

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/123058/2019
Environment Department
Room No. 217, 2nd Floor,
Mantralaya,
Mumbai- 400032.
Date: 31.01.2020.

To
The Phoenix Mills Limited,
Plot B bearing C.S. no. 141, 71, 109
and 1/142 Phoenix Mills Compound,
Lower Parel Division, Senapati Bapat
Marg, G/South ward, Lower Parel,
Mumbai.

Sub : Environment Clearance for St. Regis Hotel, Mumbai on Plot B bearing C.S. no. 141, 71, 109 and 1/142 Phoenix Mills Compound, Lower Parel Division, Senapati Bapat Marg, G/South ward, Lower Parel by The Phoenix Mills Limited

Ref : Application no. SIA/MH/MIS/123058/2019, dated 24.10.2019.

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 123rd meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 184th meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Plot area m ²	17,853.12 Sq. mt.
FSI m ²	61,435.77 Sq. mt.
Non- FSI m ²	82,738.20 Sq. mt.
Total Built up area m ²	1,44,173.97 Sq. mt.
Building Configuration	1 building B + G + 39 + 40 (Part) Including 4 floors of Parking from 4 th to 7 th floor –Height-161.80 m No. of Guest rooms – 410, Hotel Suites- 23 Hotel Ancillary Shops& restaurants – 116 nos.
Total Population	Hotel Residents – 650 nos. All Staff – 1009 Nos. Floating Population -3,370 Nos. Total Population – 5029 Nos.
Water Requirement	Total – 757 KLD
Sewage generation	Sewage generation – 364 KLD ETP effluent – 57 KLD
STP capacity & technology	STP capacity – 680 KL STP technology - MBBR ETP capacity – 80 KL ETP Technology - Laundry waste water treated with help of CaCl ₂ , Polyflock and Hypodosing system
STP Location	STP Location - Basement ETP Location - Basement
RG required & provided	Required: 4,463.29 m ² Provided: 10,975.71 m ² Additional: 4,330.21 m ²
Mother earth	2,684.17 m ²
Podium	8,291.54 m ²

Energy requirement	Connected Load: Hotel & mall 9356 K watt Maximum Demand: 6438 K watt. Means $6438/0.8 = 8047$ i.e. (8 MVA)
Energy saving total	1) 20.42% energy saved as per Conventional Base Case. 3.29% energy saved as per ECBC 2017 Base Case – better envelope design, lower lighting loads, efficient air conditioning, efficient pumps & motors
By solar	3.27% of demand load (211kW) – Solar PV system
No. of DG set and capacity	2X1600 KVA for hotel building, 2X 1250 KVA for Mall shops
Solid waste generation	Dry waste – 467 Kg/day Wet waste – 865 Kg/day
Biodegradable waste generation	865 Kg/day
OWC capacity	2 OWCs 1) 600 Kg 2) 500 Kg
Parking – 4 wheeler	4 Wheeler Parking required – 955 4 Wheeler Parking provided - 989
EMP – cost	Operation Phase: Capital Cost – 451 Lacs O & M cost – 74.16 Lacs/annum
Rainwater harvesting	Rain water harvesting tank - 2 nos. (105 KL + 75 KL)
Details of UGT – No. & capacity	Domestic UG tank Capacity (cum): Raw water tank 2 no. 150 KL Treated water tank 2 no. 150 KL each Flushing tank Capacity (cum) - 1 no. 100 KL Fire UG tank Capacity (cum) - 2 no. 100 KL
CER	Total Project cost: 1,045.26 Cr Completed project cost: 1,035.00 Cr Proposed project cost: 10.26 Cr 1 % of proposed project cost – Rs. 10.26 Lacs

3. The proposal has been considered by SEIAA in its 184th meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

- I. Committee noted that the result of existing STP is 10 BOD which is within the prescribe limit of CPCB, but committee ask PP to explore to achieve BOD of treated water less than 5 mg/lit.
- II. PP to abide the all conditions laid in the CFO NoC dated 14/10/2019.
- III. PP to abide the all conditions laid in the Civil Aviation NoC dated 29/3/2012.
- IV. PP to abide the all conditions laid in the HRC NoC dated 13/11/2019.
- V. PP to obtain ESZ clearance if the project falls within 10 km radius from the boundary of Thane creek Flamingo sanctuary. Planning authority to ensure fulfilment of this condition.
- VI. PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
- VII. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- VIII. FSI- 61435.77 m², Non-FSI- 82738.20 m² and Total BUA- 144173.97 m² (Plan Approval no- P- 2195/2019(141& others)/G/South/lower Parel/CFO/1/Amend, Date- 14.10.2019).

General Conditions:

- I. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- II. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after

ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

- III. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- IV. PP has to abide by the conditions stipulated by SEAC& SEIAA.
- V. The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- VI. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- VII. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- VIII. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- IX. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- X. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- XI. Arrangement shall be made that waste water and storm water do not get mixed.
- XII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XIII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIV. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- XV. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XVI. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- XVII. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- XVIII. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XIX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- XX. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- XXI. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XXII. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- XXIII. Ready mixed concrete must be used in building construction.
- XXIV. Storm water control and its re-use as per CGWB and BIS standards for various applications.

- XXV. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- XXVI. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.³
- XXVII. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- XXVIII. Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- XXIX. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- XXX. 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.
- XXXI. Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- XXXII. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- XXXIII. Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- XXXIV. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XXXV. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night-time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- XXXVI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- XXXVII. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
- XXXVIII. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- XXXIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- XL. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- XLI. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- XLII. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate

- authority shall be obtained.
- XLIII. Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- XLIV. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- XLV. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- XLVI. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- XLVIII. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- XLIX. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- L. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- LI. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- LII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- LIII. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- LIV. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.


Anil Diggikar
(Member Secretary, SEIAA)

Copy to:

1. Shri Johny Joseph, Chairman-SEIAA
2. Secretary, MoEF & CC
3. IA- Division MOEF & CC
4. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
5. Regional Office MoEF & CC, Nagpur
6. District Collector,.
7. Regional Officer, Maharashtra Pollution Control Board, Pune.