

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO 120 OF 2023 (WZ)**

IN THE MATTER OF: -

**IBRA MASHNAJI
KONAPURE & ANR.**

APPLICANTS

VERSUS

**UNION OF INDIA &
ORS.**

RESPONDENTS

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(Anand Katole)

**Sub-Regional Officer, Thane-II
Maharashtra Pollution Control Board**

Place: Thane
Date: 26/02/2024

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 06/10/2023 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO 120 OF 2023 (WZ), IBRA MASHNAJI KONAPURE & ANR. VS UNION OF INDIA & ORS.

1.0 Background

Grievance in the Original Application No. 120 of 2023 (WZ), titled Ibra Mashnaji Konapure & Anr. Vs Union of India & Ors., as per order dated 06/10/2023 of the Hon'ble NGT, is against the respondent no. 8 i.e. M/s Man Global Ltd., (hereinafter referred as the Project Proponent, PP) constructing its residential and commercial building construction project "Man Opus" situated at New Survey Nos.53/1(P), CTS No.1475, 1556-1561, 1565-1567, 1625, 1643, 1644, 1711-1713, 1716, 1717, 1782 & 1870, Village: Mira, Mira-Bhayandar, District: Thane, Maharashtra without Environmental Clearance (EC), which was granted on 11/06/2014. Further allegations are about the PP has not obtained the Consent to Establish (CTE), Consent to Operate (CTO) and various non-compliances w.r.t. environmental services viz. not provided RG area/open space on ground, not installed OWC, solar energy system, rain water system, extraction of fresh water more than the permitted quantity, not preserved top soil, no green belt, no turning radius of 7.5 m & 6 m is provided, not implemented management plan and not submitted compliance report.

Hon'ble NGT directed vide Order dated 06/10/2023 (copy of Hon'ble NGT Order, dated 06/10/2023 is given at **Annexure-1**) and relevant Order is reproduced as below:

"...11. 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 Central Pollution Control Board (CPCB);*
- (iii) The Maharashtra State Pollution Control Board (MSPCB); &*
- (iv) The Central Ground Water Authority (CGWA).*

12. The Committee is directed to visit the site after giving prior information of the same to the applicant & his Counsel and submit a factual and action taken

report with regard to the truthfulness of the allegation made in the Original Application and action taken thereon, if any, within one month.

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

14. 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...”

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT order, the Central Pollution Control Board (CPCB) vide email dated 27/10/2023 communicated the nominee details to the nodal agency i.e. MPCB and also requested to provide background information, copy of the Original Application, other relevant information for reference & deliberation in the aforesaid matter. The nodal agency i.e. Maharashtra Pollution Control Board (MPCB) issued an office order vide no. MPCB/NGT_Man_Opus/ROT-475, dated 03/11/2023 and forwarded the same through email vide dated 03/11/2023 for compliance of the aforesaid Hon'ble NGT order dated 06/10/2023. Upon receipt of the office order and other relevant information from MPCB vide email dated 29/11/2023 about background information of the project, other relevant information, the joint committee carried-out inspection of the residential and commercial building construction project on 30/11/2023. The following joint committee members were present during the inspection.

- i. Shri E. Thirunavukkarasu, Scientist 'E', MoEF&CC-IRO, Nagpur
- ii. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune
- iii. Shri Anand N. Katole, Sub Regional Officer, MPCB, Thane-II
- iv. Shri Sandeep Waghmare, Scientist 'C', CGWB, Pune

Also, Ms. Aruna Rokde, Filed Officer, MPCB, Thane-II accompanied joint committee during the inspection. Also, as directed by the Hon'ble NGT vide order dated 06/10/2023, 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 Haresh D Panchal, Liaisoning Assistant Manager from M/s Man Global Ltd., 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 Bhaindar 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 MCGM to MPCB is given at Table No. 1. Copy of the MBMC letter no. 3775/2023-2024 vide dated 22/02/2024 is given at **Annexure-2** for kind information.

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

COMMENCEMENT CERTIFICATE

CTS No. 1475, 1556 to 1561, 1565 to 1567, 1625, 1643, 1644, 1711 to 1713, 1716, 1717, 1782, 1870 and survey no. 53/1part.

S. No.	Layout sanction plan No. & Date	Type of Permission	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 2	Municipal Corporation/NR/4509/10-11, Date.28/03/11	Preliminary permission for Construction	11173.90	9839.68	A	Stilt + 7	24	1739.92	--	--	17	--	--	--
					B	Part Ground + 7	24	2133.12	--	451.43	15	Nil	451.43	2584.55
	C				Part Ground + 7	24	2102.48	--	--	7	--	--	--	
	D				Stilt + 4	15.45	1124.8	--	--	21	--	--	--	
3	Municipal Corporation/NR /886/13-14, Date 10/06/13	permission for Construction	11173.90	9838.21	C-1	Basement + Part Ground+ Podium + 13	69.9	4885.8	--	--	--	--	--	--
					C-2	Basement + Part Ground+ Podium + 13	69.9	4885.8	--	--	--	--	--	
					C-3	Basement + Stilt + Podium + 11	69.9	3921.77	--	--	--	--	--	
					R-1	Part Ground + 14	69.95	5865.78	--	--	--	--	--	
					R-2	Stilt+ 4 Part	14.85	259.18	--	--	--	--	--	
4	Municipal Corporation/NR / 1132/14-15, Date 17/07/14	Revised Building Permission	21501.50	19830.99	C-1	Basement + Part Ground+ Podium + 22	69.9	8094.52	--	--	--	--	--	--
					C-2	Basement + Part Ground+ Podium + 22	69.9	8094.52	--	--	--	--	--	
					C-3	Basement + Stilt + Podium + 22	69.9	7843.53	--	--	--	--	--	
					R-1	Part Ground + 23	69.85	9574.	--	--	--	--	--	

372

							99							
					R-2	Stilt + 4 Part	14.85	259.98	--	--	--	--	--	
5	Municipal Corporation/NR / 106/15-16, Date 10/04/15	Revised Building Permission	21501.50	19830.99	A	Basement + Stilt + Podium + 21	69.68	6796.21	--	--	91	--	--	
					D-1	Basement + Stilt + Podium + 18	69.68	2313.72	--	--	15	--	--	
					D-2	Basement + Stilt + Podium + 21	69.08	2553.81	--	--	19	--	--	
					E	Basement + Stilt + Podium + 21	69.67	1549.32	--	--	12	--	--	
					AR-1	Part Ground + 23	69.85	9574.99	--	--	--	--	--	
					R-2	Stilt + 4 Part	14.85	259.18	--	--	--	--	--	
6	Municipal Corporation/NR / 5562/18-19, Date .26/12/18	Revised Building Permission	11173.90	10614.85	E	Basement + Stilt + 22	70	1641.53	--	--	12 car	588.55	--	40327.39
					D-2	Basement + 22	70	2672.78	--	--	23 car			
					D-1	Basement + Stilt + 22 Part	70	2824.81	--	--	15 car			
					C-2	Basement + 22	70	8096.68	--	--	61 car			
					C-1	Basement + 22	70	8108.01	--	--	61 car			
					A	Basement + 21	67.15	6907.32	--	--	9 car			
					R-1	Ground + 23	69.85	9574.21	--	--	7 car			
					R-2	Stilt + 4	14.99	502.05	--	--	6 car			

PLINTH CHECKING CERTIFICATES OBTAINED TILL DATE

CTS NO. 1475, 1556 to 1561, 1565 to 1567, 1625, 1643, 1644, 1711 to 1713, 1716, 1717, 1782, 1870 and Survey No. 53/1Part.

S. No.	Building	Plinth Checking Certificate Date	Type of Permission	As per Sanction plan no.
1	C-1	Municipal/NR/1260/14-15, Date 22/07/14	Plinth CC	Municipal/NR/8861/2013-14, Date 10/06/2013
	C-2			
2	R-1	Municipal/NR /1261/14-15, Date 22/07/14	Plinth CC	Municipal/NR/8861/2013-14, Date 10/06/2013
3	A	Municipal/NR /3592/15-16, Date 05/12/15	Plinth CC	Municipal/NR/106/2015-16, Date 10/04/2015
	D-1			
	D-2			

COMPLETION CERTIFICATES OBTAINED TILL DATE (Occupancy Certificate)

CTS NO. 1475, 1556 to 1561, 1565 to 1567, 1625, 1643, 1644, 1711 to 1713, 1716, 1717, 1782, 1870 and Survey no. 53/1Part.

