

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
E-mail: cac-cell@mpcb.gov.in



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

Consent order No: - Format1.0/BO/CAC-Cell/EIC-MU-6697-15/CR(part)/CAC-9343
Date- 22/07/2016

To,
M/s. Offbeat Developers Pvt. Ltd, "Phoenix Market City"
CTS No. 124,124/1 to 9,124/51,124/72 to 77 124/83 to 93 & 1041 (New CTS No. 124/A to F) village
Kurla-Kirol, Taluka Kurla, MSD at LBS Road Kurla (W)

Subject: Renewal of Consent to Operate (part) for commercial project under Red category.

Ref :

- 1) Environmental Clearance granted by Environment Department, GoM vide no. SEAC-2011/CR-895/TC-2 dtd. 13.03.2012.
- 2) Consent to Establish granted vide No. BO/RO(P&P) 335 dtd. 18.03.2006.
- 3) Renewal of Consent to Operate (part) granted vide No. BO/RO(HQ)/CO/CAC-2047 dtd. 11.03.2013 valid upto 31.12.2014.
- 4) Your Application approved in 3rd CAC meeting of 2016-2017 held on 08.07.2016

Your application CR1504000429

Dated: 06.04.2015

For: Renewal of Consent to Operate (part) for commercial project 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 under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 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 (Part) is granted for a period up to 31.12.2017.
2. The capital investment of the Part project is Rs. 926 Crs (As per CA certificate submitted by project proponent).
3. The Renewal of Consent to Operate (Part) is valid for Building 1 Wing A - Mall and Building 2 - Graceworks of commercial project of M/s. Offbeat Developers Pvt. Ltd, "Phoenix Market City" CTS No. 124,124/1 to 9,124/51,124/72 to 77 124/83 to 93 & 1041 (New CTS No. 124/A to F) village Kurla-Kirol, Taluka Kurla, MSD at LBS Road Kurla (W) on Total Plot Area 89,397 sq.m. and construction BUA of 2,23,783.91 sq.m (i.e. BUA for Building 1 Wing A - Mall as 1,68,918.58 sq.m. and BUA for Building 2 - Graceworks as 54,865.33 sq.m.) out of total Construction BUA of 2,71,341.91 sq.m. as per EC, including utilities and services.
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	NA	N.A.
2.	Domestic effluent	1330	As per Schedule -I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage

system provided by local body.

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	DG set (3 x 1500 KVA)	3	As Per Schedule -II
2	DG set (3 x 1000 KVA)	3	As Per Schedule -II

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

Sr. No.	Type Of Waste	Quantity	Treatment	Disposal
1	Wet Garbage	5892 kg/day	OWC	Use as Manure
2	Dry garbage	2525 kg/day	--	Hand over to local body or sale for recycle
3	STP Sludge	63 kg/day	--	Use as Manure

7. Conditions under E-Waste (Management and Handling) Rule,2011 :

Sr. No.	Type Of Waste	Quantity	Treatment	Disposal
1	E-waste	As actual	Nil	Authorized recyclers

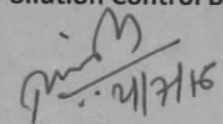
8. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
---Nil---					

---Nil---

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- The applicant shall comply with the conditions stipulated in Environment Department, GoM vide no. SEAC-2011/CR-895/TC-2 dtd. 13.03.2012.

For and on behalf of the
Maharashtra Pollution Control Board


(P.K. Mirashe)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	18,50,000/-	323520	31.03.2015	Corporation Bank
2.	37,04,000/-	Through RTGS	19.07.2016	Through RTGS

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

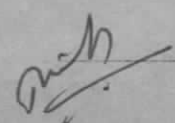
- 1) A) As per your application, you have installed Sewage Treatment Plants (STP) with the design capacity of 1400 CMD.
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules 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 27oC)	10
02	Suspended Solids	10
03	COD	50
04	Residual Chlorine	1ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks 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 and extension or addition thereto.
- 3) The industry 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 there under 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, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2146 CMD
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have installed the Air pollution control (APC) system and also 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	S%
1	DG set (3 x 1500 KVA)	Acoustic enclosure	7.7 *	HSD	@ 0.21 liters/hr/KVA at full load.	1
2	DG set (3 x 1000 KVA)	Acoustic enclosure	6.3*	HSD		1

* 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 mg/Nm ³ .
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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).

Schedule-III

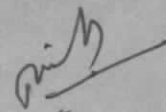
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity++
1	C to R	Rs. 10 lakh*	15 days from date of issue of consent	Towards O & M of pollution control system	Continuous	Validity of this consent + 4 months

** The above Bank Guarantee(s) shall be submitted by the applicant in favour 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

Existing BG obtained for above purpose if any may be extended for period of validity as above.



Schedule-IV

General Conditions:

- 1) The applicant shall provide facility for collection of samples of 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) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) 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) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**

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