

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: 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/CAC-CELL/UAN No.0000279252/CE/2604002181

Date: 22/04/2026

To,

M/s Neelyog Ventures LLP, Plot pocket A
bearing CTS no 193(PT), 193A (PT) of
village Ghatkopar & 351 (PT) of village
Ghatkopar-kirol, Plot pocket B bearing CTS
no 193A (PT), 194 (PT) of village.
Ghatkopar & Slum & Non slum MHADA plot
pocket C bearing CTS no 194A/9/1 (PT),
194 A/9/2(PT), 194 A 9/5, 194 A/9/8 (PT)
194 A 9/9 (PT), 194 A/9/11(PT), 233 (PT) of
village Ghatkopar, at Pantnagar
Ghatkopar East and CTS no 1 (PT) of
village Vikhroli, Mumbai Suburban,
Ghatkopar, Mumbai



Sub: Consent to establish for building Construction project under Orange Category

- Ref:**
1. Environmental Clearance obtained vide No EC24B3813MH5217973N dtd 08/01/2026
 2. Minutes of 18th Consent Appraisal Committee Meeting of 2025-26 held on 30/03/2026

Your application NO. MPCB-CONSENT-0000279252

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 upto commissioning of the project or 5 Yrs whichever is earlier**
2. **The capital investment of the project is Rs.1350 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for building construction project named as M/s Neelyog Ventures LLP, Plot pocket A bearing CTS no 193(PT), 193A (PT) of village Ghatkopar & 351 (PT) of village Ghatkopar-kirol, Plot pocket B bearing CTS no 193A (PT), 194 (PT) of village. Ghatkopar & Slum & Non slum MHADA plot pocket C bearing CTS no 194A/9/1 (PT), 194 A/9/2(PT), 194 A 9/5, 194 A/9/8 (PT) 194 A 9/9 (PT), 194 A/9/11(PT), 233 (PT) of village Ghatkopar, at Pantnagar Ghatkopar East and CTS no 1 (PT) of village Vikhroli, Mumbai Suburban, Ghatkopar, Mumbai Suburban on Total Plot Area of 55049.60 SqMtrs for total construction BUA of 334332.13 SqMtrs as per EC granted dated 08/01/2026 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC - dtd. 08/01/2026	55049.60	334332.13

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	2187	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-160 KVA	01	As per Schedule -II
S-2	DG Set-140 KVA	01	As per Schedule -II
S-3	DG Set-125 KVA	01	As per Schedule -II
S-4	DG Set-200 KVA	01	As per Schedule -II
S-5	DG Set-200 KVA	01	As per Schedule -II
S-6	DG Set-400 KVA	01	As per Schedule -II
S-7	DG Set-40 KVA	01	As per Schedule -II
S-8 & S-9	DG Set (2 nos.)-300 KVA each	01	As per Schedule -II
S-10	DG Set-225 KVA	01	As per Schedule -II
S-11	DG Set-990 KVA	01	As per Schedule -II
S-12	DG Set-600 KVA	01	As per Schedule -II
S-13	DG Set-300 KVA	01	As per Schedule -II

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

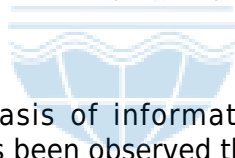
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	5031 Kg/Day	OWC with composting or Biodigester with composting	As Manure
2	Non Biodegradable waste	4191 Kg/Day	Segregation	To the authorized vendor/ Local Body
3	STP Sludge	109 Kg/Day	Drying	As Manure

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
NA					

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. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
 11. 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 utilized on land for gardening.
 12. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
 13. Project Proponent shall comply the Environment (Construction and Demolition) Waste Management Rules, 2025.
 14. In view of Maharashtra Electric Vehicle Policy, 2025, Project Proponent to provide electric vehicle D.C. Charger for 20 % of total parking provided , the number of D.C. Charger should be worked out as provide in Niti Ayog Handbook of EV charging Infrastructure implementation..
 15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
 16. The Project Proponent shall comply with the Environmental Clearance obtained vide No EC24B3813MH5217973N dtd 08/01/2026 for building Construction project on Total Plot Area of 55049.60 SqMtrs & total construction BUA of 334332.13 SqMtr.
 17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of Consent to Establish & Environmental Clearance.
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.



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 -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2700000.00	MPCB-DR-40296	02/03/2026	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai III
- 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 **2465 CMD for treatment of domestic effluent of 2187 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	2339.00
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	29 landscape

- 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-160 kVA	Acoustic Enclosure	3.00	HSD 32 Ltr/Hr	1	SO2	15.36 Kg/Day
S-2	DG Set-140 kVA	Acoustic Enclosure	3.00	HSD 28 Ltr/Hr	1	SO2	13.44 Kg/Day
S-3	DG Set-125 kVA	Acoustic Enclosure	3.00	HSD 25 Ltr/Hr	1	SO2	12 Kg/Day
S-4	DG Set-200 kVA	Acoustic Enclosure	3.00	HSD 50 Ltr/Hr	1	SO2	24 Kg/Day
S-5	DG Set-200 kVA	Acoustic Enclosure	3.00	HSD 50 Ltr/Hr	1	SO2	24 Kg/Day
S-6	DG Set-400 KVA	Acoustic Enclosure	4.00	HSD 80 Ltr/Hr	1	SO2	38.4 Kg/Day
S-7	DG Set-40 KVA	Acoustic Enclosure	3.00	HSD 8 Ltr/Hr	1	SO2	3.84 Kg/Day
S-8 & S-9	DG Set (2 nos.)-300 KVA each	Acoustic Enclosure	3.50	HSD 63 Ltr/Hr	1	SO2	30.24 Kg/Day
S-10	DG Set-225 KVA	Acoustic Enclosure	3.00	HSD 47.25 Ltr/Hr	1	SO2	22.68 Kg/Day
S-11	DG Set-990 KVA	Acoustic Enclosure	6.30	HSD 207.9 Ltr/Hr	1	SO2	99.79 Kg/Day
S-12	DG Set-600 KVA	Acoustic Enclosure	4.90	HSD 126 Ltr/Hr	1	SO2	60.48 Kg/Day
S-13	DG Set-300 KVA	Acoustic Enclosure	3.50	HSD 63 Ltr/Hr	1	SO2	30.24 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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - b) The toilet shall be provided with exhaust system connected to chimney through ducting.
 - c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - d) 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 Establish	Rs 25 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.