Sr. No.	Building & No. of Flats	Completion Certificate No. & Date	Type of Permission	As per Sanction plan no.
1	C-1	Out ward no. Municipal Corporation/NR/524/19-20, Date 07/05/19	Occupancy certificate	Out ward no. Municipal Corporation/NR /5562/2018-19, दि. 26/12/2018
	C-2			
	A - (Basement + Stilt + Podium + 12			
	R-1, R -2			
2	A - 2960.28 (13 to 21)	Out ward no. Municipal Corporation/NR /3316/19-20, Date 13/09/19	Occupancy certificate	Out ward no. Municipal Corporation/NR /5562/2018-19, Date 26/12/2018
	D-1 - 2824.81			
	D-2 - 1700.86 (Basement + 14)			
3	D-2 (15 to 22)	Out ward no. Municipal Corporation/NR /4054/2020-21 Date 16/03/2021	Occupancy certificate	Out ward no. Municipal Corporation/NR /4054/2020-21, Date 16/03/2021
	E			

- i. PP has obtained environment clearance (EC) from SEIAA, Maharashtra vide no. SEAC-2011/CR-79/TC-2, dated 11/06/2014 for the residential project under MMRDA Rental Housing for the net plot area of 18,340.81 sq-m i.e. for total built-up area for Rental building of 27,732.194 sq-m (FSI: 18,331.094 sq-m & Non-FSI: 9,401 sq-m) and for Sale building of 1,17,502.56 sq-m (FSI: 47,768.56 sq-m & Non-FSI: 69,734 sq-m). The configuration of the Rental building are 03 nos. (St + 24 floors) and Sale building are 07 nos. (Basement + Stilt + Podium + 22 upper floors) having 2,144 no. of tenements, 22 no. of shops, 15 no. of Balwadi/Welfare Centres/Offices. Copy of the EC, dated 11/06/2014 is given at **Annexure-3**.
- ii. PP has obtained building sanction plan & commencement certificate vide dated 10/04/2015 from MBMC. Subsequently, PP has obtained first plinth check certificates vide no. 1260/2014-15, dated 22/07/2014 for building type-C1 & C2, which are as per sanction plan no. 8861/2013-14, dated 10/06/2013 and plinth check certificate vide no. 1261/2014-15, dated 22/07/2014 for building type-R1, which is as per sanction plan no. 8861/2013-14, dated 10/06/2013. Similarly, PP has obtained subsequent plinth check certificates vide no. 3592/2015-16, dated 05/12/2015 for building type-A; D-1 & D-2, which are as per sanction plan no. 106/2015-16, dated 10/04/2015. It is observed that the aforesaid plinth check certificates were obtained after grant of EC from SEIAA, Maharashtra, dated 11/06/2014.
- iii. PP has obtained completion certificate for building type-C1; C2; building type-A (basement + stilt + podium + 12); R1 and R2 vide no. 524/19-20, dated 07/05/2019, which is as per sanction plan no. 5562/2018-19, dated 26/12/2018. Similarly, PP has obtained completion certificate for building type-A (13 to 21 floors); D1 and D2 (basement + 14) vide no. 3316/19-20, dated 13/09/2019, which is as per sanction plan no. 5562/2018-19, dated 26/12/2018. Further, PP has obtained completion certificate for building type-D2 & E vide no. 4054/2020-21, dated 16/03/2021, which is as per sanction plan no. 4054/2020-21, dated 16/03/2021.

- iv. PP has made registration of the building no. 8 & 9 vide dated 30/01/2020; building no. 2, 3, 4 & 5 vide dated 30/09/2020; building no. 6 & 7 vide dated 17/09/2021; and building no. 1 vide dated 03/11/2022 respectively, under Section 9 (1) of the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. 24 of 1961). Under Section 12 (1) of the above Act, under Rule No. 10 (1) of the Maharashtra Co-operative Societies Rules, 1961, the Society is classified as "Housing Society" and sub-classified as "Tenant Participation Housing Society". Copy of the registration certificate of the buildings is given at **Annexure-4**.

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

- i. PP has obtained Consent to Establish (CTE) from MPCB vide no. Format1.0/BO/JD (WPC)/UAN-00000875883/CE/CC-2007001102, dated 16/07/2020 under Red category for the total plot area of 21,501.50 sq-m and total construction built-up area of 1,45,234.75 sq-m, as per EC dated 11/06/2014. Copy of the CTE, dated 16/07/2020 is given at **Annexure-5**. 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. iv of 3 of the EC, dated 11/06/2014; PP has been mandated to obtain CTE from MPCB before start of any construction activities. However, it is observed that PP has almost completed the construction of the aforesaid residential project and also obtained occupancy certificate from the concerned authority on 07/05/2019 & 13/09/2019 without obtaining the mandatory CTE from MPCB. Thereafter, PP obtained ex-post facto CTE from MPCB vide dated 16/07/2020.
- ii. PP has obtained 1st part Consent to Operate (CTO) from MPCB vide no. Format1.0/BO/JD (WPC)/UAN-0000087689/CE/CC-2008000581, dated 17/08/2020 under Red category for the total plot area of 21,501.50 sq-m, with completed construction of total built-up area of 92,371.37 sq-m out of total construction built-up area of 1,45,234.75 sq-m, as per EC dated 11/06/2014.

The said CTO issued from MPCB was valid up to 31/07/2021. Copy of the CTO, dated 17/08/2020 is given at **Annexure-6**. Thereafter, PP didn't renew the CTO of the aforesaid residential project from time to time.

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

- i. PP has provided separate Sewage Treatment Plants (STP) for treatment of sewage generating from rental & sale buildings. For rental buildings, the PP has provided STP of reported design capacity of 335 KLD. Various unit operations & processes of the said STP of rental building are commissioned in the underground. It is observed that the unit operations & processes of STP, commissioned in the underground is completely submerged in sewage/rain water, reportedly due to poor operation & maintenance/failure of installed pumps & machineries. It is observed that overflow of raw sewage from the sewerage lines; chambers & manholes of rental buildings are noticed. The said sewerage system is found filled with plastics & trash and found in dilapidated condition, without adequate & regular cleaning/maintenance. As a result, untreated sewage is being directly discharged into municipal sewerage system. Reportedly, various unit operations & processes of the said STP are: Collection tank → Bar screen → Oil & grease trap → Equalization tank → MBBR → Tube settler → Supernatant collection tank → Pressure sand filter → Activated carbon filter → Treated sewage collection tank → Discharge into municipal sewerage system.

- ii. Similarly, PP has provided separate STP for treatment of sewage generating from sale buildings. STP of reported design capacity of 420 KLD. Various unit operations & processes of the said STP of sale buildings is commissioned in the basement. Various unit operations & processes of STP of sale building are: Collection tank → Bar screen → Oil & grease trap → Equalization tank → Primary tube settler → MBBR-1 & 2 → Tube settler → Supernatant collection tank → Pressure sand filter → Activated carbon filter → Treated sewage collection tank → Discharge into municipal sewerage system. As per the conditions stipulated under S. no. 3 i.e. conditions under Water (P & CP) Act, 1974 of the CTO, dated 17/08/2020, treated wastewater @ 60% shall be

reused for flushing & ancillary activities and remaining should be discharged into municipal sewer. Further, it is observed that though the PP has provided dual plumbing system for utilization of treated sewage from STP of sale building, due to reported irregular operation of STP & poor O&M of STP, as informed by the Applicant(s) and representative of the resident, untreated sewage is being coming in the flushing & ancillary plumbing lines. Also, most of the time partially treated/untreated sewage is being directly discharged into municipal sewerage system.

- iii. PP has installed STP of combined capacity of 755 KLD for rental & sale buildings as per CTO, dated 17/08/2020 against the stipulated combined capacity of STP of 1,358 KLD as per EC, dated 11/06/2014. The said installed combined capacity of STP is less than the stipulated/required capacity, as per EC dated 11/06/2014.
- iv. Further, it is observed that as per condition no.1 (D) of the Schedule-I i.e. terms & conditions for compliance of water pollution control of the CTO, dated 17/08/2020; PP has been mandated to operate STP for five years from the date of obtaining occupation certificate. As per the records, PP has granted occupancy certificate vide dated 07/05/2019 and obtained the CTO vide dated 17/08/2020. Therefore, PP is obligated to operate the STP for five years from the date of obtaining occupancy certificate i.e. from 07/05/2019 up to 06/05/2024. As informed by the Applicant(s) and representative of the resident, PP is not operating the 420 KLD STP scientifically on regular basis as well as not handing over the infrastructure along with the relevant documents, supplier details etc. Whereas, the other STP of 335 KLD of rental buildings is not working & in dilapidated condition.
- v. During the joint committee inspection, the joint committee collected grab samples of sewage from the inlet & outlet of STP of sale buildings. Also, collected grab sample of untreated sewage from the rental buildings, which is being discharged into municipal sewerage system. 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 of the same as submitted by MPCB vide email dated 09/02/2024 is given at **Annexure-7**.

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	6.9	29	150	288	9.1
Outlet of STP of sale buildings	9.9	10	34	92	0.42
Untreated sewage from discharge line of rental buildings in to municipal sewerage system	7.1	38	100	196	17.3
MPCB prescribed standards, as per CTO, dated 17/08/2020	6.5 - 9	20	10	50	5

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 pH: 9.9 not in the range of 6.6 – 9; BOD: 34 > 10 mg/l; and COD: 92 > 50 mg/l. Further, the analysis results of the untreated excess sewage sample collected from discharge line of sale buildings in to municipal sewerage system observed that the concentration of SS: 29 > 20 mg/l; BOD: 150 > 10 mg/l; COD: 288 > 50 mg/l; and NH₃-N: 9.1 > 5 mg/l. Similarly, the analysis results of the untreated sewage sample collected from discharge line of rental buildings in to municipal sewerage system observed that the concentration of SS: 38 > 20 mg/l; BOD: 100 > 10 mg/l and COD: 196 > 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 17/08/2020 i.e. the concentration of BOD is exceeding in the range of 3.4, 15 & 10 times than the MPCB prescribed discharge standards and the concentration of COD is exceeding in the range of 1.84, 5.76, & 3.92 times than the MPCB prescribed discharge standards.

