

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437 / 4014701 /
4020781
Fax : 4024068 / 4023516
Website : <http://mpcb.mah.nic.in>
E-Mail : ast@mpcb.gov.in



KALPATARU POINT, 3rd
Floor,
Sion-Matunga Scheme
Road No.8, Opp. Sion
Circle, Sion (East) Mumbai-
400 022

Red/LSI

Consent No. BO/AS (T)/EIC. No. MU-3935-12/R/CAC- 717 Date: 15/12/2012.

Consent to Operate 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 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 Phoenix Mills Ltd. (Unit: Shangrila Hotel & Palladium Mall),
C.S. No. 141, 1/142, 71,109, Phoenix Mills Premises,
Senapati Bapat Marg, Lower Parel, Mumbai - 400 013**

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 Operate is granted for a period upto 30/11/2013.

2. The consent is valid for the activity of -

Sr.No.	Activity	Maximum Quantity
1.	Hotel activity (Five Star Category)	410 Nos. of Rooms+23 Nos. of Suites+
2.	Palladium Mall	115 Nos. of Ancillary Shops
	{ having total construction area – 1,40,655.15 sq. mtrs (FSI area – 61,435.77 sq. mtrs + Non FSI area – 1,05,044.42 sq. mtrs) on 17,853 sq. mtrs of plot area }	

3. **CONDITIONS UNDER WATER ACT:**

- (i) The daily quantity of trade effluent from the hotel laundry shall not exceed 21 M³.
(ii) The daily quantity of sewage effluent from the hotel/mall shall not exceed 412.2 M³.
(iii) **Trade Effluent Treatment & Disposal:** The applicant shall apply primary treatment to the trade effluent generated from laundry activity and thereafter mix it with the domestic effluent for further treatment into sewage treatment plant.

- (iv) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system 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:

Sr. No.	Parameter	Limit	
1	pH	Between	5.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l
3	BOD 3 days 27 Deg. C	Not to exceed	100 mg/l
4	O & G	Not to exceed	10 mg/l
5	Detergent	Not to exceed	2.0 mg/l

- (v) **Sewage Effluent Disposal:** The treated sewage effluent shall be recycled 100% and reused for flushing, fire-fighting and cooling of air conditioners and remaining shall be applied on land for gardening. In no case, treated sewage shall find its way outside company's premise.

The applicant shall opt for environmental friendly technologies such as Ozonization, UV treatment etc. by replacing chlorination

- (vi) **Non-Hazardous Solid Wastes:**

Type of waste	Quantity	Treatment	Disposal
1. Wet Garbage	865 Kgs/day	Vermi-Composting	Used as Manure within premise.
2. Dry Garbage	467 Kgs/day	--	By Sale
3. STP Sludge	15 Kgs/day	--	Used as Manure within premise.

- (vii) **Other Conditions:**

1. The hotel/mall shall monitor effluent quality regularly.

4. 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 thereunder:

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

(i)	Industrial Cooling/Boiler	...	259.0 CMD
(ii)	Domestic	...	469.0 CMD
(iii)	Industrial	...	30.0 CMD
(iv)	Agriculture/Gardening	...	10.0 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.

5. 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:

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.

- (ii) **Standards for Emissions of Air Pollutants:**

(i)	SPM/TPM	Not to exceed	100 mg/Nm ³
(ii)	SO ₂	Not to exceed	14.7 Kg/day

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

Sr.No.	Type of Fuel	Quantity
1	HSD	840 Ltrs/day.

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

Sr.No.	Chimney attached to	Height in Mtrs.
1	D.G. Sets (1600 KVA-2 Nos. & 1250 KVA-2 Nos.)	} 161 Mtrs.
2	Boiler (3 Nos.)	

(v) The applicant shall provide ports in the chimney/(s) and facilitates 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.

(vi) The hotel/mall 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 p.m.

(vii) **Conditions for DG Sets: -**

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.

2. 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.

3. 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.

4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer.

5. 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.

6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.

7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.

8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(viii) **Other Conditions:**

1. The hotel/mall should not cause any nuisance in surrounding area.

6. **CONDITIONS UNDER HW (M&H) RULES, 1989 & AMENDMENT RULES, 2003 :-**

(i) The applicant shall handle hazardous wastes as specified below:

Sr. No.	Item No. Of process substance generating HW as per Schedule-I/II	Type of waste	Quantity	Disposal
1	5.1	Used / Waste Oil	200 Ltrs./yr	By sale to authorized reprocessor / recycler
2	e-waste	-	-	By sale to authorized reprocessor / recycler

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 bring minimum 33% of the available open land under green coverage/ plantation.
 - (ii) The applicant shall provide for an alternate electric power source sufficient to operate all pollution control facilities installed by the applicant and operate the same in case of power failure to maintain compliance with the terms and conditions of the consent. In the absence of same, the applicant shall stop, reduce or otherwise, control production to abide by terms & conditions of this consent regarding pollution level.
 - (iii) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.** The applicant shall not change or alter 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.
 - (iv) The firm shall submit MPCB, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as pre the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992 before 30th September every year.
 - (v) The applicant shall install a separate meter showing the consumption of energy for operation of domestic effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained. The applicant shall also submit a comparative statement of designed power and chemical consumptions vis-a vis actual power and chemical consumption alongwith Environmental statement.
 - (vi) Separate drainage system shall be provided for collection of sewage effluents. No effluent shall find its way other than in designed and provided collection system. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the hotel/mall.
 - (vii) The applicant shall provide facility for collection of environmental samples and samples of sewage effluents and air emissions wastes to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
 - (viii) The firm shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the hotel/mall premises.
 - (ix) 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.

9. This Board reserves the right to amend, revoke or add any conditions in this consent and same shall be binding on the applicant.
10. This consent should not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deemed fit necessary.
11. The Hotel authorities shall not carry out expansion of the Hotel without prior permission of the Board and shall obtain Consent to Establish before taking any effective steps towards extension at 9th & 10th floors having total construction area 3,518.82 Sq. Mtrs.
12. The applicant shall comply with the conditions of the Environmental Clearance granted by SEIAA, GoM vide letter No. SEAC-2010/CR-19/TC-2 dtd. 5/11/2012.
13. This Consent is issued pursuant to the decision of Consent Appraisal Committee meeting held on 26.11.2012.
14. The total capital investment of the Hotel (443 Crs.)/Mall (267 Crs.) is Rs. 710.0 Crores.


 (Rajeev Kumar Mital)
 Member Secretary

To,
 M/s Phoenix Mills Ltd. (Unit: Shangrila Hotel & Palladium Mall),
 C.S. No. 141, 1/142, 71,109, Phoenix Mills Premises,
 Senapati Bapat Marg, Lower Parel, Mumbai-400 013.

Copy to:

- 1) Regional Officer (Mumbai), MPCB, Mumbai.
- 2) Sub-Regional Officer (Mumbai-I), MPCB, Mumbai.
- 3) Chief Accounts Officer, MPCB, Mumbai

Received Consent fee of -			
Amount	DD/PO No.	Date	Drawn on
Rs. 14,20,575/-	766626	18/04/2012	Bank of India.
Rs. 24,37,425/-	474260	3/12/2012	Corporation Bank.

4) Cess Branch, MPCB.

5] Master file.