

MAHARASHTRA POLLUTION CONTROL BOARD

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

Date: 2 / 12/2011

Consent No.MPCBHQ/AS(T)/Mumbai/ establish/ CAC- 44

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

CONSENT is hereby granted to

M/s. Mars Hotels and Resorts Pvt. Ltd.,
CTS no. 1425 (pt), 1426 (pt), etc. village Marol,
Off International Airport Approach road, Andheri(E), Mumbai-59

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M,H&T) 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:

- The Consent to Establish is granted for a period up to:
Commissioning of the Unit or 5 years which is earlier.
"Consent to Establish will be operational only after obtaining Environmental Clearance from Competent Authority by the applicant and subject to the compliance of conditions stipulated in an Environmental Clearance including conditions which may be more stringent, if stipulated by / in the Environmental Clearance."

- The Consent is valid for -

Sr. No.	Products	Max. Quantity
1.	Hotel Activity (including food, lodging and boarding & Swimming pool) (Total Built-up area - 64,106.57 sq.mtrs.)	496 tenants

- CONDITIONS UNDER WATER (PREVENTION & CONTROL OF POLLUTION) ACT, 1974:

- The daily quantity of trade effluent from the Hotel shall not exceed 64.0 M³.
- The daily quantity of sewage effluent from the Hotel shall not exceed 115.0 M³.
- Trade & Sewage Effluent:**

Treatment: The applicant shall provide comprehensive 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 the treated effluent to the following standards:

1) pH	Between	6.5 to 9.0	
2) Suspended Solids	Not to exceed	100	mg/l.
3) BOD 3 days 27 Deg. C.	Not to exceed	20	mg/l.
4) Fecal Coliform	Not to exceed	500/100	ml.
5) Residual Chlorine	Not to exceed	01	mg/l.
6) Detergent	Not to exceed	01	mg/l.
7) Floating matters	Not to exceed	10	mg/l

- Trade & Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of air conditioners and remaining shall be discharged to Municipal Sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

- Non-Hazardous Solid Wastes :**

Sr. No	Type of waste	Quantity	Treatment & Disposal
1.	Total non-hz solid waste	700 Kg/day	MCGM
2.	Construction debris	-----	reused for leveling

(vi) **Other conditions:**

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), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. 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.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. 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.
7. 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.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
9. 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.
10. 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 (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 land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. 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.
13. For disinfection of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. 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.
4. The applicant shall comply with the provisions of the **Water (Prevention & Control of Pollution) Cess Act, 1977 as amended in 2003** (to be referred as Cess Act) and Rules thereunder:
The daily water consumption for the following categories is as under:

(i) Domestic	...	155	CMD
(ii) Make-up for Laundry & Swimming pool	...	---	CMD
(iii) Process	...	164	CMD
(v) Flushing / Gardening	...	32	CMD

 (Recycled treated water through STP-60 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>

5. **CONDITIONS UNDER AIR (PREVENTION & CONTROL OF POLLUTION) ACT, 1981:**

(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) The following measure shall be taken

a) Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, RSPM.

B) 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 metres 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 55 dB(A) during day time and 45 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 much 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.

C) Standards for Emissions of Air Pollutants :

- | | | | |
|------|---------------------------|---------------|------------------------|
| (i) | SPM/TPM | Not to exceed | 150 mg/Nm ³ |
| (ii) | SO ₂ (DG set) | Not to exceed | 0.315 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 following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	µg/ m ³
		Not to Exceed (24 hours)	200	µg/ m ³
2	SO ₂	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
3	NO _x	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	80	µg/ m ³
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m ³
		Not to Exceed (24 hours)	100	µg/ m ³

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

Sr.No.	Type of Fuel	Quantity
1.	Natural gas	900 Kg/day
2.	HSD	100 lit./hr

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

Sr.No.	Chimney attached to	Height in Mtrs.
1.	DG Set (2500 KVA) (4 Nos.)	10* each
2.	Hot water generator	30

(* above the height of building where the DG set is installed)

- (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) **Other Conditions :**


- 1) The applicant should not cause any nuisance in surrounding area.
- 2) The applicant should monitor stack emissions and ambient air quality regularly.
- 3) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- 4) The toilet shall be provided with exhaust system connected to chimney through ducting.
- 5) The air conditioner shall be vibration proof and the noise level shall not exceed 68 dB (A).

(vii) 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.

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

- The industry shall not generate any type of Hazardous waste.
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. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.
 9. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**
 10. The applicant shall adopt environment friendly technologies in development of the project.
 11. 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.
 12. The applicant shall use flyash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
 13. **The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto including commencement of construction activity. 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.**
 14. Energy conservation measures like installation solar panels for lighting the area outside the building should be integrated part of the project design.
 15. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
 16. **This consent is issued pursuant to the decision of Consent Appraisal Committee meeting held on 22.11.2011.**
 17. The capital investment of the project is Rs. 400/- crores.

For and on Behalf of the Maharashtra
Pollution Control Board


(Milind Mhaiskar, IAS)
Member Secretary

To,
M/s. Mars Hotels and Resorts Pvt. Ltd.,
CTS no. 1425 (pt), 1426 (pt), etc. village Marol,
Off International Airport Approach road, Andheri(E), Mumbai-59

Copy to: RO-Mumbai /SRO-Mumbai-II / CAO / Cess Branch / Master File

Received Consent fee of -	Amount	D.D.No.	Date	Drawn on
	Rs. 400100/-	141177	16/07/2011	Citi Bank
	Rs. 400000/-	313342	08/11/2011	Citi Bank