- vi. Biodegradable waste and non-biodegradable waste is being segregated at the source of generation at both rental & sale buildings. For management of biodegradable waste, PP has installed 01 no. of Organic Waste Converter (OWC) of reported design capacity of 1,000 Kg/day capacity for sale buildings. However, the said OWC installed at sale buildings is not in operation and found to be in dilapidated condition, without adequate operation & maintenance. Further, PP has not provided OWC for management of biodegradable waste for rental buildings. Presently, both the bio-degradable & non-biodegradable wastes from sale & rental buildings is being disposed to authorized agency of MBMC/collected by MBMC. As informed by the Applicant(s) and representative of the resident, the installed OWC at sale buildings is not in operation since long due to poor O&M.
- vii. With regard to preservation of excavated top soil and its further utilization in the project site, as per the condition no. 3(xii) of the EC dated, 11/06/2014, the joint committee may not be in the position to offer comments. As it is evident from the first plinth check certificate that the construction & allied activities are started during 22/07/2014 and as on date of joint committee inspection, the entire project is completed & occupied.
- viii. The joint committee didn't observe bore well in the project site. Also, PP has not provided rain water harvesting system. Instead, PP has diverted the rain water collection pipelines from all the buildings outside the project site i.e. diverted & channelized the pipelines into municipal sewerage system.
- ix. As per the conditions stipulated in the EC vide dated 11/06/2014 under Green Belt Development, PP is mandated to provide RG area of 2,159.06 sq-m on the ground and also to plant 109 no. of trees on the RG ground & transplantation of 31 no. of existing trees. It is observed that PP has not provided RG area on ground, instead provided RG area-1 & 2 on the podium level parking. Also, the PP has not developed the required green belt as per the EC dated 11/06/2014. Instead, provided ornamental plants and saplings in the pots along the outer periphery of sale buildings. The joint committee opined that since the PP has obtained the EC vide dated 11/06/2014,

subsequently obtained building commencement certificate on 10/04/2015 and plinth check certificate on 05/12/2015, the Hon'ble Supreme Court judgment vide dated 17/12/2013, in Civil Appeal No. 11150/2013 in Special Leave Petition Civil No.33402/2012 might be applicable i.e. the minimum recreational space as laid down under Regulation 23, shall be provided at ground level only. Relevant paragraph from the aforesaid judgment of Hon'ble Supreme Court of India is reproduced as below;

“The minimum recreational space as laid down under Regulation 23, shall be provided at ground level only. The recreational space, if any, provided on the podium under this regulation shall be in addition to that provided as per regulation 23.”

Further, the aforesaid order also mentions that the above directives shall apply to those developments where building plans were not approved, or where the Commencement Certificate (CC) had not been issued on 17/12/2013 i.e. the date of the aforesaid order passed by Hon'ble Supreme Court. All the authorities concerned shall ensure strict compliance of the aforesaid directives.”

- x. PP has not provided solar panels for street lights in the common areas viz. open spaces, pathways etc. Whereas, PP has provided solar water heating system and it is observed that the same is not in working condition due to poor operation & maintenance.
- xi. PP has not provided adequate fire safety system and turning radius of 7.5 m.
- xii. PP has provided an underground fire fighting tank of reported capacity of 2 lac liter. However, due to natural seepage from underground water table, the said underground tank is completely filled with ground water and the ground water is continuously accumulating & overflowing in the basement parking of sale buildings. Presently, the residents of sale building made an arrangement by providing pumps to dewater the accumulated ground water seepage and discharging into municipal sewerage system. Also, continuous seepage of groundwater from the basement of the project near the stilt floor parking and STP area was observed and it may be due to the high ground water table.

Further, most of the multi-level parking (lower deck) provided in the basement was found filled with ground water due to natural seepage from underground water table.

- xiii. PP has not provided relevant details w.r.t. submission of six monthly EC compliance reports submitted to MoEF&CC. Some of the photographs taken during the joint committee inspection is given at **Annexure-8**.

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-9**.

Considering the period when PP has started construction activities without obtaining CTE from MPCB i.e. as it is evident from the 1st plinth check certificate was issued vide, dated 22/07/2014 by MBMC as per the sanction plan no. 8861/2013-14, till date of obtaining CTE from MPCB i.e. till 16/07/2020. Further, it is pertinent to note that the PP has applied & obtained CTE from MPCB after obtaining the completion certificates for building type-C1, C2, building type-A (basement + stilt + podium + 12), R1 & R2 vide, dated 07/05/2019 and building type-A (13 to 21 floors), D1 & D2 (basement + 14) vide, dated 13/09/2019. Hence total no. of days of violation is worked-out to be 1,686 days. Besides considering the aforesaid period of violation for starting the construction activities without obtaining CTE from MPCB, the joint committee recommends considering the period of violation for not renewing the CTO from MPCB i.e. when PP has not applied and obtained renewal CTO from time to time from MPCB i.e. from the date of expiry of 1st part CTO, dated 01/08/2021 till the date of Hon'ble NGT order, dated 06/10/2023. Hence total no. of days of violation is worked-out to be 797 days. 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	22/07/2014 (date of 1 st plinth checking certificate obtained from MBMC)	16/07/2020 (till date of obtaining CTE from MPCB)	1,686	Starting construction activities without obtaining CTE from MPCB.	CI- 149.12 Crore & Consent Fees- 2,98,240/-	Red category = 5 times of one term consent fee x no. of years of violation = 5 x 298240 x 1686/365	68,88,119/-
2	01/08/2021 (date of expiry of 1 st part CTO)	06/10/2023 (till date of Hon'ble NGT order)	797	Operation of the residential building project without renewing CTO from MPCB	CI- 129.5 Crore & Consent Fees- 2,59,000/-	Red category = 5 times of one term consent fee x no. of years of violation = 5 x 259000 x 797/365	28,27,713/-
Total no. of days of violation			2,483	Total Penal fees			97,15,832/-

Thus, the total Penal charges 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 i.e. without obtaining CTE & CTO from MPCB works out to be Rs. 97,15,832/- (Rupees Ninety-Seven Lakhs Fifteen Thousand Eight Hundred Thirty-Two Only).

During joint committee inspection it is observed that the installed OWC at sale & rental buildings are defunct, and as a result the generated solid waste without treatment is being disposed to MBMC/authorized waste collection agency of MBMC. Also, it is observed that excess sewage generated from sale buildings is being directly discharged into municipal sewer system without treatment. Further, the STP provided at rental buildings is found to be defunct & submerged in sewage/rain water, reportedly due to poor operation & maintenance/failure of installed pumps & machineries and as a result, untreated sewage is being directly discharged into municipal sewer system. Hence, in the absence of actual date of non-operational status of the said OWCs & STPs, 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. Further, the actual date of reported non-compliances in respect of discharge of liquid waste/sewage and solid waste is also not mentioned in the original application submitted by the applicant and also the same are not available with MPCB. In view of the above, the Hon'ble NGT may impose suitable environmental compensation, as deemed fit against the PP for the said reported non-compliances.

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 Man Global Ltd., without obtaining mandatory CTE from MPCB and not applied & obtained renewal CTO from time to time from MPCB, as required under S. no. iv of 3 of the EC, dated 11/06/2014 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. 97,15,832/- (Rupees Ninety-Seven Lakhs Fifteen Thousand Eight Hundred Thirty-Two 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;

[Please refer S. no. 4, as above]

- (b) The project proponent under the supervision of MBMC, may be directed to carry out a detailed study through a hydrogeologist and structural engineer who are experts in the particular field, preferably from concerned Government Department or from research/ reputed institution (i.e. IIT/NIT/Major Govt. Engineering Colleges) to prepare a time-bound action plan along with remedial measures which may include:
- i. Assessment on groundwater seepage; and
 - ii. Effective containment measures and remedial measures for seepage of groundwater;
- (c) PP to immediately apply & obtain the renewed CTO from MPCB. MPCB while granting renewal CTO to PP should impose the following mandatory conditions:

- i. PP to operate the STP for a period of five years from the date of obtaining occupation certificates/renewal CTO and such condition should be imposed henceforth till PP obtains full & final occupation certificates for both the rental & sale buildings. In case of reported non-compliance, MPCB may take action against the PP under the provisions of Water (Prevention and Control of Pollution) Act, 1974; and the Air (Prevention and Control of Pollution) Act, 1981;
 - ii. 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/licences 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;
- (d) PP should be directed to implement the following as expeditiously as possible:
- i. To carry-out adequacy assessment of the STP of rental & sale buildings through a reputed Govt. institute/Govt. Engineering College and to submit a time-bound action plan which may include:
 - To commission new STP for rental buildings by considering the required/adequate capacity based on the existing hydraulic load;
 - To augment the existing STP of sale buildings by considering the required/adequate capacity based on the existing hydraulic load including commissioning of new treatment units, as applicable; so as to achieve the MPCB prescribed discharge standards;
 - To rectify & repair various unit operations & processes & stabilize the biological treatment process of STP of sale

buildings so as to achieve the MPCB prescribed discharge standards;

- To operate both the STPs of rental & sale buildings 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 rectify & repair the dual plumbing pipeline system meant for supply of treated sewage for flushing & ancillary activities;
 - 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 commission new OWC of adequate capacity based on the daily max. generation of bio-degradable waste for both rental & sale buildings and operate & maintain the said OWCs as per the SOP given by the supplier. Compost from OWCs to be utilized for the green belt developed within the project site.
- iii. To ensure regular cleaning, operation & maintenance of existing sewerage system in the rental buildings, in order to avoid overflowing of sewage.
- iv. In compliance to the EC conditions, the PP should expedite the installation/commissioning of:
- Installation of solar panels for street lights 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.
 - Commissioning of adequate capacity of rain water harvesting system for both rental & sale buildings and provision of utilization of the same for fire fighting purpose & or for ancillary activities.

