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MAHARASHTRA POLLUTION CONTROL BOARD

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ORANGE / LSI



KALPATARU POINT, 3rd & 4th floor
Opp. Cineplanet, Near Sion Circle
Sion (East), MUMBAI : 400 022

Date: 11/10/2005.

Consent No. BO/RO(P&P)/ 5965

Consent to Establish is granted to **M/s. Ravechi Property Developers,**
At CTS No. 312/1A (P), 312/1B, 313,314(P),
315, 316(P), 317, 318(P), 319(P), 321(P), at
Village Majiwada, Ghodbunder Rd., Thane,
Tq. & Dist: Thane.

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. The Consent to Establish is issued to **M/s. Ravechi Property Developers,**
At CTS No. 312/1A (P), 312/1B, 313,314(P),
315, 316(P), 317, 318(P), 319(P), 321(P), at
Village Majiwada, Ghodbunder Rd., Thane,
Tq. & Dist: Thane.

For development of land/plot as new construction activities for residential & commercial complex named as M/s. Ravechi Property Developers, At CTS No. 312/1A (P), 312/1B, 313,314(P), 315, 316(P), 317, 318(P), 319(P), 321(P), at Village Majiwada, Ghodbunder Rd., Thane, Tq. & Dist: Thane on 175506 sq mtrs. including utilities and services such as commercial, educational, health and recreation amenities etc. as per construction commencement certificate issued by local body.

2. CONDITION UNDER WATER ACT :-

- (i) The daily quantity of (a) sewage effluent from above construction project and (b) waste water from commercial activity shall not exceed 688 cubic meters per day .
- (ii) Sewage Effluent Treatment : The Applicant shall provide a comprehensive sewage treatment plant as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards:-

PARAMETERS	Limit	Standards for sub- streams		
		(A)	(B)	Unit
pH	In between	5.5 to 9	7 to 8.5	
Suspended Solids	Not to exceed	100	10	mg/l
B.O.D. 3 days 27 C	Not to exceed	30	10	mg/l
Oil & Grease	Not to exceed	10	NIL	mg/l
Dissolved Phosphates (as P)	Not to exceed	5	5	mg/l
Dissolved Oxygen	Not less than	5	5	mg/l
R. Chlorine	Not to exceed	0.1	0.1	Mg/l.

- (iii) Sewage effluent Disposal:-

Domestic treated effluent shall be disposed of on land for gardening/ irrigation/ lawns/ tree-plantations within own premises. Excess treated sewage effluent shall be disposed into to under ground drainage scheme provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time.

(iv) **Non-Hazardous Solid Waste:-**

The total quantity shall not exceed 27150 Kg per month and shall be segregated and treated as follows:-

Sr	Type of Segregated solid waste	Quantity Kg/d	Treatment	Disposal
1	Organic	83	In vessel Composting at site only	Self-use
2	Inert	1000 during construction & 40 post construction	Segregation	At approved landfill
3	Paper Packing		Segregation	Sale
4	Rubber		Segregation	At approved landfill
5	Glass		Segregation	Sale
6	Miscellaneous(STP Sludge)	68	Segregation	Sale/At approved landfill

3. Other Conditions:-

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), CRZ notification, and special notifications published for Dahanu, Murud Jangira, Matheran and Mahabaleshwar area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the residential complex shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this residential complex do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body. This management shall be such as also to help in excluding the external pollutants degrading the internal environment of residential complex.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
- The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting with the approval of local body and the inorganic material shall be disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
- Applicant shall be responsible to take adequate precautionary measures as detailed in this consent

11. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.

12. The applicant, during the construction stage shall provide

- Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
- Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
- Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
- Green belt of 33% of the open space shall be developed excluding lawns.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under :-The daily water consumption for the following categories shall not exceed, as under

(i) Domestic	From ULB (In CMD)	From other sources (In CMD)
a) During construction stage	22	80
b) After completion	807	---

5. The Applicant shall regularly submit to the Board, the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

6. CONDITIONS UNDER AIR ACT :-

The Applicant may install 2 numbers of diesel generating sets (DG Sets), of capacity 500 KVA each, and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:-

(i) Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂	Not to Exceed	50	PPM
iii)	NO _x	Not to Exceed	60	PPM

(ii) The Applicant shall observe the following fuel patterns

No.	Type of Fuel	Quantity
1	Diesel Oil	2000 ltrs/day

(iii) The Applicant shall erect the Chimney (s) of the following specifications

No.	Chimney attached to	Height above roof level
1	D G Set (200KVx10)	2.8 mts. - each

- The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.
- Water spraying shall be done on ground to avoid fugitive emissions.
- Construction material shall be carried in enclosed vehicles during construction activities.

(iv) Conditions for DG Sets :-

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(v) Conditions For Utilities like Kitchen, Eating Places etc., :-

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 2. The toilet shall be provided with exhaust system connected to chimney through ducting.
 3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.
- (vi) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) 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 as between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.
- (vii) Construction equipments generating noise of less than 65/90 db(A) are permitted.
- (viii) No construction work is permitted during night time.

7. CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003

The Applicant shall not generate or handle any hazardous waste.

8. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.
9. This "Consent to Establish" is issued subject to the planning permission and permission for non-agricultural (N.A.) use from the Competent Authority.

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11. The applicant shall not-handover the residential complex unless obtain Consent to Operate/NOC from Maharashtra Pollution Control Board
12. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;



For and on behalf of the
Maharashtra Pollution Control Board

Dr. D.B. Boralkar
(Dr. D.B. Boralkar) 11705
Member Secretary

To
M/s. Ravechi Property Developers,
Fine House, 5th Floor,
Anandji Lane, M.G.Road,
Ghatkopar (E),
Mumbai-77.

Copy forwarded with compliments to

1. The Collector, Thane.

Copy to

1. Regional Officer, MPCB, Thane.
2. Sub Regional officer Mumbai I, MPCB, Thane.
3. Chief Accounts Officer, MPCB,

Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 1,40,000/-	159000	10/10/2005	ICICI Bank

1. Cess Branch, MPCB, Mumbai.
2. Master file.