No. 118, 119-D/2 of Village-Tunga and CTS No. 1A of Village-Kopari at Powai, Mumbai	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for redevelopment project on total plot area of 36,135 sq. mtrs and total BUA of 89,636.47 sq. mtrs by imposing following conditions. 1. Submission of Board Resolution as they have started construction work with out obtaining C to E from the Board and BG of Rs. 2 lakh towards submission of same by 30.04.2013; 2. BG of Rs. 20 lakh towards compliance of EC and C to E conditions.

16	M/s. Vishal Infra Structure Nagpur, Survey No. 194/1 to 5, 121 & 175, P.H. No. 49, Vill. Mondha, Tal. Higana, Dist. Nagpur	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of residential project on total plot area of 60,287.03 sq. mtrs, & total construction BUA of 45,215.17 sq. mtrs by imposing condition of stopping construction work voluntarily and submission of affidavit to that effect and by imposing condition of not taking any effective steps prior to obtaining EC and BG of Rs.10 lakh towards compliance of consent conditions.
17	M/s. Symphony Services Corp. India Pvt. Ltd., Amar Apex, Baner Road, Pune, Aundh, Pune	Establish Deferred	NA	It was decided to keep the case in abeyance and put up in next CC after submission of distance certificate issued by Executive Engineer, Irrigation Department from the industry.
18	M/s. Jai Ashapuri Developers, "Esha-pearl", Unit II S. No. 44, Gangadham Katraz Road, Market Yard, Annex, Pune	Establish Approved	Commissioning of the unit or 5 yrs whichever is earlier	It was decided to grant consent to establish for construction project of residential cum commercial project on total plot area of 35,500 sq. mtrs, propose BUA (As per FSI) 36.470.90 & total construction BUA of 68,683.55 sq. mtrs by imposing condition of submission of Board Resolution as they have started construction work without obtaining consent to establish from the Board and BG of Rs. 2 lakh towards submission of the same by 30.04.2013 and BG of Rs. 10 lakh towards compliance of EC and consent conditions.
19	M/s. Godrej & Boyce Mfg. Co. Ltd., CTS No. 8, 8/1 to 18,9, 9/1 to 18, 10/10/10/.1 to 18,11,11/1 to 18,12,12/1 to 18, 27(pt), 29, 60(pt), 61(pt), 66(pt) of Village, Vikroli (E)	Operate (part) Approved	31.10.2016	It was decided to grant consent to first operate for residential complex on total plot area 30,429 sq. mtrs & BUA of 40,037.27 sq. mtrs by imposing following conditions: 1. Submission of an affidavit with in 15 days in the prescribed format regarding the part of the built up area / building for which application for consent to 1st Operate is made being a part of the Environmental Clearance accorded. 2. BG of Rs. 5 lakh towards O & M of STP & MSW treatment facility.
20	M/s. Hiranandani Construction Pvt. Ltd., Matri Park, Chembur, CTS No. 1790 to 1811, 1813 & 1816 of Village Chembur, CTS No. 131, 133 to 140 of village Wadhwali, Mumbai	Operate(part) Not Approved	NA	It was decided to issue SCN for refusal for consent to operate as project proponent has not installed STP as per C to E and EC condition.