- At present, the project is completed and fully occupied since 2019; as there is space constraint to develop RG area on ground and also to develop green belt on RG area as per EC conditions and as well as to comply with the Hon^{ble} supreme Court judgment, dated 17/12/2013; the same seems to be practically not possible without demolition/structural alterations, which may cause structural safety of the buildings. Under such circumstances, the joint opined that green belt by means of afforestation may be carried-out by the PP within 50 Km radius of the project site by submitting a suitable bank guarantee with MPCB¹ or as deemed fit by the Hon^{ble} NGT.
- At present there is no provision of adequate turning radius and also fire fighting system is in place. PP may be directed to carry-out fire safety audit through a Govt. fire safety auditor/institute and ensure to implement the recommendations of fire safety audit report.
- Thereafter, PP should submit the compliance of the same along with documentary/photographic evidences to the Regional Office of MPCB.



(E. Thirunavukkarasu)
Scientist 'E',
MoEF&CC-IRO, Nagpur



(Nishchal C.)
Scientist 'D',
CPCB, RD-Pune



(Anand N. Katole)
Sub Regional
Officer, MPCB,
Thane-II



(Sandeep Waghmare)
Scientist 'C',
CGWB, Pune

¹ https://environmentclearance.nic.in/writereaddata/EIA_Notifications/51_SO804E_14032017.pdf

Item No.1

(Pune Bench)

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

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

**Original Application No.120/2023(WZ)
I.A. No.206/2023 (WZ)**

Ibra Mashnaji Konapure & Anr.

.....Applicant(s)

Versus

Union of India & Ors.

....Respondent(s)

Date of hearing: 06.10.2023

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

Applicant : Mr. Nitin Lonkar, Advocate along-with
Mr. Tanaji Gambhire, Advocate

ORDER

1. In this Original Application, issue has been raised relating to the violations made by the respondent No.8-M/s. Man Global Ltd, by constructing its residential and commercial building construction project "Man Opus" situated at New Survey Nos.53/1(P), CTS No.1475, 1556-1561, 1565-1567, 1625, 1643, 1644, 1711-1713, 1716, 1717, 1782 & 1870, Village: Mira, Mira-Bhayandar, District: Thane, Maharashtra without Environmental Clearance (EC), which was granted on 11.06.2014, which is annexed at page nos.112 to 122 of the paper book.

2. It is alleged that the Project Proponent has committed violations in obtaining CTE as there was a gap of 2226 days and also gap in obtaining CTO of 485 days. Further, it is alleged that the Project Proponent has not provided RG area/ open space on ground; has not installed OWC; has extracted excess fresh water than was permitted under CTE & CTO; has

not installed solar energy system; has not reserved top fertile soil nor has conducted soil test for ascertaining contamination; ground water has been extracted illegally; rain water harvesting system is not set up; no green belt has been developed; no turning radius of 7.5 mtrs. and 6 mtrs. is provided; has not implemented management plan; and has not submitted compliance report etc.

3. With respect to damage caused to the environment on account of not obtaining prior CTE & CTO, an environmental compensation is assessed to be Rs.2008061212.43/- (Two Hundred Crores Eighty Lakhs Sixty One Thousands Two Hundred Twelve Rupees & Forty Three paisa). The damages on account of non-installation of OWC is calculated to be Rs.48,79,050/-; damages on account of non-transplantation of trees is assessed to be Rs.7,83,55,200/-; and damages on account of not-providing RG area on virgin land is calculated to be Rs.6,19,65,022/-. In all total environmental compensation has been assessed to be Rs.261,91,60,484.43/- (Two Hundred Sixty One Crores Ninety one Lakhs Sixty Thousands Four Hundred Eighty Four Rupees).

4. On the basis of what has been alleged in the Original Application, we find *prima facie* case adversely impacting on environment is made out, therefore, we deem it appropriate to admit this application and accordingly admit the same.

5. Since the allegation is made that ground water has been extracted by the Project Proponent without prior permission from the Central Ground Water Authority, we deem it appropriate that the said authority shall also be impleaded as respondent No.10 in the present matter and we direct accordingly. An amended memo shall be filed by the applicant within a period of two days.

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

7. Applicant is 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.

8. Applicant is also directed to provide copy of the application and relevant documents to the respondents within a week.

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

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

11. 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 Central Pollution Control Board (CPCB);
- (iii) The Maharashtra State Pollution Control Board (MSPCB); &
- (iv) The Central Ground Water Authority (CGWA).

12. The Committee is directed to visit the site after giving prior information of the same to the applicant & his Counsel and submit a factual and action taken report with regard to the truthfulness of the allegation made in the Original Application and action taken thereon, if any, within one month.

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

14. 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.

Put up this matter on 03.01.2024

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

October 06, 2023
Original Application No.120/2023(WZ)
I.A. No.206/2023 (WZ)
P.Kr



392 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

नगररचना विभाग



स्वातंत्र्याचा अमृत महोत्सव

जा. क्र. मिभा/मनपा/नर/ 3004 | 2023 - 2024

दिनांक: 22/2/2024

प्रति,

मा. श्री. आनंद एन. काटोले

उप-विभागीय अधिकारी ठाणे-2

महाराष्ट्र प्रदुषण नियंत्रण बोर्ड

विषय :- मौजे मिरा येथील स.क्र.53/1पै., व सि.टी.एस क्र.1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711-1713, 1716, 1717, 1782, 1870 या जागेसाठी पर्यावरण विभागाकडील नाहरकत दाखला न घेतलेबाबत.

संदर्भ :- 1. आपलेकडील दि.07/02/2024 व दि.13/02/2024 रोजीचे ई-मेल.
2. ऑप्लिकेशन क्र.120/2023 (WZ) IA No.206/2023 इरबा मशनाजी कोनापुरे विरुद्ध मिरा भाईंदर महानगरपालिका

महोदय,

उपरोक्त संदर्भिय विषयानुसार मौजे मिरा येथील स.क्र.53/1पै., व सि.टी.एस क्र.1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711-1713, 1716, 1717, 1782, 1870 या जागेसाठी पर्यावरण विभागाकडील नाहरकत दाखला न घेतलेबाबत श्री. इरबा मशनाजी कोनापुरे यांनी राष्ट्रीय हरीत न्यायाधिकरण पुणे यांचेकडे संदर्भिय दावा दाखल केलेला असून सदर दाव्याच्या अनुषंगाने आपण अपेक्षिलेली माहिती सोबतच्या Word Formate मध्ये भरून पाठविण्यात येत आहे.

आपला,

(पु. म. शिंदे)

सहायक संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

(मा. आयुक्त तथा प्रशासक सो., यांचे मान्यतेने.)

Fwd: मौजे मिरा येथील स.क्र.53/1पै., व सि.टी.एस क्र.1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711-1713, 1716, 1717, 1782, 1870 या जागेसाठी पर्यावरण विभागाकडील नाहरकत दाखला न घेतलेबाबत.

From : srothane2@mpcb.gov.in

Fri, Feb 23, 2024 06:14 PM

Subject : Fwd: मौजे मिरा येथील स.क्र.53/1पै., व सि.टी.एस क्र.1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711-1713, 1716, 1717, 1782, 1870 या जागेसाठी पर्यावरण विभागाकडील नाहरकत दाखला न घेतलेबाबत.

1 attachment

To : NISHCHAL C <nischal.cpcb@nic.in>

Sir, Pl see information of Man Opus as per Format with all pages

Sent from [Outlook for Android](#)

From: municipal department <tp@mbmc.gov.in>

Sent: Friday, February 23, 2024 6:14:00 PM

To: SRO Thane 2 <srothane2@mpcb.gov.in>; srothane2@gmail.com <srothane2@gmail.com>

Subject: Fwd: मौजे मिरा येथील स.क्र.53/1पै., व सि.टी.एस क्र.1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711-1713, 1716, 1717, 1782, 1870 या जागेसाठी पर्यावरण विभागाकडील नाहरकत दाखला न घेतलेबाबत.

PLZ FIND ATTACHED FILE.

----- Forwarded message -----

From: **municipal department** <tp@mbmc.gov.in>

Date: Fri, Feb 23, 2024 at 12:17 PM

Subject: मौजे मिरा येथील स.क्र.53/1पै., व सि.टी.एस क्र.1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711-1713, 1716, 1717, 1782, 1870 या जागेसाठी पर्यावरण विभागाकडील नाहरकत दाखला न घेतलेबाबत.

