

# MAHARASHTRA POLLUTION CONTROL BOARD

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Kalpataru Point, 3rd & 4th floor, Sion- Matunga  
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Sion Circle, Sion (E),  
Mumbai - 400 022

Consent order No: Format 1.0/BO/CAC-Cell/EIC-RD -3107-15/CR/CAC -4544  
Date: 01/04/2016

To,

M/s. Phadnis Resorts and Spa India Ltd  
(Formerly known as M/s. Sahil Resorts Agrifields and farms Pvt. Ltd.),  
S. No. 27/2, 28B, 37, 40, Gondhal Pada, Tal. Alibaug, Dist. Raigad

**Sub: Grant of Renewal of Consent to Operate to the Hotel at S. No. 27/2, 28B, 37, 40, Gondhal Pada, Tal. Alibaug, Dist. Raigad in Red category.**

Ref :

1. Consent to Operate granted vide no. BO/AS(T)/EIC No. RD-2454-12/R/CC-1038 dated 06.12.2012 valid upto 30.04.2015.
2. Your application approved in 15<sup>th</sup> CAC meeting of 2015-16 held on 09.03.2016

Your application CO1505000185

Date: 13.05.2015

**For: Grant of renewal of 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 Municipal Solid Waste (Management & Handling) Rule 2000 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 renewal of consent to Operate is granted for a period upto 30.04.2018
2. The Capital investment of the Hotel is Rs. 104.21 Crs. (As per C.A. certificate submitted by applicant).
3. The Consent to operate is valid following activity covering

Sr. No.	Product Name	Rooms
1	Hotel Activity including swimming pool (5 Star Category) Having total construction built-up area of 14,041.95 sq.mtrs (without laundry activity)	138 Rooms only.

4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	Nil	--	--
2.	Domestic effluent	61	As per Schedule -I	The treated effluent shall be 60% (i.e. 36.6 CMD) recycled for

				secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be used on own land for gardening/irrigation purpose within premises.
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5. Conditions under Air (P&CP) Act, 1981 for air emissions:

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	Boiler & Hot water generator	1	As per Schedule -II
2.	DG set (2 x 625 KVA)	1	As per Schedule -II
3	Kitchen exhaust	1	

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

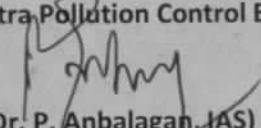
Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Bio-degradable	60	Kg/day	OWC	Use as manure
2.	Non-biodegradable	25	Kg/day	--	Sale for recycle/ Hand over to local body
3	STP Sludge		Kg/day	--	Use as manure

7. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Category	Quantity	UOM	Disposal
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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. Hotel authority shall not carry out any expansion of the hotel without prior permission of the Board.

For and on behalf of the  
Maharashtra Pollution Control Board

  
(Dr. P. Anbalagan, IAS)  
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On	Remarks
1	7,00,360/-	885183	02.05.2015	SBI	Fees for consent renewal on CI of 104.21 is Rs. 6,25,260/- for three years + fees for C to E on increased CI of 29 crs (104.21 crs – 75.21 crs) is 58,000/-, thus total fees is 6,83,260/-. Balance fees with the Board is Rs. 17,100/-

Copy to:

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, Raigad-II, They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

**Schedule-I**

**Terms & conditions for compliance of Water Pollution Control:**

1) A) As per your consent application, you have provided the sewage treatment system for treatment of sewage effluent with the design capacity of 140 CMD.

B) The Applicant shall operate and maintain the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C )	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

C) The treated effluent shall be 60% (i.e. 36.6 CMD) recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be used on own land for gardening/irrigation purpose within premises. In no case, effluent shall find its way to any water body directly/indirectly at any time. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. and shall install online monitoring system within 4 month time period.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.
- 3) The firm 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. No.	Purpose for water consumed	Water Consumption quantity CMD
1.	Industrial Cooling, boiler feed etc.,	5
2.	Domestic purpose	88.8
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	--
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	--

5) The firm shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance.

### Schedule-II

#### Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have erected following stack (s) and to observe the following fuel pattern-

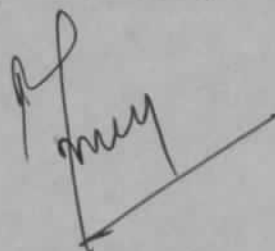
Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM
1	Boiler & Hot water generator	--	30	LPG	300	Kg/day
2	DG set (2 x 625 KVA)	Acoustic enclosure	5*	HSD	60	Ltr/hr per DG set
3	Kitchen exhaust	--	Above the roof of bldg.	--	--	--

\* Above roof of the building in which it is installed.

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:

Particulate matter	Not to exceed	150.00 mg/Nm <sup>3</sup> .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration 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:-
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - 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.



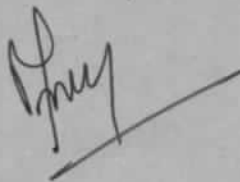
**Schedule-III**  
**Details of Bank Guarantees**

Proposed BG:

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period**	Purpose of BG	Compliance Period	Validity Date++
1	Renewal of consent to operate (C to O)	Rs. 5 lakh	15 days from date of issue of consent	Towards O & M of pollution control system	continuous	Validity of Consent + 4 months
2	Renewal of consent to operate (C to O)	Rs. 5 lakh	15 days from date of issue of consent	Towards provision of OWC within 3 months.	3 months	Validity of Consent + 4 months

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favor of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

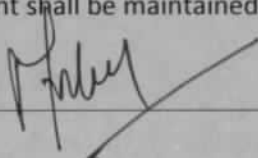
++ The Bank Guarantee(s) shall be valid for a period upto: Validity of Consent + 4 months



#### Schedule-IV

##### General Conditions:

- 1) 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.
- 2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) 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.
- 4) 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.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed 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.
- 6) 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.
- 7) The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the HW(MH&TM) Rules 2008, which can be recycled/processed/reused/recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc should go for that purpose, in order to reduce load on incineration and landfill site/environment.
- 8) The industry should comply with the Hazardous Waste (M,H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazarsous Waste (M,H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30<sup>th</sup> June of every year.
- 9) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 10) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**
- 11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website([www.mpcb.gov.in](http://www.mpcb.gov.in)).
- 12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
- 13) 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 downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
- 14) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
- 15) 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.



16) 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel
- 17) The industry should not cause any nuisance in surrounding area.
- 18) 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.
- 19) The applicant shall maintain good housekeeping.
- 20) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31<sup>st</sup> March of the year and number of trees planted by September end, with the Environment Statement.
- 21) 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 of solid waste.
- 22) 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. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
- 23) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 24) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.
- 25) **Hotel authority shall not carry out any expansion of the hotel without prior permission of the Board.**

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