

MAHARASHTRA POLLUTION CONTROL BOARD

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

Red/L.S.I EIC no.MU-2864-11

Date: 21/12/2012

Consent No: MPCBHQ/Mumbai/AST/Establish/Combined Consent/CC-1359

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 under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008, as amended to date.

[To be referred as Water Act, Air Act and HW (M, H & TM) Rules respectively].

CONSENT is hereby granted to

M/s. Melstar Developers Pvt. Ltd.,
Proposed Star Category Residential Hotel Building
Construction project on CTS no. 1660 of vill Marol,
L-ward Andheri-Kurla Road, Saki naka, Kurla (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 up to:**
Commissioning of the Unit or five years which ever is earlier.

For development of land/plot as construction activities for hotel named as Proposed Star Category Residential Hotel Building Construction project (3 star) with ---- rooms on total plot area of 5167 sq mtrs, permissible built up area of 14275 sq. mtrs and total construction built up area of 24916.32 sq mtrs including utilities and services as per construction commencement certificate issued by local body.

2. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of trade effluent from the Hotel shall not exceed Nil M³
- (ii) The daily quantity of sewage effluent from the Hotel shall not exceed 341 M³.
- (iii) **Sewage & Trade Effluent Treatment:** The applicant shall provide comprehensive joint /individual 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) | Suspended Solids | Not to exceed | 100 | mg/l. |
| (2) | BOD 3 days 27o C. | Not to exceed | 100 | mg/l. |
| (3) | pH | Not to exceed | 5.5 to 9.0 | |
| (4) | Oil & Grease | Not to exceed | 10 | mg/l. |
| (5) | Detergent | Not to exceed | 1.0 | mg/l. |
- (iv) **Sewage & Trade Effluent Disposal:** The treated effluent shall be 80% recycled/ reused for secondary purposes such as toilet flushing, fire fighting, cooling tower etc and the remaining shall be discharged to Municipal sewer.

Hotel shall comply with the MoEF notification G.S.R. 794(E) dated 4th November, 2009.

(vi) Non-Hazardous Solid Wastes: N.A.

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	General solid waste - construction phase	90.00	Kg/Day		MCGM landfill
2.	Total solid waste will be generated during operational phase	735.00	Kg/Day	segregation, composting	MCGM landfill/ manure

(viii) Other Conditions:

1. The industry shall monitor effluent quality regularly.
2. The applicant shall opt environmental friendly technologies such as ozonisation, UV treatment etc by replacing chlorination.

(ix) Conditions for Construction Phase:

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), CRZ notification, and special notifications published for Dahanu, Murud - Jangira, Matheran and Mahabaleshwar area wherever applicable and all the Environmental Statutes and Instruments.
2. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
3. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
4. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
5. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
6. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body. This management shall be such as also to help in excluding the external pollutants degrading the internal environment of residential complex.
7. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
8. Applicant shall provide fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
9. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting with the approval of local body and the inorganic material shall be disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method and shall be located 1 km away from river Mula. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
10. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.

11. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
12. For disinfection of waste water ultra violet radiation shall be used in place of chlorination
13. Vehicles hired for construction activities should be operated only during non peak hours.
14. Ready mixed concrete used in building construction should apply separately for consent from the Board.
15. The applicant, during the construction stage shall provide
 - a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d) Green belt of 33% of the open space shall be developed.

3. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under

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

(i) Domestic (construction phase)	...	30	CMD
Domestic (operation phase)	...	375	CMD
(ii) Flushing (operation phase)	...	51	CMD
(iii) Gardening (operation phase)	...	7	CMD
(iv) HVAC water make-up (operation phase)	...	69	CMD
(vii) Construction activity	...	10	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>

4. CONDITIONS UNDER AIR ACT :

- (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:- The firm shall provide the following equipments to control air pollution

- i) The kitchen shall be provided with Exhaust System with Oil catcher connected to chimney through ducting.
- ii) The air conditioner shall be vibration proof and noise level shall not exceed 68 dBA.

C) Standards for Emissions of Air Pollutants :

(i) SPM/TPM	Not to exceed	150	mg/Nm ³
(ii) SO ₂ (For D.G set)	Not to exceed	8.064	Kg/day.

The following measure shall be taken.

- a) Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, RSPM.
- b) Applicant shall achieve Revised National Ambient Air Quality standards as per MoEF notification dated 16.11.2009.

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

Sr. No.	Type Of Fuel	Quantity	UOM
1	Diesel	20	Lit/Hr.

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

Sr. No.	Chimney Attached To	Height in Mtrs.
1	D.G. (460 KVA)	9.6*

(* = Height above Roof of the Building)

- (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) 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.
- (vi) **Conditions for DG Sets :-**
- Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
 - Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
 - The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting 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 shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
 - The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
 - The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
 - In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

Other Conditions:

- The industry should not cause any nuisance in surrounding area.
- The industry should monitor stack emissions regularly.

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

- (i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
1	5.1 Used /spent oil	0.12	MT	Sale

2	33.3 Discarded containers / barrels / liners	12.00	MT	Sale
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(ii) Treatment: - NIL

1. The authorization is hereby granted to operate a facility for collection, storage, transport & disposal of hazardous waste.
 2. The industry should comply with the Hazardous Waste (M, H & TM) Rules, 2008.
6. 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.
7. **General Conditions:**
- a. The applicant shall maintain good house keeping and take adequate measures for control of pollution from all sources so as not to cause nuisance to surrounding area/inhabitants.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
 - i. 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.
 - j. 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. No effluent shall be admitted in the pipes/sewers down stream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
 - k. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
 - l. 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.

8. The applicant shall adopt environment friendly technology in development of the project.
9. 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.
10. Energy conservation measures like installation solar panels for lighting the area outside the building should be integrated part of the project design.
11. The Hotel authorities shall not carry out expansion of the Hotel without prior permission of the Board.
12. This consent should not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deemed fit necessary.
13. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before actual commencement of the Hotel.
14. The applicant shall not take any effective steps towards implementation of the project before obtaining Environmental Clearance as per EIA notification 2006 & NOC from MITHI River Development & Protection Authority. 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.
15. This consent is issued pursuant to the decision of Consent Committee Meeting held on 04.12.2012 of the Board.
16. 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.
17. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
18. The capital investment of the hotel industry is 47.71Cr.

For and on behalf of the
Maharashtra Pollution Control Board

(Rajeev Kumar Mittal, IAS)
Member Secretary

To,
M/s. Melstar Developers Pvt. Ltd
"Laalasis" plot no. 219-A, 11th Road,
Chembur, Mumbai-400 071.

Copy to:

- a. RO-Mumbai /SRO-Mumbai-II- They are instructed to ensure compliance of consent conditions.
- b. CAO/Cess Branch/Master File

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	50000	083037	06 Sep 2011	Axis Bank
2	100	083033	06 Sep 2011	Axis Bank
3	25000	084657	22 Oct 2011	Axis Bank