To: SRO Thane 2 <srothane2@mpcb.gov.in>, <srothane2@gmail.com>

महोदय / महोदया,
कृपया विषयांकीत प्रकरणी सोबत जोडलेली फाईल डाऊनलोड करून पहा.

आपला विश्वासू,
नगररचना विभाग
मिरा भाईंदर महानगरपालिका
संपर्क क्र. 022 – 28121455
मेल आयडी – tp@mbmc.gov.in

 मन ओपस PDF.pdf
2 MB

Commencement Certificate

मौजे-मिरा

सि.स.क्र. 1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711 ते 1713, 1716, 1717, 1782, 1870 व स.क्र. 53/1पै. (संचिकेतील उपलब्ध कागदपत्रानुसार)

Sr. No.	Layout sanction plan No. & Date	परवानगी प्रकार	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	मनपा/नर/45 09/10-11, दि.28/03/11 मनपा/नर/50 7/11-12, दि.20/05/11	प्राथमिक परवानगी बांधकाम परवानगी	11173.90	9839.68	A	स्टील्ट + 7	24	1739.92	--	--	17	--	--	--
2					B	पार्ट तळ + 7	24	2133.12	--	451.43	15	Nil	451.43	2584.55
					C	पार्ट तळ + 7	24	2102.48	--	--	7	--	--	--
					D	स्टील्ट + 4	15.45	1124.8	--	--	21	--	--	--
3	मनपा/नर/88 6/13-14, दि.10/06/13	बांधकाम परवानगी	11173.90	9838.21	सी-1	बेसमेंट + पार्ट तळ + पोडियम + 13	69.9	4885.8	--	--	--	--	--	--
					सी-2	बेसमेंट + पार्ट तळ + पोडियम + 13	69.9	4885.8	--	--	--	--	--	--
					सी-3	बेसमेंट + स्टील् + पोडियम + 11	69.9	3921.77	--	--	--	--	--	--
					आर-1	पार्ट तळ + 14	69.95	5865.78	--	--	--	--	--	--
					आर-2	स्टील्ट + 4 पार्ट	14.85	259.18	--	--	--	--	--	--

प्राप्त



सहाय्यक सचाल्यक नगररचना
मिरा - भाईंदर महानगरपालिका

Sr. No.	Layout sanction plan No. & Date	परवानगी प्रकार	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.)
4	मनपा/नर/ 1132/14-15, दि.17/07/14	सुधारीत बांधकाम परवानगी	21501.50	19830.99	सी-1	बेसमेंट + पार्ट तळ + पोडियम + 22	69.9	8094.52	--	--	--	--	--	--
					सी-2	बेसमेंट + पार्ट तळ + पोडियम + 22	69.9	8094.52	--	--	--	--	--	--
					सी-3	बसेमेंट + स्टील्ट + पोडियम + 22	69.9	7843.53	--	--	--	--	--	--
					आर-1	पार्ट तळ + 23	69.85	9574.99	--	--	--	--	--	--
					आर-2	स्टील्ट + 4 पार्ट	14.85	259.98	--	--	--	--	--	--
5	मनपा/नर/ 106/15-16, दि.10/04/15	सुधारीत बांधकाम परवानगी	21501.50	19830.99	अ	बेसमेंट + स्टील्ट + पोडियम + 21	69.68	6796.21	--	--	91	--	--	--
					डी-1	बेसमेंट + स्टील्ट + पोडियम + 18	69.68	2313.72	--	--	15	--	--	--
					डी-2	बेसमेंट + स्टील्ट + पोडियम + 21	69.08	2553.81	--	--	19	--	--	--
					ई	बेसमेंट + स्टील्ट + पोडियम + 21	69.67	1549.32	--	--	12	--	--	--
					अआर-1	पार्ट तळ + 23	69.85	9574.99	--	--	--	--	--	--
					आर-2	स्टील्ट + 4 पार्ट	14.85	259.18	--	--	--	--	--	--

[Handwritten Signature]

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

Sr. No.	Layout sanction plan No. & Date	परवानगी प्रकार	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.)
6	मनपा/नर/ 5562/18-19, दि.26/12/18	सुधारीत बांधकाम परवानगी	11173.90	10614.85	ई	बेसमेंट + स्टील्ट + 22	70	1641.53	--	--	12 car	588.55	--	40327.39
					डी-2	बेसमेंट + 22	70	2672.78	--	--	23 car			
					डी-1	बेसमेंट + स्टील्ट + 22 पार्ट	70	2824.81	--	--	15 car			
					सी-2	बेसमेंट + 22	70	8096.68	--	--	61 car			
					सी-1	बेसमेंट + 22	70	8108.01	--	--	61 car			
					अे	बेसमेंट + 21	67.15	6907.32	--	--	9 car			
					आर-1	तळ + 23	69.85	9574.21	--	--	7 car			
					आर-2	स्टील्ट + 4	14.99	502.05	--	--	6 car			

Poojip

Ph

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

PLINTH CHECKING CERTIFICATES OBTAINED TILL DATE

मौजे-मिरा

सि.स.क्र. 1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711 ते 1713,
1716, 1717, 1782, 1870 व स.क्र. 53/1पै. (संचिकेतील उपलब्ध कागदपत्रानुसार)

Sr. No.	Building	Plinth Checking Certificate Date	परवानगी प्रकार	As per Sanction plan no.
1	सी-1	मनपा/नर/1260/14-15, दि.22/07/14	जोत्याचा दाखला	मनपा/नर/8861/2013-14, दि. 10/06/2013
	सी-2			
2	आर-1	मनपा/नर/1261/14-15, दि.22/07/14	जोत्याचा दाखला	मनपा/नर/8861/2013-14, दि. 10/06/2013
3	अे	मनपा/नर/3592/15-16, दि.05/12/15	जोत्याचा दाखला	मनपा/नर/106/2015-16, दि. 10/04/2015
	डी-1			
	डी-2			

(Signature)

(Signature)

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

COMPLETION CERTIFICATES OBTAINED TILL DATE (Occupancy Certificate)

मौजे-मिरा

सि.स.क्र. 1475, 1556 ते 1561, 1565 ते 1567, 1625, 1643, 1644, 1711 ते 1713, 1716, 1717, 1782, 1870 व स.क्र. 53/1पै.

(संचिकेतील उपलब्ध कागदपत्रानुसार)

Sr. No.	Building & No. of Flats	Completion Certificate No. & Date	परवानगी प्रकार	As per Sanction plan no.
1	सी-1	जा.क्र.मनपा/नर/524/19-20, दि.07/05/19	भोगवटा दाखला	जा.क्र.मनपा/नर/5562/2018-19, दि. 26/12/2018
	सी-2			
	अ - (बेसमेंट + स्टील्ट + पोजियम + 12			
	आर-1, आर-2			
2	अ - 2960.28 (13 ते 21)	जा.क्र.मनपा/नर/3316/19-20, दि.13/09/19	भोगवटा दाखला	जा.क्र.मनपा/नर/5562/2018-19, दि. 26/12/2018
	डी-1 - 2824.81			
	डी-2 - 1700.86 (बेसमेंट + 14)			
3	डी-2 (15 ते 22)	जा.क्र.मनपा/नर/4054/2020-21 दि.16/03/2021	भोगवटा दाखला	जा.क्र.मनपा/नर/4054/2020-21, दि. 16/03/2021
	ई			





Government of Maharashtra

SEAC-2011/CR-79/TC-2
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 11th Junc, 2014

To,
 M/s. Man Global Ltd
 101, Man House, S.V road,
 Vile Parle (W).Mumbai- 400056.

Subject: Environment clearance for Proposed Residential Project located at S. No. 53/1(PT), C.T.S. No 1475, 1556 to 1561, 1565 to 1568, 1625 to 1627, 1643, 1644, 1711 to 1720, 1782 to 1784, 1823 to 1826 & 1870 at Village Mira, Dist. Thane by M/s. Man Global Ltd.

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 16th meeting decided to 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 64th & 70th Meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for Residential Project located at S. No. 53/1(PT), C.T.S. No 1475, 1556 to 1561, 1565 to 1568, 1625 to 1627, 1643, 1644, 1711 to 1720, 1782 to 1784, 1823 to 1826 & 1870 at Village Mira, Dist. Thane. SEAC 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 Project under MMRDA Rental Housing
Name of the Proponent	M/s. Man Global Ltd.
Name of the Consultant	M/s Enviro Analysts & Engineers Pvt. Ltd.
Type of Project:	MMRDA Rental Housing Scheme
Location of the project	S. No. 53/1(PT), C.T.S. No 1475, 1556 to 1561, 1565 to 1568, 1625 to 1627, 1643, 1644, 1711 to 1720, 1782 to 1784, 1823 to 1826 & 1870 at Village Mira. District: - Thane.

