

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/ 24020781/
24014701
Fax : 24023516/ 24024068/
24044531
Email : enquiry@mpcb.gov.in



Kalpataru Point, 2nd, 3rd & 4th floor,
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E),
Mumbai-400 022.

Visit At : <http://mpcb.gov.in>

RED/LSI MU-3876-12

Consent No. BO/RO-Mumbai/AS(T)/E/CC-506

Date: 13/8/2012

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 Authorisation under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008. [To be referred as Water Act, Air Act and HW(M&H) Rules respectively].

CONSENT is hereby granted to

M/s. Manas Properties Pvt. Ltd.,
CTS No. 997/B and C Village Juhu, FP 16 of TPS II,
Santacruz Juhu Tara Road, Santacruz(W), Mumbai.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is granted for a period upto - Commissioning of the Unit or five years which ever is earlier.

2. The Consent is valid for-

<u>Sr. No.</u>	<u>Product</u>	<u>Maximum Quantity</u>
1.	Hotel activity (3 star Hotel) (with swimming pool and Total built-up area 6331.55 m ² and Total Plot area 1231.30 m ²)	42 rooms

3. CONDITIONS UNDER WATER (PREVENTION & CONTROL OF POLLUTION) ACT, 1974:

- (i) The daily quantity of trade effluent shall not exceed NIL.

- (ii) The daily quantity of sewage effluent from the factory shall not exceed 36.0 m³

- (iii) Trade Effluent Treatment and Disposal: NIL

- (iv) Sewage Effluent: The applicant shall provide comprehensive treatment system consisting of primary / secondary and/or tertiary treatment as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards:

1)	pH	Between	6.5 to 9.0	
2)	Suspended Solids	Not to exceed	100	mg/l
3)	BOD 3days 27 Deg. C.	Not to exceed	100	mg/l
4)	Detergent	Not to exceed	1	mg/l
5)	Oil & Grease	Not to exceed	10	mg/l

- (v) Sewage Effluent Disposal: The treated domestic effluent shall be 100% recycled and reused for flushing, fire fighting and cooling of Air conditioners. In no case, effluent shall find its way to any local nalla/ municipal sewer at any time.

The project authorities should opt environment friendly technologies like ozonation, UV treatment etc by replacing chlorination.

- (vi) Non - Hazardous Solid Waste:

<u>Sr. No</u>	<u>Type of waste</u>	<u>Quantity</u>	<u>Treatment & Disposal</u>
1.	Solid Waste	156 Kg/D	Vermi composting

- (i) Other conditions :

1] The industry shall monitor effluent quality regularly.

- 2] The applicant shall provide adequate and suitable waste processing facility for its solid waste separately, in case, Municipal Council/ local body do not provide facility for it.
4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 as amended in 2003 (to be referred as Cess Act) and Rules there under:

The daily water consumption for the following categories is as under:

(i) Domestic	...	45	CMD
(ii) Industrial Processing	...	---	CMD
(iii) Swimming pool make up	...	3	CMD
(v) Agriculture/Gardening	...	1	CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the cess as specified under Section 3 of the said Act which is also available on MPCB website at <http://mpcb.mah.nic.in/images/cessform1.pdf>

5. **CONDITIONS UNDER AIR (PREVENTION & CONTROL OF POLLUTION) ACT, 1981:**

- (i) The applicant shall install a comprehensive control system consisting of control equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

A) **Control Equipment:** Air pollution control equipments of adequate capacity shall be provided to limit the emissions.

B) **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 m from acoustic enclosure/room and then average.
- The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p. m and night time is reckoned between 10 p. m to 6 a.m.
- 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.
- Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- 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.
- D.G. Set shall be operated only in case of power failure.
- The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

C) **Standards for Emissions of Air Pollutants:**

(i) SPM/TPM	Not to exceed	150 mg/Nm ³
(ii) SO ₂	Not to exceed	0.45 Kg/Day.

- (ii) The applicant shall observe the following fuel pattern: -

<u>Sr. No.</u>	<u>Type of Fuel</u>	<u>Quantity</u>
1.	HSD	81 Litr/ M

- (iii) The applicant shall erect the chimney(s) of the following specifications: -

<u>Sr. No.</u>	<u>Chimney attached to</u>	<u>Height in m</u>
1.	DG Set (500 KVA X 2 No.)	10*

(* above the height of building where the DG set is installed)

- (iv) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/displayed to facilitate identification.

(v) **Other Conditions:**

- 1) The applicant should not cause any nuisance in surrounding area.
- 2) The applicant should monitor stack emissions and ambient air quality regularly.

(vi) **Condition for Kitchen: -**

- (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 level shall not exceed 68 dB (A).
- (d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 m higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

(vii) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

(viii) Construction equipments generating noise of less than 65/90 db(A) are permitted.
(ii) No construction work is permitted during nighttime.

6. **CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDARY MOVEMENT) RULES, 2008:**

(i) The applicant shall not generate any type of hazardous wastes.

7. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.

8. **General Conditions:**

- (i) The applicant shall maintain good housekeeping and take adequate measures for control of pollution from all sources so as not to cause nuisance to surrounding area/inhabitants.
- (ii) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.
- (iii) Solid Waste – The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal to dumping ground.
- (iv) The applicant shall provide for an alternate electric power source sufficient to operate all pollution control facilities installed by the applicant to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent regarding pollution levels.
- (v) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board.
- (vi) The applicant shall provide facility for collection of environmental samples and samples of trade and 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.
- (vii) The applicant shall make an application for renewal of the consent at least 60 days before the date of expiry to the consent.

- (vii) The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- (viii) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- (ix) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- (x) Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow.
- (xi) No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
- (xii) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
- (xiii) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
9. The Hotel authorities shall not carry out expansion of the Hotel without prior permission of the Board.
10. The applicant shall adopt environmental friendly technology in development of the project.
11. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
12. Energy conservation measures like installation solar panels for lighting the area outside the building should be integrated part of the project design.
13. **The applicant shall submit Bank Guarantee of Rs. 3 Lakhs valid for one year in favour of Regional Officer, MPCB, Mumbai within 15 days period for compliance of consent conditions.**
14. **This is issued pursuant to the decision of Consent Committee meeting held on 08.08.2012 of the Board.**
15. The consent shall not be construed as any exemption from obtaining necessary NOC from other Govt. agencies as may deemed fit necessary.
16. **The applicant shall obtain Consent to Operate before Actual Commencement for the Hotel activity.**
17. This Board reserves the right to amend/revoke or add any conditions in this consent and the same shall be binding on the Applicant.
18. **The applicant shall not take any effective steps towards implementation of the project before obtaining CRZ Clearance as per CRZ notification, 2011 and amendment thereto. If any non-compliance of the conditions of Consent to Establish observed, the Board will initiate appropriate legal action including forfeiture of bank guarantee, revocation of consent & further action.**
19. The capital investment of the industry is Rs. 28.42 Crs.

For and on Behalf of the
Maharashtra Pollution Control Board


(Milind Mhaishkar, IAS)
Member Secretary

To,

M/s. Manas Properties Pvt. Ltd.,

CTS No. 997/B and C Village Juhu, FP 16 of TPS II, Santacruz Juhu Tara Road, Santacruz(W), Mumbai.

Copy to:

RO-Mumbai/ SRO-Mumbai- II/CAO/ Cess Branch/ Master File

Received **Consent fee** of -

Amount
Rs. 75,100/-

D. D. No.
336172

Date
21.12.2011

Drawn on
Cosmos Co. Op. Bank