21	M/s. ADM Agro Industries India Pvt. Ltd., S. No. 207, 209/2, 210/3, NH-7, Near dumni Railway Station, Village, Nandgaon Khurd, Tal. Parseoni, Dist. Nagpur	Operate (expansion) Approved	31.08.2014	It was decided to grant consent to operate for expansion after obtaining requisite consent fees.
22	M/s. Poonam Garden Development, Plot No. 472/1, 453, 479/7, 454, Village Navghar, Mira Road (E)	Renewal Approved	30.11.2014	It was decided to grant renewal of consent for construction project of residential cum commercial project on total plot area of 72,040 sq. mtrs & total construction BUA of 1,01,810 sq. mtrs after obtaining requisite consent fees by imposing BG of Rs. 5 lakh towards compliance of STP and MSW treatment facility.
23	M/s. Agasti SSK Ltd., Agastinagar, Post Agasti, Tal. Akole, Dist. Ahmednagar	Renewal Approved	31.07.2014	It was decided to grant consent of renewal after obtaining requisite consent fees with following conditions. (i) Forfeit BG of Rs. 2 lakh. (ii) Obtain fresh B.G. of Rs. 5 lakh towards O & M of pollution control system. (iii) Industry shall submit B.G. of Rs. 4 lakh (top-up)towards ingress of baggase and other material in to effluent collection channels. (iv) Indusy shall submit B.G. of Rs. 3 lakh towards installation of Air pollution control system to boiler.
24	M/s. Securities & Exchange Board of India, Plot No. C-4A, G Block, BKC, bandra (East), Mumbai	Renewal Approved	31.10.2014	It was decided to grant renewal of consent for commercial project on total plot area of 5806.39 sq. mtrs. after obtaining requisite consent fees by imposing BG of Rs. 5 lakh towards compliance of STP.
25	M/s. Multi-Flex Lami Print Ltd., Plot No. D-54 to 58 MIDC Mahad, Dist. Raigad	Renewal Approved	31.03.2015	It was decided to grant consent to renewal after obtaining requisite consent fees with following conditions. (i) Industry shall provide sewage treatment plant with in 6 months (i.e. up to 30.9.2013) for compliance of same submit the BG of Rs. 5 lakh. (ii) Industry shall submit BG of Rs. 5 lakh towards O & M of pollution control system.
26	M/s. Aditya Garden City, Aditya Construcstion, S. No, 109 & 110, Warje, Pune	Renewal Approved	31.01.2015	It was decided to grant consent to renewal for construction project of residential project on total plot area of 1,31,300 sq. mtrs. & total construction BUA of 75,021.37 sq. mtrs after obtaining requisite consent fees by imposing BG of Rs. 5 lakh towards compliance of STP and MSW treatment facility.

The meeting concluded with a vote of thanks to the Chair.

1. The abstract of actions to be taken by each section at the end of this 21st CC meeting is as below
2. Because of want of time Part-III agenda items placed before the CC could not be discussed, it was decided that same agenda items can be considered in the next CC meeting.

PART-I

Sr. no.	Section	No. of cases Discussed	No. of cases Approved for grant of consent	No. of cases to be resubmitted in next CC/ Abeyance/ Call information	No. of cases SCN for Refusal/ Refused
1	JD(WPC)	4	2	0	2
2	JD(APC)	5	5	0	0
3	RO(HQ)	16	11	2	3
4	AST	5	4	0	1
	Total	30	22	2	6

PART-II

Sr. no.	Section	No. of cases Discussed	No. of cases Approved for grant of consent	No. of cases to be resubmitted in next CC/ Abeyance/ Call information	No. of cases SCN for Refusal/ Refused
1	JD(WPC)	2	2	0	0
2	JD(APC)	0	0	0	0
3	RO(HQ)	26	16	4	6
4	AST	2	2	0	0
	Total	30	20	4	6

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@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/CC/UAN No.0000107739/CO 210T000123

Date: 02/07/21

To,

M/s. J K Developers

Building No. 3 (F,G,H ,J) Row house & Club
house of "IRIS" located at S. No. 21 H. No.
1, Old S. No 24 H. No. 1 & Now New S. No.
24 H.No.2, S.No.20 H.No.6 (Part), S. No. 20
H. No.7 (Part), Ghodbunder, Tal & Dist:
Thane,



Your Service is Our Duty

Sub: 1st Consent to Operate (Part) for Construction of Residential & Commercial Project granted under red category.

- Ref:** 1. Consent to Establish granted vide No.
BO/ROHQ/UAN-50196/CE/CC-1901001927 dtd. 25.01.2019.
2. Environment Clearance vide no. SEIAA-EC-0000000683 dtd. 14.02.2019.
3. Minutes of 1st consent Committee Meeting held on 20/04/2021, 22/04/2021

Your application NO. MPCB-CONSENT-0000107739

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

- The 1st Consent to Operate (Part) is granted for period valid up to: 30/04/2023**
- The capital investment of the project is Rs.102 Cr. (As per C.A Certificate submitted by industry).**
- The 1st Consent to Operate(Part) is valid for Construction of Residential Cum Commercial projects named as M/s. J K Developers, Building No. 3 (F,G,H ,J) Row house & Club house of "IRIS" located at S. No. 21 H. No. 1, Old S. No 24 H. No. 1 & Now New S. No. 24 H.No.2, S.No.20 H.No.6 (Part), S. No. 20 H. No.7 (Part), Ghodbunder, Tal & Dist: Thane on Total Plot Area of 19,946.00 sq.mt SqMtrs for Completed construction BUA of 32545.61 sq.mt SqMtrs out of Total Construction BUA of 45,221.18 SqMtrs as per EC granted dated 14.02.2019 including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	195	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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 (450 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	STP SLUDGE	18 Kg	Filter Press	Will be used as manure
2	DRY WASTE	337 Kg/Day	Segregation	Will be Handover to local authority for Recycling
3	WET WASTE	498 Kg/Day	Composting	Will be 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
					NA

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit the undertaking in Board's prescribed format within 15 days regarding compliance of conditions stipulated in Environmental Clearance (EC) and Consent to Operate (Part-I).
11. PP shall submit the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
12. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.