Whether in Corporation/ municipal/other area	Mira Bhayander Municipal Corporation
Applicability of the DCR	DCR for Mira Bhayandar (Sanctioned by Government U/S 31 of the
Note on the initiated work (if applicable)	Construction work has initiated as per Commencement certificate issued

LOI/NOC from MHADA/ other	Location Clearance No.: MMRDA/RHD/RHS-128/10/426			
Total plot area (Sq.mt)	Sr. no	Particulars	Area in Sq.mt	
Deductions	1	Area of Plot	21,501.50	
Net Plot Area	2	Deduction		
		D.P road	1731.23	
		Encroachment	371.23	
		Non Buildable	92.92	
		5 % Amenity	965.31	
	3	Total Deduction	3160.29	
	4	Net Plot Area	18,340.81	
Permissible FSI (including TDR)	73363.24 Sq.mt			
Proposed Built Up Area(FSI & Non FSI)	Buildin g	FSI Area	Non-FSI Area	Total Construction
	Rental	18,331.094	9401.	27,732.194
	Sale	47,768.56	69734.00	1,17,502.56
	Total	66,099.65	79,135.10	1,45,234.754
Ground Coverage Area	Ground Covered Area:- 11902.01 Sq.mt Percentage:- 55%			
Estimated Cost of the	260 Crores.			
Number of Buildings & configuration(s)	The above ground structures will comprise of:			
	Building	No. of Building	Configuration	
	Rental bldg	3	St + 24 Floors	
	Sale bldg	7	Basement + Stilt + Podium + 22 upper	
Number of tenants and shops			Rental	Sale
	No. of Tenements	1056	1088	2144
	No. of shops	4	18	22
	Balwadi / Welfare Centre/ Offices	15	--	15
Number of expected residents/users	No of Users		Rental	Sale
	Residential	5280	5440	10,720
	Shop	12	54	66
	Balwadi/ Welfare Centre/ Office	87	--	87
	TOTAL	5379	5494	10,873
Tenant density per hector	Rental:- 920 Sale:- 791			
Height of Building(s)	Building	Height		
	Rental Building	72.15 m		
	Sale Building	72.55 m		

Right of way	60 m wide Western Express Highway. 15 m wide D.P Road.
Turning radius	Sale : 7.5 m Rental : 6 m
Existing Structure(s)	Vacant Plot.
Details of the demolition with disposal (If applicable)	Excavated soil and rubble will be used in backfilling and remaining material will be disposed by covered trucks to the authorized sites.

Total Water Requirement	<p>Dry Season:</p> <ul style="list-style-type: none"> • Fresh water & source: 968 KLD by MBMC • Recycled water : 500 KLD (From STP) • Total Water Requirement : 1468 KLD • Fire fighting : 100 Cum (Rental) & 700 cum (Sale) Wet Season: • Fresh Water & Source: 680 KLD (MBMC) & 288 KLD (RWH tanks) • Recycled Water : 489 KLD (STP treated water) • Total Water Requirement : 1457 KLD (Including water from RWH Tank) • Fire fighting : 100 Cum (Rental) & 700 cum (Sale)
Rain Water Harvesting (RWH)	<p>Level of the ground water table : 2.0 m Size and no of RWH tank(s) and quantity: 2 Nos. tank Location of the RWH tanks(s): Stilt level Size, no. of recharge pits and quantity: No recharge pits provided since water table is at 2.0 m Total rain water harvested: 288 m³ daily Budgetary allocation (capital cost and O&M cost) Capital cost: Rs. 35 lakhs O & M Cost : Rs.2 lakhs</p>
Storm water drainage	<p>Quantity of storm water: 10 m³ / min. Size of SWD: SWD of size 0.55 m wide & 0.30 m deep with slope of</p>
Sewage & Waste Water	<p>Sewage generation: 1358 KLD STP Technology: Compact submerged aerated fixed film attached growth system working on the principle of extended aeration process (MBBR) Capacity of STP: Location of the STP- Stilt Level for Rental & Basement Level for Sale DG Sets (during emergency): DG set will be provided for backup power to emergency facilities. For Rental - 1 No. of D.G set of 160 Kva For</p>
	<p>For Sale – 2 No. of D.G set of 650 Kva For Sale Budgetary allocation (capacity cost and O&M cost): Capital cost : 307 lakhs O & M Cost : 65 lakhs</p>

Solid Waste Management	<p>Disposal of the construction way debris Bricks - Bricks will be removed clinically to prevent the breakage of bricks, broken bricks are used for land filling and whole Broken bricks will be resold for second hand usage. Steel – will be recycled or reused. Wood – wood will be sold to saw mills, recycled and reused. Waste generation in the operation phase: Dry waste (Kg/day): Rental: 1074 Kg/Day Sale: 1097 Kg/Day Total: 2171 Kg/Day Wet waste (Kg/day): Rental: 1591 Kg/Day Sale: 1636 Kg/Day Total: 3227 Kg/Day STP sludge: 34 kg/day Mode of Disposal of Waste: Dry waste: Will be handed over to MBMC for recycling Wet Waste: Will be processed in the OWC for manure for landscaping/ gardening STP Sludge (Dry Sludge): Use as a manure</p>
Green Belt Development	<p>RG on the ground (Sq.mt.): 2159.06 Sq.mt Number and list of trees species to be planted on the ground RG: 109 Nos. Number, size, age and species of trees to be cut, trees to be transplanted: There are 31 no of Existing Trees. Budgetary allocation (Capital cost and O&M cost) Capital Cost: Rs.20 lakhs O & M Cost: Rs. 3 lakhs</p>
Energy	<p>Power Supply: Reliance Energy. Construction Phase: 80 KW Operation Phase: Connected Load : 8132 KW Maximum Demand : 4930 KW Power.</p>
	<p>1 No. of D.G set of 160 Kva for Rental. Overall Energy saving for the Project : 18 % Compliance of the ECBC guidelines: Yes. Budgetary allocation (capital cost and O&M cost) For Solar Energy system : Capital Cost :Rs. 180 lakhs O & M Cost :Rs. 25 lakhs Type of fuel used: HSD</p>

Environmental Management plan Budgetary Allocation	Sr. No	Method Adopted	Setting-up Cost (Rs. in lakhs)	Annual Maintenance and Operational Cost (Rs. in lakhs)
	1.	Sewage Treatment	307	65
	2.	Rain water Harvesting	35	2
	3.	Landscaping	20	3
	4.	Solar Energy	180	25
	5.	Solid waste	129	48
	Total		671	143
Traffic Management	<p>Entries & Exits : 2 Vehicular Entries & Exits Roads: 60 m wide Western Express Highway, 15 M wide D.P road. Parking Details:</p> <p>No of Cars 4-wheelers: 670 No's Width of all Internal roads (m): 6.00 m wide internal roads.</p>			

3. The proposal has been considered by SEIAA in its 64th & 70th 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) PP has to abide by the conditions stipulated by SEAC except restricting the rental portion up to plinth level as location clearance and commencement certificate issued to the project.
- (iii) 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.

- (iv) "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.
- (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vi) 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.
- (vii) 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.
- (viii) 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.
- (ix) 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
- (x) 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.
- (xi) Arrangement shall be made that waste water and storm water do not get mixed.
- (xii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiii) 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.
- (xiv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xv) 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.
- (xvi) 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.
- (xvii) 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.
- (xviii) 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.
- (xix) 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.
- (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

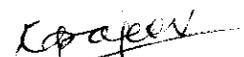
- (xxi) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxii) Ambient noise levels should conform 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.
- (xxiii) 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).
- (xxiv) Ready mixed concrete must be used in building construction.
- (xxv) 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.
- (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxix) 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.
- (xxx) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxi) 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.
- (xxxii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiii) 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.

- (xxxiv) 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.
- (xxxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvi) 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.
- (xxxvii) 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.
- (xxxviii) 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.
- (xxxix) 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.
- (xl) 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
- (xli) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xlii) 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.
- (xlili) 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.
- (xliv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

- (xlvi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlviii) 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.
- (xlix) 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>.
- (l) 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.
- (li) 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.
- (lii) 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.
- (liii) 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.
- (liv) 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 , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(R.A. Rajeev)
Principal 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, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
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. Commissioner, MMRDA, Bandra (E), Mumbai
10. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
11. Select file (TC-3)

(EC uploaded on 12 June, 2014)



सर्वकारानेवा जनसर्वे

महाराष्ट्र शासन
नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./टी.एन.ए./एचएसजी/(टिसी)/३५०६०/२०२२-२०२३/सन २०२२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

**मेन ओपस बिल्डींग नं. ०१ को-ऑप.
हौ. सोसा. लि.,**

सर्व्हे नं. 53, हिस्सा नं. 1, पी.टी.सी.टी.एस. नं. 1475-1556-1561,
वॉर्ड नं. क्यू डिईपीटी नं. 5/22, व्हिलेज मिरा,
मिरारोड (पु) ता.जि.ठाणे

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एन.ए./टी.एन.ए./एचएसजी/(टिसी)/३५०६०/२०२२-२०२३ दि ०३/११/२०२२ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- भाईदर (प)
दिनांक :- ०३/११/२०२२



(सतीश देवफते)
उपनिबंधक
सहकारी संस्था, ठाणे तालुका, ठाणे



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिसी)/ ३२३८३/२०२०-२०२१/सन २०२०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

मेन ओपस विल्डींग नं. २ व ३
को-ऑप. हौसिंग सोसा. लि.,

सर्व्हे नं. ५३, हिस्सा नं. ३ पी. टी. सी. टी. एस. नं. १४७५,
१५५६ ते १५६१, वार्ड नं. क्यु. विभाग क्र. ५/२२, व्हिलेज- मिरा
भाईंदर, मिरारोड (पुर्व) तालुका जिल्हा- ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम २ (२) अन्वये नोंदणी क्रमांक
टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिसी)/३२३८३/२०२०-२१, दि. ३०/०९/२०२०
ने नोंदण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे तपासक
"गृहनिर्माण संस्था" असून उपसर्गीकरण "माडेकर सहभागिदारी गृहनिर्माण
संस्था" असे आहे.

