

# MAHARASHTRA POLLUTION CONTROL BOARD

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Mumbai-400 022.

Consent order No: - Format1.0/BO/CAC-cell/UAN No.31267/CE(Phase-III)/CAC-

Date- 05/06/2018

1806000165

To,  
M/s. Agile Real Estate Pvt. Ltd.-  
for Phase III  
M/s. Agile Real Estate Pvt. Ltd.  
of Village Balkum, Taluka and District of Thane.

**Subject: Consent to Establish for Phase-III for construction of residential project in RED Category.**

- Ref : 1.Environment Clearance accorded by GoM vide No. SEAC-2013/CR-242/TC-1 dtd. 26.12.2014.  
2. Consent to establish granted for Phase-I by Board vide no. BO/CAC-Cell/TN-5714-15/CE/CAC-2969 Dated 29.02.2016.  
3. Environment Clearance accorded by Env. Dept ,GoM vide No. SEAC-2016/CR-424/TC-1 dtd. 24.04.2017.  
4.Consent to Establish granted by Board vide no. BO/CAC-Cell/CE/CAC-1706000230 Dated 7.06.2017.  
5. Environmental clearance issued by MoEF & CC, Gol vide No.F.No.21-45/2017-IA-III Dated 10.10.2017  
6. Minutes of Consent Appraisal Committee (CAC) meeting held on 27.3.2018.

Your application No.0000031267 Dated 31.07.2017.

For: Consent to Establish (Phase-III)  
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 6 of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. **The Consent to establish for Phase-III is granted for a period upto commissioning of the project or 5 years whichever is earlier.**
2. The Capital Investment of the project is 1411.3 Cr (As per Undertaking submitted by project proponent)
3. The Consent to Establish for Phase-III is valid for construction of residential project M/s. Agile Real Estate Pvt. Ltd for Phase III, S.No.10/1, 10/2B, 10/4B, 10/5B(pt), 10/5D(pt), 19/33,19/34(pt), 79/1A(pt), 79/1B(pt),79/2A,79/2B,79/3(pt),79/4,79/5,79/6 to 79/9, 80/1, 80/2(pt), 83/1, 83/2A, 83/2B(pt), 83/3, 83/4A(pt), 83/5(pt), 83/6(pt), 83/8(pt), 83/9(pt), 83/10(pt), 83/11(pt), 85/2(pt),87/1(pt),87/2 to 87/6, 88/11(pt), 88/12(pt), 88/14, 88/15, 89/1, 89/2(pt), 89/3, 89/4, 89/5, 89/6, 89/7(pt), 89/8, 89/9(pt), 89/14(pt),90/1(pt),90/2(pt),90/3A to 90/3F, 90/4, 90/5, 90/6, 90/7, 90/8, 90/9(pt), 90/10, 90/10(A),90/10(B),90/11 to 90/13, 91, 92/17A, 92/19A, 92/20 to 92/22,93/1 to 93/4, 94/1, 94/2, 95/1, 95/2, 95/3, 95/5, 95/6, 95/7A, 95/7B, 95/7C, 95/8, 95/9, 95/9, 95/10, 95/11A, 95/11B, 95/12, 95/13, 95/14(pt),95/15(pt),95/16,95/17A,95/17B,95/17C,95/18,95/19(pt),95/20(pt),95/21Ato95/21C, 95/22, 95/23A (pt), 95/23(B), 95/24, 95/25,95/26A, 95/26B,95/26C, 95/27, 95/28(pt), 95/31(pt), 95/32(pt), 95/33(pt), 95/38, 95/39(pt), 96/1, 96/2, 96/3A(pt), 96/3B(pt), 96/4,97/1, 97/2,97/3, 97/4,97/5(pt), 97/6A,97/6B,97/6C,97/7A(pt), now bearing 97/7/1/A,97/7B(pt) now bearing 97/7/2/B,97/8,now bearing 97/8/A/B, 97/9(pt),now bearing 97/9/D, 97/9/F, 98/1(pt), 98/3(pt), 98/4(pt), 98/5, 98/8A(pt), 98/8B(pt), 98/9, 99/2(pt), 99/3A(pt), 99/3B(pt),99/7(pt) now bearing 99/7/D, 99/8(pt), 99/11(pt), 99/12(pt), 99/13A(pt), 99/15A(pt), 99/16, 100/3A(pt), 100/4, 100/5A(pt), 100/5B(pt), 100/6(pt),