Maharashtra Pollution Control Board

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13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
14. The online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.
15. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC /CRZ clearance and C to E.
16. Project Proponent shall make provision of charging port for Electric vehicles in at least 10% total available parking area
17. PP Shall use only Surface water for their Commercial activity.
18. The project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM vide no: SEIAA-EC-0000000683 dated. 14.02.2019

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	408000.00	MPCB-DR-4235	22/02/2021	NEFT

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

Type text here

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **450 CMD for treatment of domestic effluent of 195 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

- 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	250.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set (450 KVA)	Acoustic enclosure	4.24	HSD	45 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
-------------------------	---------------	------------------------

- 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 Operate	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions	30/04/2023	31/08/2023

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary





MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@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/CC/UAN No.0000107739/CO 210T000123

Date: 02/07/21

To,

M/s. J K Developers

Building No. 3 (F,G,H ,J) Row house & Club
house of "IRIS" located at S. No. 21 H. No.
1, Old S. No 24 H. No. 1 & Now New S. No.
24 H.No.2, S.No.20 H.No.6 (Part), S. No. 20
H. No.7 (Part), Ghodbunder, Tal & Dist:
Thane,



Your Service is Our Duty

Sub: 1st Consent to Operate (Part) for Construction of Residential & Commercial Project granted under red category.

- Ref:** 1. Consent to Establish granted vide No.
BO/ROHQ/UAN-50196/CE/CC-1901001927 dtd. 25.01.2019.
2. Environment Clearance vide no. SEIAA-EC-0000000683 dtd. 14.02.2019.
3. Minutes of 1st consent Committee Meeting held on 20/04/2021, 22/04/2021

Your application NO. MPCB-CONSENT-0000107739

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

- The 1st Consent to Operate (Part) is granted for period valid up to: 30/04/2023**
- The capital investment of the project is Rs.102 Cr. (As per C.A Certificate submitted by industry).**
- The 1st Consent to Operate(Part) is valid for Construction of Residential Cum Commercial projects named as M/s. J K Developers, Building No. 3 (F,G,H ,J) Row house & Club house of "IRIS" located at S. No. 21 H. No. 1, Old S. No 24 H. No. 1 & Now New S. No. 24 H.No.2, S.No.20 H.No.6 (Part), S. No. 20 H. No.7 (Part), Ghodbunder, Tal & Dist: Thane on Total Plot Area of 19,946.00 sq.mt SqMtrs for Completed construction BUA of 32545.61 sq.mt SqMtrs out of Total Construction BUA of 45,221.18 SqMtrs as per EC granted dated 14.02.2019 including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	195	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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 (450 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	STP SLUDGE	18 Kg	Filter Press	Will be used as manure
2	DRY WASTE	337 Kg/Day	Segregation	Will be Handover to local authority for Recycling
3	WET WASTE	498 Kg/Day	Composting	Will be used as manure

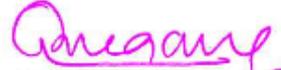
7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit the undertaking in Board's prescribed format within 15 days regarding compliance of conditions stipulated in Environmental Clearance (EC) and Consent to Operate (Part-I).
11. PP shall submit the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
12. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.

