

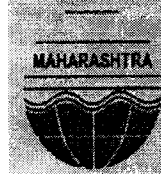
# MAHARASHTRA POLLUTION CONTROL BOARD

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Mumbai-400 022.

*MU-3014/11*

*Infrastructure/Orange/L.S.I*

*Consent No. BO/RO(HQ)/CO/CAC-2047*

*Date: 11/03/2013*

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

.....  
CONSENT is hereby granted to

**M/s. Offbeat Developers Pvt Ltd**  
**Phoenix, Market City, CTS 124,124/1**  
**to 9,124/51,124/72 to 77,124/83 to 93**  
**&1041(New CTS No.124/A to F),Village**  
**Kirol, LBS Road,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 Operate is granted for a period up to 31/12/2014.
2. The Consent is valid for –

For commercial complex named as **M/s. Offbeat Developers Pvt Ltd Phoenix Market City**, at **CTS 124,124/1 to 9,124/51,124/72 to 77,124/83 to 93 &1041 (New CTS No.124/A to F),Village Kirol, LBS Road, Kurla(W)**, on total plot area of **89,397.00 Sq mtrs** and total Built up area of **2,23,783.91 Sq mtrs** including services and utilities as per occupation certificate issued by local body.

### 3. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of trade effluent from the factory shall be Nil.
- (ii) The daily quantity of sewage effluent from the factory shall not exceed **1330.00M<sup>3</sup>**.
- (iii) **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.

1	pH	Not to exceed	6.5 to 9.0
3	Suspended Solids	Not to exceed	100 mg/l.
4	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
5	Fecal Coliform	Not to exceed	500/100/1 mg/l.
6	Residual Chlorine	Not to exceed	01 mg/l.
7	Detergent	Not to exceed	01 mg/l.
8	Floating matters	Not to exceed	10 mg/l

- (vi) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. In no case, effluent shall find its way to any water body directly/indirectly at any time.

**Project proponent shall operate STP for five years from the date of obtaining Occupation Certificate.**

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Biodegradable waste	5892.00	Kg/Day	Onsite composting	Used as manure
2	Non Biodegradable waste	2525.00	Kg/Day	Onsite segregation	Local Body

- (viii) **Other Conditions (during Construction Phase):**

- 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), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- 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.
- 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.
- The Applicant shall segregate solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. 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 landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
- Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
- 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.

9. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
10. E-Waste shall be disposed to authorized re processor.

**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 there under**

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

(i) Domestic	...	2147.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	...	0.00 CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	...	0.00 CMD
(iv) Industrial Cooling, spraying	...	0.00CMD

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 (Prevention & Control of Pollution) ACT, 1981:**

- (i) The Applicant may install 6 nos. of diesel generating sets (DG Sets), of capacity 1500 KVA(3 nos.) 1000 KVA(3 nos.), and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

**a. Standards for Emissions of Air Pollutants:**

(i) SPM/TPM	Not to exceed	150 mg/Nm <sup>3</sup>
(ii) SO <sub>2</sub> (DG Set)	Not to exceed	3.0 Kg/day

- (ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO<sub>2</sub>, NO<sub>x</sub>, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.

1.	SPM Not to Exceed (Annual Average)	140	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	200	µg/ m <sup>3</sup>
2.	SO <sub>2</sub> Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	80	µg/ m <sup>3</sup>
3.	NO <sub>x</sub> Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	80	µg/ m <sup>3</sup>
4.	RSPM Not to Exceed (Annual Average)	60	µg/ m <sup>3</sup>
	Not to Exceed (24 hours)	100	µg/ m <sup>3</sup>

The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity	UOM
1	Diesel	1650.00	Litrs/hrs.

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

Sr. No.	Chimney Attached To	Height in Mtrs.
1	DG set ( 3 Nos) -1500 KVA	8.00 each
2	DG set ( 3 Nos) -1000 KVA	6.30 each
3.	DG set -5500 KVA	

**(iv) Conditions for D.G. Set**

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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.
3. 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 75 dB(A) during day time and 70 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.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

**vi) Other Condition :-**

- a) 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.
- b) 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.

**(vii)** The applicant shall take adequate measures for control of noise levels from its own sources within the complexes ( commercial Mall) so as to maintain ambient air quality standard in respect of noise to less than 55 dB(A) during day time and 45 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.

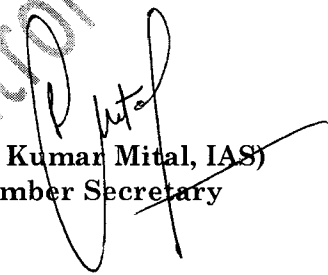
**6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:**

- (i) The applicant shall not generate any hazardous waste.

**7. Industry shall comply with following additional 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/ tree plantation.
  - 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 he 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 & conditions of this consent regarding pollution levels.
  - v. 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.
  - vi. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous wastes 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 the expiry of the consent.
  - viii. The firm shall submit to this office, the 30<sup>th</sup> day of September every year, the Environmental Statement Report for the financial year ending 31<sup>st</sup> March in the prescribed Form-V as pre the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
  - ix. As inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
  - x. The applicant shall install a separate electric 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.
  - Xi. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of 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.
8. 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.
9. This consent shall not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deem fit necessary.

10. The Board Reserves the right to amend or add conditions in this consent and same shall be binding on the applicant.
11. The Applicant shall comply with the conditions stipulated in **Environmental Clearance granted by the MoEF GOI vide no: 21-156/2006-1A.III dated: 04/05/2007 of MOEF and revised EC of Env. Dept GOM, vide no: SEAC-2011/CR.895/TC.2 dated: 13/03/2012**
12. The applicant shall submit a Bank Guarantee of Rs. **10, 00,000/-** at Regional Officer, **Mumbai** within 15 days for compliance of the **STP and MSW processing Plant.**
13. **The consent is issued pursuant to the decision of the 10<sup>th</sup> Consent Appraisal Committee meeting of the Board in its meeting held on 31/01/2013**
14. **The Capital investment of the industry is Rs. 79800 Lacs.**

  
 (Rajeev Kumar Mital, IAS)  
 Member Secretary

To,  
**M/s. Offbeat Developers Pvt Ltd**  
**Phoenix Market City, CTS 124,124/1**  
**to 9,124/51,124/72 to 77,124/83 to 93**  
**&1041(New CTS No.124/Ato F),Village**  
**Kirol,LBS Road, Kurla(W),Mumbai**  
**Mumbai Suburban , Maharashtra**

**Copy to:**

1. **Regional Officer, MPCB, Mumbai:** He is directed to obtain necessary Bank Guarantee from the applicant and ensure the compliance
2. Sub Regional Officer, Mumbai-II MPCB,
3. Chief Account Officer, MPCB.

**Received Consent fee of –**

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	2250100.00	648563	12/10/2011	Corporation Bank
2.	1,44,000.00	568859	08/02/2013	Corporation Bank