

# MAHARASHTRA POLLUTION CONTROL BOARD

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Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000189404/CO/2401001640

Date: 14/01/2024

To,  
Paradise Super structures.,  
"Sai World Empire",  
At Plot Bearing S. No. 93/2+4, 93/3, 94/1,  
94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B,  
102/3, 102/4, 102/5A/2, 102/5B, 102/5C,  
103/1A, 103/1B, 103/2A, 103/2B, 103/3,  
Rohinjan, Panvel, Raigad.



**Sub: Grant of 1st Consent to Operate (Part-I) for Residential & Commercial building project 'Sai World Empire' under Red/LSI Category.**

- Ref:**
1. Environmental Clearance for proposed Residential & Commercial project 'Sai World Empire' accorded vide letter F. No. 21-35/2016-IA-III MoEF & CC (IA.III Section) dtd. 23/10/2017.
  2. Consent to Establish for proposed Residential & Commercial project 'Sai World Empire' accorded by the Board vide letter No. Format1.0/BO/JD(WPC)/UAN No. 00000022117/CE/CC-2001000713 dtd. 09/01/2020.
  3. Environmental Clearance for proposed Expansion in Residential & Commercial project 'Sai World Empire' accorded vide letter SIA/MH/INFRA2/409229/2022 dtd. 18/05/2023.
  4. Minutes of Consent Appraisal Committee meeting held on 27/12/2023.

Your application NO. MPCB-CONSENT-0000189404

For: Grant of 1st Consent to Operate (Part-I) 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 1st Consent to Operate (Part-I) is granted up to 31/12/2024.**
2. **The capital investment of the project is Rs.416 Cr. (As per C.A Certificate submitted by industry).**
3. **The 1st Consent to Operate (Part-I) is valid for Residential & Commercial building project 'Sai World Empire' named as Paradise Super structures., "Sai World Empire", At Plot Bearing S. No. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3, Rohinjan, Panvel, Raigad on Total Plot Area of 66,260 SqMtrs for Construction BUA of 2,74,786.13 SqMtrs out of Total Construction BUA of 3,96,768.41 SqMtrs as per EC granted dated 23/10/2017 including utilities and services**

| <b>Sr.No</b> | <b>Permission Obtained</b>  | <b>Plot Area (SqMtr)</b> | <b>BUA (SqMtr)</b> |
|--------------|-----------------------------|--------------------------|--------------------|
| 1            | EC- dtd. 23/10/2017         | 66260.00                 | 396768.41          |
| 2            | C to E- dtd. 09/01/2020     | 66260.00                 | 396756.95          |
| 3            | EC for Exp- dtd. 18/05/2023 | 66260.00                 | 502185.95          |

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

| <b>Sr No</b> | <b>Description</b> | <b>Permitted (in CMD)</b> | <b>Standards to</b> | <b>Disposal</b>  |
|--------------|--------------------|---------------------------|---------------------|--|
| 1.           | Trade effluent     | Nil                       | Nil                 | Nil  |
| 2.           | Domestic effluent  | 401                       | As per Schedule - I | The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system. |

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

| <b>Stack No.</b> | <b>Description of stack / source</b> | <b>Number of Stack</b> | <b>Standards to be achieved</b> |
|------------------|--------------------------------------|------------------------|---------------------------------|
| S-1              | DG Set of 30 kVA                     | 01                     | As per Schedule -II             |
| S-2 to S-3       | DG Sets of 500 kVA x 02              | 02                     | As per Schedule -II             |

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

| <b>Sr No</b> | <b>Type Of Waste</b>    | <b>Quantity &amp; UoM</b> | <b>Treatment</b>                     | <b>Disposal</b>              |
|--------------|-------------------------|---------------------------|--------------------------------------|------------------------------|
| 1            | Bio-degradable Waste    | 986 Kg/Day                | OWC followed by composting facility. | Used as Manure.              |
| 2            | Non-biodegradable Waste | 672 Kg/Day                | Segregation                          | Handed over to Auth. Vendor. |
| 3            | STP Sludge              | 25 Kg/Day                 | Drying                               | Used as Manure.              |

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

| <b>Sr No</b> | <b>Category No.</b>   | <b>Quantity</b> | <b>UoM</b> | <b>Treatment</b> | <b>Disposal</b>                   |
|--------------|-----------------------|-----------------|------------|------------------|-----------------------------------|
| 1            | 5.1 Used or spent oil | 50              | Ltr/A      | Recycle          | Handed over to Auth. reprocessor. |

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
- The treated sewage 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/ or connected to local body sewer line with water metering system.
- PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.

13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall submit BG of Rs. 25 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.

**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            | 832000.00          | MPCB-DR-22934             | 02/12/2023  | NEFT                    |

**Copy to:**

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, MPCB, Raigad I  
- They are directed to ensure the compliance of the consent conditions.
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 based Sewage Treatment Plants (STPs) of combined capacity **800 CMD for treatment of domestic effluent of 401 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 sewage 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/ or connected to local body sewer line with water metering system.
- 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   | 445.00                                  |
| 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.  | Source                  | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel    | Sulphur Content(in %) | Pollutant       | Standard    |
|------------|-------------------------|------------------------------|----------------------|-----------------|-----------------------|-----------------|-------------|
| S-1        | DG Set of 30 kVA        | Acoustic Enclosure           | 1.10                 | HSD 6.24 Ltr/Hr | 1                     | SO <sub>2</sub> | 2.99 Kg/Day |
| S-2 to S-3 | DG Sets of 500 kVA x 02 | Acoustic Enclosure           | 4.50                 | HSD 208 Ltr/Hr  | 1                     | SO <sub>2</sub> | 99 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 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       | 1st Consent to Operate (Part-I) | Rs. 25 Lacs       | 15 days           | Towards O & M of Pollution Control Systems and Compliance of Consent conditions. | Monthly           | 30/06/2025    |

\*\* 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    |                       |                      |                   |               |                         |                         |

#### 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.

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This certificate is digitally & electronically signed.

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