M/s. Agile Real Estate Pvt. Ltd.-Phase III /0000031267

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100/7(pt), 100/8A, 100/8B, 100/9, 100/10, 100/11, 100/13(pt), 100/14B(pt), 100/15A, 100/16A, 100/17C, 100/18B(pt), 100/19A, 100/21, 100/22A, 100/22B, 100/23, 101/1(pt), 101/2C(pt), 101/3B(pt), 104/16(pt) now bearing 104/A/2/3, 104/A/2/10, 104/A/2/10 of Village Balkum, Taluka and District of Thane for Total plot area 2,43,787.42 sq. mtrs and Construction BUA of 4,12,050.578 sq. mtrs out of Total construction BUA of 14,85,927.16 Sq.Mtrs as per Environmental clearance dated 10.10.2017 including utilities and services.

**4. 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	1421	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
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**6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000 :**

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	3300 Kg/day	OWC will be provided	Used as Manure
2	Non-Biodegradable	2390 Kg/day	---	Segregate and Hand over to Local Body for recycling
3	STP Sludge	As per generation	--	Used as Manure

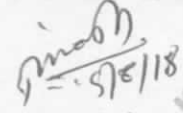
**7. Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Used oil/spent oil	1652	MT	Sale to authorized reprocessor and recycler	

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. PP shall comply the conditions stipulated in Environmental clearance issued by MoEF & CC, GoI dated 10.10.2017.
10. As per Environmental Clearance dated 10.10.2017, No construction will be done in the CRZ area without prior permission/Clearance.
11. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
12. 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 used on land for gardening and connected to the sewerage system provided by local body.

13. PP shall install online monitoring system for parameters BOD, TSS and flow at outlet of STP.
14. The PP shall dispose off construction debris generated from the particular site, at the designated site identified by Municipal Corporation.
15. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
16. PP shall comply conditions stipulated in Environmental clearance issued by MoEF and CC, Gol vide No. F.No.21-45/2017-IA.III dtd. 10.10.2017.

For and on behalf of the  
Maharashtra Pollution Control Board

  
(P.K.Mirashe)  
Member Secretary

Received Consent fee of –

Sr. No.	DD No.	Bank Name	Amount	Date
1	085333	HDFC Bank	28,22,860/-	21-08-2017

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane-I  
-- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

### Schedule-I

#### Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant (STP) of capacity 1595 CMD with MBBR technology.
- 2) 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.

Sr No.	Parameters	Standards prescribed by Board
		<b>Limiting Concentration in mg/l, except for pH</b>
01	BOD (3 days 27°C )	10
02	Suspended Solids	10
03	COD	50
04	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 and connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. **PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit and PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP.**

- 3) 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.
- 4) 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.

#### 5) Water consumption details

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	1636
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



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to installed the Air pollution control (APC) system and also erected 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
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\* Above roof of 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.

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup>
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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 alteration 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).

*[Handwritten Signature]*

**Schedule-III**  
**Details of Bank Guarantees**

**Project Proponent shall extend the Bank Guarantee as below:**

Sr. No.	Consent (Renewal Of C to O)	Amt of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity
1	C to E (Phase-III)	Rs. 25 Lakh*	15 Days	Towards compliance of EC and C to E Condition.	COU of project or 5 years whichever is earlier	Validity of Consent+ 4 months

\* 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.

++ The Bank Guarantee(s) shall be valid for a period upto: Validity of consent + 4 months

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



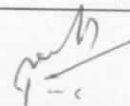
#### Schedule-IV

##### **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 Municipal Solid Waste (Management & Handling) Rule 2000, 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 Municipal Solid Waste (Management & Handling) Rule 2000 & 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.

  
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- 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.**

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Maharashtra Pollution Control Board