स्थळ :- मिरारोड, ठाणे
दिनांक :- ०५/१०/२०२०



(सतीश देवकते)
प्रतिबंधक

सहकारी संस्था, ठाणे तालुका, ठाणे



सर्वकाराचा प्रतीक

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./((टी.एन.ए.)/एचएसजी/(टि.सी)/ ३२३८४/२०२०-२०२१/सन २०२०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

मेन ओपस बिल्डींग नं. ४ व ५

को-ऑप. हौसिंग सोसा. लि.,

सर्व्हे नं. ५३, हिस्सा नं. १ पी. टी. सी. टी. एस. नं. १४७५,
१५५६ ते १५६१, वार्ड नं. क्यु. विभाग क्र. ५/२२, व्हिलेज- मिरा
भाईंदर, मिरारोड (पुर्व) तालुका जिल्हा- ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक
टी.एन.ए./((टी.एन.ए.)/एचएसजी/(टि.सी)/३२३८४/२०२०-२१, दि.२५/०४/२०२०
ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण
"गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण
संस्था" असे आहे.

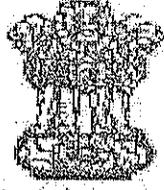
स्थळ :- मिरारोड, ठाणे
दिनांक :- ०१/१०/२०२०



(सतीश देववर्त)

अपनिर्वाचक

सहकारी संस्था, ठाणे तालुका, ठाणे



सत्यमेव जयते

महाराष्ट्र शासन
नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिसी)/ ३३५५२/२०२१-२०२२/सन २०२१

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

मेन ओपस बिल्डींग नं. ६ को. ऑप.
हौसिंग सोसा लि.,

प्लॉट नं. सर्वे नं. ५३/१, सिटी सर्व्हे नं. १४७५, १५५६-१५६१, १५६५-६७, १६२५,
१६४४, १७११-१७१३, १७१६, १७१७, १७८२, १८७०, लक्ष्मी ऑटो जवळ,
वेस्टर्न एक्सप्रेस हाईवे, काशिमिरा, मिरारोड (पुर्व), ता.जि.ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिसी)/३३५५२/२०२१-२०२२, दि.१७/०९/२०२१ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- भाईदर (प)

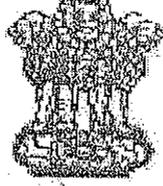
दिनांक :- १७/०९/२०२१



(सतीश देवकते)

उपनिबंधक

सहकारी संस्था, ठाणे तालुका, ठाणे



महाराष्ट्र शासन

महाराष्ट्र शासन
नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिसी)/ ३३५५३/२०२१-२०२२/सन २०२१

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

मेन ओपस बिल्डींग नं. ७ को. ऑप.
होसिंग सोसा लि.,

प्लॉट नं. सर्वे नं. ५३/१, सिटी सर्व्हे नं. १४७५, १५५६-१५६१, १५६५-६७, १६२५,
१६४४, १७११-१७१३, १७१६, १७१७, १७८२, १८७०, लक्ष्मी ऑटो जवळ,
वेस्टर्न एक्सप्रेस हाईवे, काशिमिरा, मिरारोड (पुर्व), ता.जि.ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिसी)/३३५५३/२०२१-२०२२, दि.१७/०९/२०२१ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.

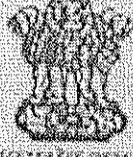
स्थळ :- भाईदर (प)

दिनांक :- १७/०९/२०२१



(सतीश देवकते)
उपनिबंधक

सहकारी संस्था, ठाणे तालुका, ठाणे



संस्कृत शिवालय

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिरी)/ ३२३८५/२०२०-२०२१/सन २०२०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

मेन ओपस बिल्डींग नं. ८ व ९

को-ऑप. हौसिंग सोसा. लि.,

सर्क्रे नं. ५३, हिस्सा नं. १ पी. टी. सी. टी. एस. नं. १४७५,
१५५६ ते १५६१, वार्ड नं. क्यु. विभाग क्र. ५/२२, व्हिलेज- मिरा

भाईदर, मिरारोड (पुर्व) तालुका जिल्हा- ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (३) अन्वये नोंदणी क्रमांक
टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टिरी)/३२३८५/२०२०-२१, दि. २०/०५/२०२०
ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (३) अन्वये संस्थेचे वनीकरण
"गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण
संस्था" असे आहे.

स्थळ :- मिरारोड, ठाणे
दिनांक :- ०६/१०/२०२०



सतीश देवकते

उपनिबंधक

सहकारी संस्था, ठाणे तालुका, ठाणे

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-0000087588/CE/CC-

Date-16 /07/2020

To,

M/s. Man Global Ltd.

"Man Opus" - Proposed Residential project located at S.No. 53/1(pt), CTS No. 1475, 1556 to 1561, 1565 to 1568, 1625 to 1627, 1643, 1644, 1711 to 1720, 1782 to 1784, 1823 to 1826 & 1870 at village Mira, District Thane

Subject: Consent to Establish Construction of Residential Building project, under Red Category.

Ref : Your application MPCB-CONSENT- 0000087588 Dated: 24/01/2020

For: Consent to Establish for Construction of Residential building Project , under Red Category. under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) 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 is granted for a period up to Commissioning of unit or 5 years whichever is earlier.
- The capital investment of the project is Rs. 149.12 Crs. (As per undertaking submitted by project proponent)

The Consent to Establish is valid for Construction of Residential building Project, named as, M/s. Man Global Ltd. "Man Opus" - Proposed Residential project located at S.No.53/1(pt), CTS No. 1475, 1556 to 1561, 1565 to 1568, 1625 to 1627, 1643, 1644, 1711 to 1720, 1782 to 1784, 1823 to 1826 & 1870 at village Mira, District Thane For Total plot area of 21,501.50 Sq.mtrs and Total Construction BUA of 1,45,234.75 Sq.mtrs, (As per EC dt. 11/06/2014) including utilities and services as per construction commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	607.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer.

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	160 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	2030.00 Kg/Day	OWC	Used as Manure
2	Dry garbage	1450.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
2	STP Sludge	120 Kg/Day	--	Used as Manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.

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

9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

10. PP shall submit fresh BG of Rs. 10 lakhs towards compliance of consent conditions & Environmental Clearance conditions.

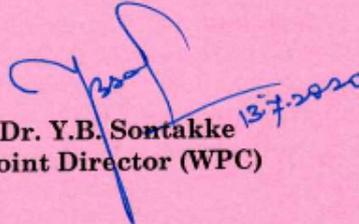
11. Project Proponent shall install online monitoring systems to the O/L of STP for monitoring for BOD, SS and flow at the outlet of STP.

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

13. 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

14. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2011/CR-79/TC-2 dt: 11/06/2014.

For and on behalf of the
Maharashtra Pollution Control Board


Dr. Y.B. Sontakke
Joint Director (WPC)

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	298240.00	RHMP8465689158	28/01/2020	Online payment

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, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of 775.00 CMD

B] The Applicant shall operate the effluent 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

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

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) The industry should 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	738.00

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



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1.	DG Set (160 KVA)	Acoustic enclosure	5.00	HSD	36.00	Kg/Hr	-	-

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³
--------------------	---------------	------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
 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).

Maharashtra Pollution Control Board



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Valid ity Date
1	consent to establish	Rs. 10 lakh	15 Days	Towards compliance of consent conditions	Upto commissioning of the unit or five years	Up to commiss ioning of unit or five years

Handwritten signature
Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

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 Rules, 2016 and E-Waste (Management) Rules, 2016.
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. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d. 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.
 - e. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f. 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.
 - g. D.G. Set shall be operated only in case of power failure.
 - h. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i. The applicant shall comply with the notification of MOEF dated 17.05.2002 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 Rules, 2016 & E-Waste (M) Rules, 2016.
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. The treated sewage shall be disinfected using suitable disinfection method.
9. 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.
10. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-0000087689/CE/CC-

Date- 17/08/2020

To,

M/s. Man Global Ltd.

"Man Opus" - Proposed Residential project located at S.No. 53/1(pt), CTS No. 1475, 1556 to 1561, 1565 to 1568, 1625 to 1627, 1643, 1644, 1711 to 1720, 1782 to 1784, 1823 to 1826 & 1870 at village Mira, District Thane

2008000581

Subject: 1st Consent to Operate (part) Construction of Residential Building project, under Red Category.

