

MAHARASHTRA POLLUTION CONTROL BOARD

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No:- Format1.0/CAC-CELL/UAN No.0000066710/CE/CAC-1910000502 Date: 10/10/2019
To,
M/s Knowledge City Education Pvt. Ltd. & Oxford Golf & Resorts Pvt. Ltd.,
Village Lavale and Bavdhan, Tal. Mulshi, Dist. Pune.

Sub: Grant of re-validation of Consent to Establish with expansion in the name of "OXFORD CITY" Residential, Educational Institute & Commercial project under Red Category

- Ref:**
1. Consent to Establish accorded by Board vide No. BO/RO(P&P)/363 dtd. 10.04.2006.
 2. Environment Clearance accorded by MoEF vide No. 21-154/2006-IA.III dtd. 17.10.2006.
 3. Environment Clearance for expansion accorded by Env. Dept. vide No. SEIAA-EC-0000000622 dtd. 15.01.2019.
 4. Minutes of Consent Appraisal Committee meeting held on 02.05.2019.

Your application No.MPCB-CONSENT-0000066710 Dated 13.02.2019

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

1. **The Revalidation of Consent to Establish is granted for a period upto commissioning of project or 5 years**
2. **The capital investment of the project is Rs.1500 Crs. (As per undertaking submitted by pp).**
3. **The Consent to Establish with expansion for construction of Residential, Educational Institute & Commercial project "OXFORD CITY" of M/s Knowledge City Education Pvt. Ltd. & Oxford Golf & Resorts Pvt. Ltd. at the plot bearing Gat Nos. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat Nos. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Tal. Mulshi, Dist. Pune on total plot area 38,57,154 sq. mtrs. for remaining construction BUA 48,46,595 sq. mtrs. out of total construction BUA 54,24,423 sq. mtrs as per Environment Clearance and Commencement Certificate issued by Local Body including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	12185	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-122	D.G. Sets (3x50, 6x82.5, 2x125, 9x150, 160, 10x215, 2x250, 7x320, 3x400, 5x500, 2x630, 4x1000, 1010, 14x1250 & 53x2000 KVA)	122	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Municipal wet waste	37486.0 Kg/Day	OWC followed by composting	Used as manure for gardening
2	Municipal dry waste	249990.5 Kg/Day	segregation	Hand over to swach
3	STP sludge	1462 Kg/Day	--	Used as manure for gardening

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2008 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	Bio-Medical Waste	30	Kg/Day	BMW segregation & collection	Common BMW TSDF
2	E-waste	578	Kg/Day	E-waste segregation & collection	Sale to Auth. Party/ Recycler
3	5.1 Used /spent oil	5000	Ltr/A	NA	Sale to Auth. Party/ Re-processor

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 11 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- 12 PP shall install organic waste digester along with composting facility/bio-digester (biogas plant) with composting facility for the treatment of wet garbage.
- 13 PP shall obtain membership of Common BMW TSDF for the treatment & disposal of BMW.
- 14 PP shall extend/submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and Consent to Establish conditions.

For and on behalf of the
Maharashtra Pollution Control Board.

(E. Ravendran IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	4800000.00	5452306	11/07/2019	NEFT
2	3000000.00	5448336	13/02/2019	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC Desk- for record & website updating purpose

SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **12330 CMD for treatment of domestic effluent of 12185 CMD.**

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

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	Residual Chlorine	1ppm

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening. In no case, effluent shall find its way outside Project Proponent's premise.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	13950.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-3	DG Sets (3x50 KVA)	Stack	1.5	HSD	10.5 Ltr/Hr
S-4 to S-9	DG Sets (6x82.5 KVA)	Stack	2	HSD	17 Ltr/Hr
S-10 to S-19	DG Sets (9x150 KVA)	Stack	2.5	HSD	31.5 Ltr/Hr
S-20	DG Sets (160 KVA)	Acoustic Enclosure	2.5	HSD	34 Ltr/Hr
S-21 to S-30	DG Sets (10x215 KVA)	Acoustic Enclosure	3	HSD	45 Ltr/Hr
S-31 to S-32	DG Sets (2x250 KVA)	Acoustic Enclosure	3.5	HSD	52.5 Ltr/Hr
S-33 to S-39	DG Sets (7x320 KVA)	Acoustic Enclosure	4	HSD	67 Ltr/Hr
S-40 to S-42	DG Sets (3x400 KVA)	Acoustic Enclosure	4	HSD	84 Ltr/Hr
S-43 to S-47	DG Sets (5x500 KVA)	Acoustic Enclosure	4.5	HSD	105 Ltr/Hr
S-48 to S-49	DG Sets (2x630 KVA)	Acoustic Enclosure	5	HSD	132 Ltr/Hr
S-50 to S-53	DG Sets (4x1000 KVA)	Acoustic Enclosure	6.5	HSD	210 Ltr/Hr
S-54 to S-57	DG Sets (4x1010 KVA)	Acoustic Enclosure	6.5	HSD	212 Ltr/Hr
S-58 to S-71	DG Sets (14x1250 KVA)	Acoustic Enclosure	7	HSD	262 Ltr/Hr
S-72 to S-124	DG Sets (53x2000 KVA)	Acoustic Enclosure	9	HSD	420 Ltr/Hr

* Above roof the building in which it is installed.

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

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

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	2500000	15	Towards compliance of the Environmental Clearance & Consent to Establish conditions	30.09.2024	31.01.2025

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

BG Forfeiture History

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



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SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
B	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
C	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.

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G.Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of 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 Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.