13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
14. The online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.
15. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC /CRZ clearance and C to E.
16. Project Proponent shall make provision of charging port for Electric vehicles in at least 10% total available parking area
17. PP Shall use only Surface water for their Commercial activity.
18. The project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM vide no: SEIAA-EC-0000000683 dated. 14.02.2019

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	408000.00	MPCB-DR-4235	22/02/2021	NEFT

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- 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 MBBR based Sewage Treatment Plants (STPs) of combined capacity **450 CMD for treatment of domestic effluent of 195 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 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	250.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set (450 KVA)	Acoustic enclosure	4.24	HSD	45 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
-------------------------	---------------	------------------------

- 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 Operate	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions	30/04/2023	31/08/2023

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

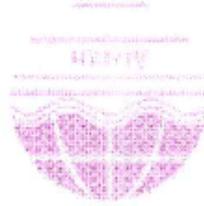
General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary





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/CC/UAN No.0000177173/CR/2401001659

Date: 14/01/2024

To,
M/s. J K Developers Building No. 3 (F,G,H
,J) Row house & Club house of "IRIS"
located at S. No. 21 H. No. 1, Old S. No 24
H. No. 1 & Now New S. No. 24 H.No.2,
S.No.20 H.No.6 (Part), S. No. 20 H. No.7
(Part), Ghodbunder, Tal & Dist: Thane,



Sub: Renewal of consent to operate (Part - I) for Construction of Residential & Commercial Building project granted under Red Category.

- Ref:**
- 1st Consent to Operate (Part) granted vide no.Format1.0/CC/UAN NO.0107739/CO-2107000123 dtd. 02.07.2021
 - Consent to Establish with Expansion vide no.Format1.0/CC/UAN No.0000145567/CE/2212001948 dtd. 16/10/2022
 - 1st Consent to Operate (Part-II) granted vide no. Format1.0/CC/UAN No.0000153688/CO/2302000955 dtd. 14/02/2023
 - Environment Clearance granted vide no. SIA/MH/MIS/256930/2022 dtd. 13.09.2022
 - Minutes of 24th Consent Committee meeting of the MPC Board held on dt: 02/01/2024

Your application NO. MPCB-CONSENT-0000177173

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

- The Consent to Renewal is granted for a period up to 30.04.2026**
- The capital investment of the project is Rs.102.27 Cr. (As per undertaking submitted by pp).**
- The Renewal of consent to operate (Part - I) is valid for Residential & Commercial Building project named as M/s. J K Developers, ,Building No. 3 (F,G,H ,J) Row house & Club house of "IRIS" located at S. No. 21 H. No. 1, Old S. No 24 H. No. 1 & Now New S. No. 24 H.No.2, S.No.20 H.No.6 (Part), S. No. 20 H. No.7 (Part), Ghodbunder, Thane 401107.,Thane on Total Plot Area of 19363.00 sq.mt SqMtrs for completed construction BUA of 32545.61 sq.mt SqMtrs out of Total Construction BUA of 97373.47 Sq.mt. SqMtrs as per EC granted dated 13/09/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish granted dtd. 25.01.2019	19363.00	79522.36

2	1st Consent to Operate granted dtd. 02.07.2021	19363.00	32545.61
3	Environment Clearance granted dtd. 13.09.2022	19363.00	97373.47
4	1st Consent to Operate (Part-II) granted dtd. 14/02/2023	19363.00	29323.02

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	-	-
2.	Domestic effluent	195	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (450 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	STP SLUDGE	18 Kg	Filter Press	Used as Manure
2	DRY WASTE	337 Kg/Day	Segregation	Segregate & Handed over to Local body
3	WET WASTE	498 Kg/Day	Composting	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
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
13. Project Proponent shall make provision of charging port for Electric vehicles in at least 30% total available parking area

14. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of C to O
15. The project proponent has submitted penal charges of Rs. 319425.00 vide Dr no MPCB-DR-21698 NEFT payment dt: 05/10/2023 towards not applied for Renewal of Consent to Operate to MPC Board within validity period 30/04/2023 to MPC Board.
16. The project proponent shall comply with the conditions stipulated in Environment Clearance granted by GOM vide no: SIA/MH/MIS/256930/2022 dtd. 13.09.2022



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Signed by: Dr.Avinash Dhakne
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-14 22:28:13 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	613620.00	MPCB-DR-21007	22/08/2023	NEFT
2	319425.00	MPCB-DR-21698	05/10/2023	NEFT

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane II
- 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 MBBR based Sewage Treatment Plants (STPs) of combined capacity **450 CMD for treatment of domestic effluent of 195 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 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	250.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

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

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Sets (450 KVA)	Acoustic Enclosure	5.00	HSD 45 Ltr/Hr	-	SO2	21.6 Kg/Day

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

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



SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of consent to operate (Part)	10.0 Lakh	15 days	O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate	30/04/2026	31/08/2026

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

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL LABORATORY, THANE**

Phone no. : 022-25820423
Visit us at : <http://mpcb.gov.in>
mail : mpcbthanelab@mpcb.gov.in



Regional Laboratory, Thane,
Maharashtra Pollution Control Board,
Office Complex Building, 5th Floor,
Wagle Estate, Near Mulund check Naka.
Thane-400 604.

