

MAHARASHTRA POLLUTION CONTROL BOARD

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Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000118197/CO/2202001191

Date: 19/02/2022

To,
M/s. Rachana Lifespaces "Bella Casa"
42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1,
43/2/2, 43/2/3, 44/2/1, 44/2/2,,Village SUS
Tal: Mulshi
Pune,



Your Service is Our Duty

Sub: Renewal of Consent (part-I &II) with amalgamation of Consent to operate (part-III) for residential & commercial construction under Red Category

- Ref:**
1. Revalidation of consent to establish with expansion granted vide No Format1.0/CC/UAN No 0000097301/CE-2102001264 dtd 22.02.2021
 2. Auto Renewal of Consent to Operate (Part) granted vide no. BO/ROHQ/CO/PN-26366-15/CC-Auto-Renewal-075 dtd.24.02.2016
 3. Minutes of 15th Consent Committee meeting held on 30.12.2021

Your application NO. MPCB-CONSENT-0000118197

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. **The Renewal of Consent to Operate is granted for period upto 31.01.2023**
2. **The capital investment of the project is Rs.152.9048 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent (part-I &II) with amalgamation of Consent to operate (part-III) is valid for residential & commercial construction project named as M/s Rachana Lifespaces (CTO), S. No.42/2, 42/43/44(P) & 43/1(P),Village-Mulshi, on Total Plot Area of 63,850.00 SqMtrs for completed construction BUA of 71,909.99 sq.m out of total construction BUA 1,67,339.89 SqMtrs as per EC granted dated 13.03.2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 05.02.2021	63850.00	97530.02
2	Auto Renewal of Consent to Operate (Part) dtd 24.02.2016	43400.00	32410.69
3	Environmental clearance dt 13/03/2020	63850.00	167339.89

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	0	0
2.	Domestic effluent	385	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	DG SET 125 KVA	1	As per Schedule -II
S-2	DG SET 82.5 KVA	1	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Wet garbage	858 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Dry Garbage	897 Kg/Day	Segregation	Segregate and Hand over to Local Body for recycling
3	STP Sludge	41 Kg/Day	Dewatering	used as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for 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>
1	5.1 Used or spent oil	40	Ltr/A	Reprocessing	To Authorized Reprocessor

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. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. PP shall operate organic waste digester along with composting facility and compost obtained shall be used as manure in their own garden/ plantation.
12. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
13. The project proponent shall submit Bank guarantee of Rs 15.29048 Lakhs. (0.1 % of Capital Investment). The same shall be forfeited as PP has not obtained renewal of consent after 31.01.2018, thus violated the consent conditions.

14. The Project proponent shall submit Board Resolution in prescribed format within 15 days as PP has not obtained renewal of consent after 31.01.2018, thus violated the consent conditions. PP shall submit Bank guarantee of Rs 2.0 lakhs towards submission of Board Resolution.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC0000002176 dtd 13.03.2020 for construction project on total plot area of 63,850.00 Sq.mtrs and total Construction BUA 167339.89 Sq.mtrs.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	304180.00	MPCB-DR-7218	03/09/2021	RTGS
2	375000.00	MPCB-DR-8637	10/11/2021	RTGS
3	307439.00	MPCB-DR-10268	10/02/2022	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain and forfeit the bank guarantee of Rs. 15.29048 Lakhs from the industry
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 Installed Sewage Treatment Plants (STP) with the design capacity of 418 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	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	Bio-Checimal Oxygen Demand (BOD)	10
3	Chemical Oxygen Demand (COD)	50
4	Nitrogen Total	10
5	Phosphorus-Total(For Discharge into Ponds,Lakes)	1.0
6	Fecal Coliform (FC) (Most Probable)	Desirable-100 Permissible-230

- 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.**

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	462.00
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 provided the Air pollution control (APC) system and erected 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	DG SET 125 KA	Acoustic Enclosure	2.5	HSD	27.50 Ltr/Hr
S-1	DG SET 82.5	Acoustic Enclosure	2.0	HSD	1745 Ltr/Hr

- 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/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	Renewal of Consent with amalgamation	10.0 lakh	15 days	compliance consent conditions and EC	31.01.2023	31.05.2023
2	Renewal of Consent with amalgamation	2.0 lakh	15 days	Towards submission of Board Resolution	31.01.2023	31.05.2023

Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
3	Renewal of Consent with amalgamation	Rs 15.29048 lakh	15 days	compliance consent conditions and EC	31.01.2023	31.05.2023

** 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
1	Renewal of Consent with amalgamation	Rs 15.29048 lakh	15 Days	Compliance of Consent Conditions	Rs 15.29048 lakh	Violation of Consent Conditions

BG Return details

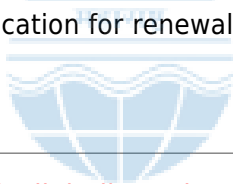
Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
			NA	

SCHEDULE-IV

General Conditions:

- 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.
- 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).
- 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.
- 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.
- Conditions for D.G. Set
 - Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - 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.
