

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000172630/CE/2312000995

Date: 08/12/2023

To,
Pact real Estate Pvt. Ltd.
Gat No. 273 & Others, Next to Aditya
Nisarg, Pune-Paud Road, Pirangut, Tal-
Mulshi, Dist. Pune - 411042



Sub: Consent to Establish for expansion in Residential & Commercial construction project under Red Category

- Ref:**
1. Consent to Establish for Expansion vide No. Format1.0/CC/UAN No.0000103919/ CE/CC2107000857 dtd. 15.07.2021
 2. Consent to Operate (Part-I) vide No. Format1.0/BO/CAC-Cell/UAN No.000045737/O(Part)/5th CAC-1901001728 dtd. 22.01.2019
 3. Consent to 1st Operate (Part-II) vide No. Format1.0/BO/CAC-Cell/UAN No.0000045718/O(Part)/5th CAC-1901001957 dtd. 25.01.2019
 4. Consent to Operate (Part-IV) vide no. Format1.0/BO/CAC-Cell/UAN No.0000050339/O(Part-IV)/5th CAC-1904000987 dtd. 24.04.2019
 5. Consent to Operate (Part-III) vide No. Format1.0/BO/CAC-Cell/UAN No.0000045749/O(Part-III)/5th CAC-1905000129 dtd. 03.05.2019
 6. Renewal of consent to operate(part-V) vide No Format1.0/CC/UAN No.0000130346/CO/2301001195 dtd 12.01.2023
 7. Minutes of 20th Consent Committee Meeting of 2023-24 held on 04.11.2023

Your application NO. MPCB-CONSENT-0000172630

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 Consent to establish is granted for period up to Commissioning of the project or 14.07.2026 whichever is earlier**
2. **The capital investment of the project is Rs.202.88 Cr. (As per undertaking submitted by pp).**

3. **The Consent to Establish is valid for expansion in construction project named as M/s Pact Real Estate Pvt. Ltd., Gat. No. 273/A/Plot No. 1 to 10, Gat. No. 273/A/ Plot No./E1 to E35, Gat. No. 273/A/Plot No. Green Space /1 to 4, Gat. No. 273/A/Plot No. / Internal Road, Gat. No. 273/B/Plot No. 1 to 21, 39 to 46, Gat No. 273/C/Plot No.1 to 9,11,12, 14 to 89, Gat. No. 273/D/Plot No.1 to 52, Gat. No. 273/K/Plot No.1 to 6, 8 to 15, Gat. No. 273/Plot No./Open Space 1 to 4, Gat. No. 273/Plot No./Amenity Space 1 to 3, Gat No. 273/Plot No./Site Office, Gat No.273/Plot No./Internal Road, Village: Pirangut, Pune Paud road, Tal Mulshi, Dist Pune on Total Plot Area of 3,24,727.28 SqMtrs for total construction BUA of 150300 SqMtrs as per EC granted dated 24.03.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 28.10.2020	324727.28	136123.14
2	Consent to Establish (Expansion) dtd 15.07.2021	324727.28	136123.14
3	Consent to Operate (Part-I) dtd. 22.01.2019	4256.64	4398.65
4	Consent to Operate (Part-II) dtd. 25.01.2019	4466.21	6978.06
5	Consent to Operate (Part-IV) dtd. 24.04.2019	324727.28	5111.23
6	Consent to Operate (Part-III) dtd. 03.05.2019	3251.45	2179.00
7	Renewal of consent to operate(part-V) dtd 12.01.2023	324727.28	1740.95
8	Environmental Clearance(Expansion) dtd 12.04.2023	324727.28	150300.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	412	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:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-82.5 KVA	01	As per Schedule -II
S-2	DG set-50 KVA	01	As per Schedule -II
S-3 & S-4	DG set-75 KVA-2 Nos	02	As per Schedule -II
S-5	DG set-100 KVA	01	As per Schedule -II
S-6	DG set-200 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	900 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Bio degradable waste	443 Kg/Day	Segregation	To Local Body
3	STP sludge	40 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	8	Ltr/M	Reprocessing	To Authorized Reprocesser

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 provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/81951/2022 dtd 12.04.2023 for construction project having total plot area of 3,24,727.28 SqM & total construction BUA of 1,50,300 Sq.mtrs.
15. This consent is issued with overriding effect on earlier Consent to Establish for Expansion granted vide No. Format 1.0/CC/UAN No.0000103919/ CE/CC2107000857 dtd. 15.07.2021.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	405760.00	MPCB-DR-19825	18/07/2023	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



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 **440 CMD for treatment of domestic effluent of 412 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	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.**

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	444.00
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.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-82.5 KVA	Acoustic Enclosure	3.00	HSD 20.8 Ltr/Hr	1	SO ₂	9.98 Kg/Day
S-2	DG set-50 KVA	Acoustic Enclosure	3.00	HSD 9.0 -- NA--	1	SO ₂	4.2 Kg/Day
S-3 & S-4	DG sets-75 KVA 2 Nos	Acoustic Enclosure	3.00	HSD 15 Ltr/Hr	1	SO ₂	7.2 Kg/Day
S-5	DG set-100 KVA	Acoustic Enclosure	3.00	HSD 20 Ltr/Hr	1	SO ₂	9.6 Kg/Day
S-6	DG set-200 KVA	Acoustic Enclosure	3.00	HSD 40 Ltr/Hr	1	SO ₂	19.2 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 ³
-------------------------	---------------	------------------------

- 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	C to E (Expansion)	Rs 10 Lakhs	15 Days	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

** 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

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time 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) 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 obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