Test Report No.: MPCB/RL-Thane/JVS/24-25/05/2

Date: 02/05/2024 11:32 AM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0071162		
Name & Address of the Industry	M/s. J K Developers O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (Outlet)		
Lab code :	MPCB/RL-Thane/JVS/24-25/66		
Sampling Method(s) :		Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Thane II (Mrs. Smita Vanave)	Sample Volume Received :	
Sample submitted by (Name) :	FO-Thane II (Mrs. Smita Vanave) (SRO-Thane II)	Seal No. :	241
Date of Sample Collection.(dd/mm/yyyy) :	18/04/2024 04:40 PM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	19/04/2024 03:03 PM
Analysis start Date (dd/mm/yyyy). :	19/04/2024 03:42 PM	Analysis end Date (dd/mm/yyyy). :	02/05/2024 11:32 AM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	pH	7.2		APHA 23 rd Edition 4500-H+ B (Electrometric Method)
2	Suspended Solids (SS)	35.0	mg/l	APHA 23 rd Edition 2540 D (Gravimetric Method)
3	Biochemical Oxygen Demand (BOD)	60.0	mg/l	IS 3025 (Part 44)
4	Chemical Oxygen Demand (COD)	112.0	mg/l	APHA 23 rd Edition 5220 B (Open Reflux Method)

Sr.No	Parameter	Results	Unit	Method Adopted
3	Ammonical Nitrogen	25.08	mg/l	

Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed, * Not covered under NABL scop.

Comment (if any):

Comment for Amended Report:

Remark: - Note: This test report refers only to the sample submitted for the testing.

Results Compiled by: Dr. Smita Wagh

Results Approved by: Dr. Smita Wagh

Results Reviewed by: Dr. Smita Wagh

This is an Electronically generated report does not require signature

Note :

- 1 . Results relate only to the sample/s tested, only in case of samples submitted by customer & not drawn by MPCB.
2. Samples will be preserved for a period 10 days from the delivery of Test Certificate.
3. Customer complaint register is available at laboratory.
4. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.
5. MU values will be reported on request.

Dr. Smita Wagh
Scientific Officer,
I/c Regional Laboratory,
Thane,

End of The Report

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL LABORATORY, THANE**

Phone no. : 022-25820423
Visit us at : <http://mpcb.gov.in>
mail : mpcbthanelab@mpcb.gov.in



Regional Laboratory, Thane,
Maharashtra Pollution Control Board,
Office Complex Building, 5th Floor,
Wagle Estate, Near Mulund check Naka.
Thane-400 604.

Test Report No.: MPCB/RL-Thane/JVS/24-25/05/1

Date: 02/05/2024 11:32 AM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0071161		
Name & Address of the Industry	M/s. J K Developers O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (Inlet)		
Lab code :	MPCB/RL-Thane/JVS/24-25/65		
Sampling Method(s) :		Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Thane II (Mrs. Smita Vanave)	Sample Volume Received :	
Sample submitted by (Name) :	FO-Thane II (Mrs. Smita Vanave) (SRO-Thane II)	Seal No. :	241
Date of Sample Collection.(dd/mm/yyyy) :	18/04/2024 04:30 PM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	19/04/2024 03:03 PM
Analysis start Date (dd/mm/yyyy). :	19/04/2024 03:43 PM	Analysis end Date (dd/mm/yyyy). :	02/05/2024 11:32 AM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	pH	7.1		APHA 23 rd Edition 4500-H+ B (Electrometric Method)
2	Suspended Solids (SS)	90.0	mg/l	APHA 23 rd Edition 2540 D (Gravimetric Method)
3	Biochemical Oxygen Demand (BOD)	160.0	mg/l	IS 3025 (Part 44)
4	Chemical Oxygen Demand (COD)	360.0	mg/l	APHA 23 rd Edition 5220 B (Open Reflux Method)

565

Sr.No	Parameter	Results	Unit	Method Adopted
3	Ammonical Nitrogen	19.76	mg/l	

Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed, * Not covered under NABL scop.

Comment (if any):

Comment for Amended Report:

Remark: - Note: This test report refers only to the sample submitted for the testing.

