

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
Email: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000265376/CO/2604001072

Date: 14/04/2026

To,  
M/s. MACROTECH DEVELOPERS LIMITED,  
102A/2 & 102A/4 of village Tirandaz powai,  
Mumbai.



## Sub: Consent to 1st Operate (Part-III) for Building Construction Project under SRA scheme Project

- Ref:**
1. Application Submitted by SRO-Mumbai-III
  2. Minutes of 12th CC meeting dtd-02.01.2026.
  3. Show Cause Notice for refusal of Consent issued dated-21.01.2026.
  4. Minutes of 14th CC meeting Dtd-20.03.2026.

Your application NO. MPCB-CONSENT-0000265376

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

1. **Consent to 1st Operate (Part-III) is valid upto-28.02.2028**
2. **The capital investment of the project is Rs.198.23 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Building Construction Project under SRA scheme Project named as M/s. MACROTECH DEVELOPERS LIMITED, 102A/2 & 102A/4 of village Tirandaz powai, Mumbai on Total Plot Area of 22786.70 Sq.Mtrs for construction BUA of 22553.42 Sq.Mtrs out of Total Construction BUA of 1,24,487.79 Sq.Mtrs as per EC granted dated-24.09.2025 including utilities and services.**

| Sr.No | Permission Obtained                                 | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---|-------------------|-------------|
| 1     | Consent to Establish dated 14.05.2008               | 22194.00          | 105000.00   |
| 2     | Environmental Clearance issued dtd-07.01.2008       | 22194.00          | 105000.00   |
| 3     | Environment Clearance dated 23.02.2023              | 22786.70          | 124946.84   |
| 4     | Consent to 1st Operate (Part-I) dtd-                | 22786.70          | 78543.19    |
| 5     | Revalidation of Consent to Establish dtd-14.12.2024 | 22786.70          | 124946.84   |
| 6     | Consent to 1st Operate (Part-II)- 26.06.2025        | 22786.70          | 17999.30    |

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

| <i>Sr No</i> | <i>Description</i> | <i>Permitted (in CMD)</i> | <i>Standards to</i> | <i>Disposal</i>  |
|--------------|--------------------|---------------------------|---------------------|--|
| 1.           | Trade effluent     | Nil                       | NA                  | NA   |
| 2.           | Domestic effluent  | 49                        | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

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

| <i>Stack No.</i> | <i>Description of stack / source</i> | <i>Number of Stack</i> | <i>Standards to be achieved</i> |
|------------------|--------------------------------------|------------------------|---------------------------------|
| S-1              | D.G.Set 1010 KVA                     | 1                      | As per Schedule -II             |

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

| <i>Sr No</i> | <i>Type Of Waste</i>    | <i>Quantity &amp; UoM</i> | <i>Treatment</i> | <i>Disposal</i>           |
|--------------|-------------------------|---------------------------|------------------|---------------------------|
| 1            | Biodegradable waste     | 116 Kg/Day                | OWC              | use as manure             |
| 2            | Non-biodegradable waste | 77 Kg/Day                 | Segregation      | sent to authorized vendor |
| 3            | STP Sludge              | 1 Kg/Day                  | Drying           | use as manure             |

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

| <i>Sr No</i> | <i>Category No.</i> | <i>Quantity</i> | <i>UoM</i> | <i>Treatment</i> | <i>Disposal</i> |
|--------------|---------------------|-----------------|------------|------------------|-----------------|
| NA           |                     |                 |            |                  |                 |

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate Organic waste digester with composting facility or biodigester with composting facility.
11. The Project Proponent shall comply with the Environmental Clearance obtained dtd-23.02.2023 for construction project having total plot area of 22786.70 Sq.Mtr and total construction BUA of 124946.84 Sq.Mtr as per specific condition of EC.

12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

**Received Consent fee of -**

| <b>Sr.No</b> | <b>Amount(Rs.)</b> | <b>Transaction/DR.No.</b> | <b>Date</b> | <b>Transaction Type</b> |
|--------------|--------------------|---------------------------|-------------|-------------------------|
| 1            | 792920.00          | MPCB-DR-38131             | 19/11/2025  | NEFT                    |

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
  - They are directed to ensure the compliance of the consent conditions.
  - They are directed to obtain/extend B.G. of Rs.10.0 Lakhs towards the compliance of consent condition and E.C. compliance.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

## SCHEDULE-I

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

- 1) A] As per your application, you have provided MBBR technology based Sewage Treatment Plants (STPs) of combined capacity **152 CMD for treatment of domestic effluent of 49 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.

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

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| <b>Sr. No.</b> | <b>Purpose for water consumed</b>  | <b>Water consumption quantity (CMD)</b> |
|----------------|--|---|
| 1.             | Industrial Cooling, spraying in mine pits or boiler feed                                       | 0.00                                    |
| 2.             | Domestic purpose   | 52.00                                   |
| 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.             | Gardening/Other consumption  | 0                                       |

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

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

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

| <b>Stack No.</b> | <b>Source</b>        | <b>APC System provided/proposed</b> | <b>Stack Height(in mtr)</b> | <b>Type of Fuel</b> | <b>Sulphur Content(in %)</b> | <b>Pollutant</b> | <b>Standard</b> |
|------------------|----------------------|-------------------------------------|-----------------------------|---------------------|------------------------------|------------------|-----------------|
| S-1              | D.G. Set of 1010 KVA | Acoustic Enclosure                  | 5.00                        | Diesel 270 Kg/Hr    | 1                            | SO <sub>2</sub>  | 98.96 Kg/Day    |

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

|                         |               |                        |
|-------------------------|---------------|------------------------|
| Total Particular matter | Not to exceed | 150 mg/Nm <sup>3</sup> |
|-------------------------|---------------|------------------------|

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

### SCHEDULE-III

#### Details of Bank Guarantees:

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period   | Purpose of BG                           | Compliance Period | Validity Date |
|---------|----------------------|-------------------|---------------------|---|-------------------|---------------|
| 1       | Consent to Operate   | 10.0 Lakhs        | Extend the existing | Towards Compliance of Consent Condition | 28.02.2028        | 28.02.2028    |

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

#### BG Forfeiture History

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

#### BG Return details

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



## **SCHEDULE-IV**

### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
  - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
  - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
  - 9 The treated sewage shall be disinfected using suitable disinfection method.
  - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
  - 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

---

This certificate is digitally & electronically signed.

---