Ref : Your application MPCB-CONSENT- 0000087689 Dated: 27/01/2020

For: 1st Consent to Operate (part) Construction of Residential Building project, under Red Category.. under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to 31/07/2021
2. The capital investment of the project is Rs. 129.50 Crs. (As per undertaking submitted by project proponent)

The 1st Consent to Operate (part) is valid for Construction of Residential building Project, named as, M/s. Man Global Ltd. "Man Opus" - Proposed Residential project located at S.No.53/1(pt), CTS No. 1475, 1556 to 1561, 1565 to 1568, 1625 to 1627, 1643, 1644, 1711 to 1720, 1782 to 1784, 1823 to 1826 & 1870 at village Mira, District Thane For Total plot area of 21,501.50 Sq.mtrs , Completed construction BUA of 92,371.37 sq. mtrs. Out of Total Construction BUA of 1,45,234.75 Sq.mtrs, (As per EC dt. 11/06/2014) including utilities and services as per construction commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	738.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer.

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	160 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	2030.00 Kg/Day	OWC	Used as Manure
2	Dry garbage	1450.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
2	STP Sludge	120 Kg/Day	--	Used as Manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. PP shall submit fresh BG of Rs. 10 lakhs towards O & M of pollution control system.
11. Project Proponent shall install online monitoring systems to the O/L of STP for monitoring for BOD, SS and flow at the outlet of STP.
12. The treated domestic effluent shall be 60% recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening & connected to the sewerage system provided by local body.
13. 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
14. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2011/CR-79/TC-2 dt: 11/06/2014.

For and on behalf of the
Maharashtra Pollution Control Board

Dr. Y.B. Sontakke
Joint Director (WPC)

Received Consent fee of-

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	259000.00	RHMP8467762685	29/01/2020	Online payment

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, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of 775.00 CMD

B] The Applicant shall operate the effluent 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 Ml	Less than	100.0

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

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) The industry should 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	933.00

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

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

S r. N o.	Stack Attached To	APC System	Heig ht in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1.	DG Set (160 KVA)	Acoustic enclosure	5.00	HSD	36.00	Kg/Hr	-	-

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

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 (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	1st Consent to Operate (part)	Rs. 10 lakh	15 Days	Towards O&M of pollution control system.	31/07/2021	30/11/2021

[Handwritten Signature]

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

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 Rules, 2016 and E-Waste (Management) Rules, 2016.
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. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d. 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.
 - e. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f. 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.
 - g. D.G. Set shall be operated only in case of power failure.
 - h. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i. The applicant shall comply with the notification of MOEF dated 17.05.2002 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 Rules, 2016 & E-Waste (M) Rules, 2016.
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. The treated sewage shall be disinfected using suitable disinfection method.
9. 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.
10. **The applicant shall obtain renewal of Consent to Operate from Maharashtra Pollution Control Board before 60 day from expiry of consent validity.**

Fw: sampleReport-

From : srothane2@mpcb.gov.in
Subject : Fw: sampleReport-
To : NISHCHAL C <nischal.cpcb@nic.in>

Fri, Feb 09, 2024 06:30 PM

 3 attachments

Sir,

Pl find attached the analysis report of JVS samples of M/s Man Global Ltd. Mira Bhyander Thane.

- lab code 1) BR- 0060674- (Excess Sewage Untreated sample. Sale Building)
2) BR-0060675 - (Untreated Sewage from Rehab Building)
3) BR- 0060676- (STP outlet)

Regard,

Anand N. Katole
Sub-Regional Officer Thane-II
MPC Board

Sent from my iPhone

 **sampleReport-70805-973526538657fe64cee1ee1702880844.pdf**
19 KB

 **sampleReport-70806-202810192657fe86aa19031702881386.pdf**
19 KB

 **sampleReport-70807-166603478657fe893603301702881427.pdf**
19 KB

**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.

NABL Certificate No.:

Validity

Laboratory MoEF Recognition :

Validity

Test Report No.: MPCB/RL-Thane/JVS/23-24/12/16

Date: 18/12/2023 11:57 AM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0060674		
Name & Address of the Industry	Man Global Ltd. O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	OTHERS (Excess Sewage untreated sample.(Sale Building))		
Lab code :	MPCB/RL-Thane/JVS/23-24/632		
Sampling Method(s) :		Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Thane II (Mrs. Aruna Rokade)	Sample Volume Received :	
Sample submitted by (Name) :	FO-Thane II (Mrs. Aruna Rokade) (SRO-Thane II)	Seal No. :	271
Date of Sample Collection.(dd/mm/yyyy) :	30/11/2023 01:00 PM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	01/12/2023 04:06 PM
Analysis start Date (dd/mm/yyyy). :	04/12/2023 01:24 PM	Analysis end Date (dd/mm/yyyy). :	18/12/2023 11:57 AM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	pH	6.9		..
2	Suspended Solids (SS)	29.0	mg/l	..
4	Biochemical Oxygen Demand (BOD)	150.0	mg/l	..
5	Chemical Oxygen Demand (COD)	288.0	mg/l	..

430

Sr.No	Parameter	Results	Unit	Method Adopted
3	Ammonical Nitrogen	9.10	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.

NABL Certificate No.:	Validity
------------------------------	-----------------

Laboratory MoEF Recognition :	Validity
--------------------------------------	-----------------

Test Report No.: MPCB/RL-Thane/JVS/23-24/12/19	Date: 18/12/2023 12:07 PM
---	----------------------------------

Analysis Report-Water (JVS)

Field Sample ID :	BR-0060676		
Name & Address of the Industry	Man Global Ltd. O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (Outlet)		
Lab code :	MPCB/RL-Thane/JVS/23-24/634		
Sampling Method(s) :		Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Thane II (Mrs. Aruna Rokade)	Sample Volume Received :	
Sample submitted by (Name) :	FO-Thane II (Mrs. Aruna Rokade) (SRO-Thane II)	Seal No. :	271
Date of Sample Collection.(dd/mm/yyyy) :	30/11/2023 02:00 PM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	01/12/2023 04:08 PM
Analysis start Date (dd/mm/yyyy). :	04/12/2023 01:24 PM	Analysis end Date (dd/mm/yyyy). :	18/12/2023 12:06 PM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	pH	7.3		..
2	Suspended Solids (SS)	27.0	mg/l	..
4	Biochemical Oxygen Demand (BOD)	70.0	mg/l	..
5	Chemical Oxygen Demand (COD)	132.0	mg/l	..

433

Sr.No	Parameter	Results	Unit	Method Adopted
3	Ammonical Nitrogen	18.00	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.

NABL Certificate No.:

Validity

Laboratory MoEF Recognition :

Validity

Test Report No.: MPCB/RL-Thane/JVS/23-24/12/18

Date: 18/12/2023 12:06 PM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0060675		
Name & Address of the Industry	Man Global Ltd. O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	OTHERS (Untreated sewage from Rehab Building.)		
Lab code :	MPCB/RL-Thane/JVS/23-24/633		
Sampling Method(s) :		Sample Details (Water/Air/HW) :	Water
Sampling drawn by (Officer name):	FO-Thane II (Mrs. Aruna Rokade)	Sample Volume Received :	
Sample submitted by (Name) :	FO-Thane II (Mrs. Aruna Rokade) (SRO-Thane II)	Seal No. :	271
Date of Sample Collection.(dd/mm/yyyy) :	30/11/2023 01:10 PM	Date of Sample receipt to Laboratory (dd/mm/yyyy) :	01/12/2023 04:08 PM
Analysis start Date (dd/mm/yyyy). :	04/12/2023 01:24 PM	Analysis end Date (dd/mm/yyyy). :	18/12/2023 12:06 PM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	pH	7.1		..
2	Suspended Solids (SS)	38.0	mg/l	..
4	Biochemical Oxygen Demand (BOD)	100.0	mg/l	..
5	Chemical Oxygen Demand (COD)	196.0	mg/l	..

436

Sr.No	Parameter	Results	Unit	Method Adopted
3	Ammonical Nitrogen	17.30	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.
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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

Annexure-8

Photogrpah-1: RG area with playground/recreation provided within podium area of sale buildings.



Photogrpah-2: RG area with playground/recreation provided within podium area sale buildings.

Contd./-



Photogrph-3: RG area with green belt development done above the podium level parking of sale buildings.



Photogrph-4: RG area with green belt development done above the podium level parking of sale buildings.

Contd./-



Potograph-5: RG area reserved as per layout sanction plan of sale buildings, converted into podium level parking



Potograph-6: Inadequate turning radius of 5 m at sale buildings.

Contd./-



Potograph-7: Cracks in the RCC – STP area of sale buildings.



Potograph-8: Seepage of water in STP of sale buildings.



Potograph-9: Accumulation of seepage water in the parking bay – lower bay of multi-level car parking in the basement of sale buildings.

Contd./-



Potograph-10: Accumulation of seepage water in the parking bay – lower bay of multi-level car parking in the basement of sale buildings.



Potograph-11: Defunct OWC provided for sale buildings.



Potograph-12: Solid waste from sale buildings being disposed to MBMC without treatment.

Contd./-



Potograph-13: Rain harvesting pit filled with trash.



Potograph-14: Defunct solar water heaters.



Potograph-15: Untreated sewage from rental buildings discharged directly into municipal sewer.



Potograph-16: Solid waste from rental buildings being disposed to MBMC without treatment.

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- 220712FTS 0047		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:

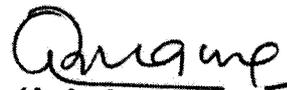
:2:

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.