Results Compiled by: Dr. Smita Wagh

Results Approved by: Dr. Smita Wagh

Results Reviewed by: Dr. Smita Wagh

This is an Electronically generated report does not require signature

Note :

- 1 . Results relate only to the sample/s tested, only in case of samples submitted by customer & not drawn by MPCB.
2. Samples will be preserved for a period 10 days from the delivery of Test Certificate.
3. Customer complaint register is available at laboratory.
4. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.
5. MU values will be reported on request.

Dr. Smita Wagh
Scientific Officer,
I/c Regional Laboratory,
Thane,

End of The Report













MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010437/24020781/24014701		Kalpataru Point, 2nd - 4th Floor
Fax: 24024068 / 24023515		Opp. Cine Planet Cinema,
Website: http://mpcb.gov.in		Near Sion Circle, Sion (E)
E-mail: ast@mpcb.gov.in		Mumbai-400 022.

No. BO/MPCB/AS(T)/Circular/B- 220712FTS0047

Date: 12/07/2022

CIRCULAR

Sub: Provision of penal fess for occupiers violating combine consent regime prescribed under Air/Water Act – reg.

Ref: Minutes of 178th Board Meeting held on 24/02/2022.

...

It is mandatory on the part of industries/entrepreneurs to obtain Consent to Establish and Operate under section 25/26 of the Water (Prevention & Control of Pollution Act) 1974, under section 21 of Air (Prevention & Control of Pollution) Act 1981 and Authorization under Hazardous & Other Waste (Management & Transboundary Movement) Rule 2016. However, it has been noticed that, often industries were found to be violating the aforesaid provisions and the violations noticed are as below:

1. To take effective steps towards establishment of project/unit without obtaining Consent to Establish from the Board
2. To take effective steps without revalidating Consent to Establish from the Board.
3. To start Commercial production/to hand over occupancy without obtaining Consent to Operate from the Board
4. To carry out expansion activity and applying directly for Consent to Operate without obtaining Consent to Establish of the Board.
5. To operate the activity without valid consent to operate of the Board and applying after lapse of validity period.
6. To store and disposal of Hazardous Waste not consistent with provisions of rules

The MPC Board has published Enforcement Policy for issuance of directions on account of degree of violation by imposing/forfeiting proportionate Bank Guarantee. The matter of such violations was discussed during Consent Appraisal Committee/Consent Committee and was decided to formulate the deterrent policy towards above mentioned violations and such other violations. Hence, it is important to discourage the defaulting industries by adopting "Polluter Pays" principal by imposing appropriate cost for violation of provisions of Environment enactments.

The MPC Board in its 178th Board meeting held on 24/02/2022 vide item No. 12 has considered to impose appropriate penal fees towards violation of Environmental enactments, the penal fees shall be imposed as below:

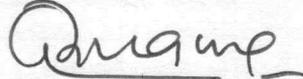
:2:

Sr. No.	Violation	Cost of Violation
01	Taking effective steps towards establishment of project/unit prior to obtain Consent to Establish from the Board	Red Category: 5 times of one term consent fee X no. of years of violation*
02	Taking effective steps without revalidating Consent to Establish of the Board.	
03	Industry: Starting Commercial production prior to obtain Consent to Operate of the Board.	Orange Category: 3 times of one term consent fee X no. of years of violation*
	Infrastructure Project: Handing over possession prior to obtaining Consent to Operate of the Board and Occupancy certificate from Local Body.	
04	Operating the industry/activity without valid consent to operate of the Board and applying after lapse of validity period.	Green Category: 1 time of one term consent fee X no. of years of violation*

* Calculations of number of years shall be calculated on the basis of number of days of non-compliance.

The penal fees amount to be paid by PP through online e-payment gateway.

All the Officers of the Board should implement this circular scrupulously without fail.


(Ashok Shingare, IAS)
Member Secretary

Copy submitted to: The Hon'ble Chairman, MPC Board Mumbai- for favour of information

Copy to:

1. The Assistant Secretary (Tech)/Joint Director (APC)/Joint Director (WPC)/Principal Scientific Officer/Regional Officer (HQ) MPC Board Mumbai
2. Law Officer/Statistical Officer, MPC Board Mumbai

Copy to:

1. All Regional Officer, MPC Board
2. All Sub-Regional Officer, MPC Board
3. EIC- He is directed to place the circular on Board's website.