

F.No.11-11/2016-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3
Dated: 13.09.2017

To

M/s Art and Crafts Education Society,
Adarsh Nagar, Opp. Building No. 38,
Opp. Century Bazar, Worli,
Mumbai, Maharashtra.

Sub: CRZ Clearance for 'Redevelopment of existing College Building' at Adarsh Nagar in Worli, Mumbai - reg.

Sir,

This has reference to your application on the above proposal seeking CRZ Clearance in term of the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011.

2. The proposal was considered by the Expert Appraisal Committee (EAC) in the Ministry for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its meeting held on 28-29 March, 2016. The details of the project, as per the documents submitted and as informed during the above said EAC meeting are as under:

- i) The project involves redevelopment of existing college building on plot bearing C.S. No. 5 (pt) of Mahim Division & C.S. No. 209(pt) of Worli Division Scheme No.52, Adarsh Nagar at Worli, Mumbai. The project is located at 19°00'51.90"N Latitude and 72°49'15.09"E Longitude.
- ii) The total plot area is 2,499.44 sqm and total construction area is 13,500 sqm. The project comprises of one college building with 2B + G + 1 to 5 upper floors. Maximum height of the building will be 25.10 m (upto terrace level).
- iii) During construction phase, total water requirement is expected to be 60 KLD which will be met from tanker water supply. Soak pits and septic tanks will be provided for disposal of waste water during construction phase. Temporary sanitary toilets will be provided during peak labor force.
- iv) During operational phase, total water demand of the project is expected to be 98 KLD and same will be met from fresh water supply of MCGM and recycled water. Wastewater generated (95 KLD) will be treated in STP of 100 KLD capacity. About 65 KLD of treated wastewater will be recycled for flushing and about 28 KLD will be discharged in Municipal sewer lines.
- v) About 435 kg/day of solid waste will be generated. The biodegradable waste (261 kg/day) will be processed in a mechanical composting



- (Ecobiocompack) and the non-biodegradable waste generated (174 kg/day) will be handed over to authorized local vendor.
- vi) The total power requirement during construction phase will be 250 kVA and will be met from BEST. Total power requirement during operation phase will be 1.5 MW and will be met from BEST.
 - vii) Rooftop rainwater will be collected after filtration in one RWH tank of 50 m³ capacity.
 - viii) Parking facility for 44 four wheelers are proposed to be provided against the requirement of 42 four wheelers (as per local norms).
 - ix) Proposed energy saving measures would save about 22.11 % of power.
 - x) The project site is not located within 10 km of any Eco Sensitive areas.
 - xi) The Institute of Remote Sensing, Anna University, Chennai has carried out HTL, LTL demarcation and superimposition of project site on the CRZ map based on approved CZMP.
 - xii) The plot under reference falls in CRZ-II area and situated on landward side of existing Khan Abdul Gafar Khan Road.
 - xiii) As per para 4 (ii) (i) of the CRZ Notification, 2011, the proposed project involving demolition and reconstruction of buildings under public use, is permissible in the CRZ areas, and provides for clearance to such activities after being recommended by the concerned CZMA.
 - xiv) The Maharashtra Coastal Zone Management Authority (MCZMA) has recommended the project vide their letter No.CRZ-2015/CR-117/TC-4 dated 7th December, 2015.
 - xv) There is no court case pending against the project.
 - xvi) The cost of the project will be Rs.39.89 crores.
 - xvii) About 100 Nos. of employment will be generated.

3. Based on the information submitted as at para no. 2 above and others and information made during the presentation before the EAC, the Ministry of Environment, Forest and Climate Change in acceptance of the recommendation of the EAC hereby accords CRZ Clearance to the above project viz *'Redevelopment of existing college building at Adarsh Nagar in Worli, Mumbai'* under the provisions of the CRZ Notification, 2011 and amendments thereto and circulars issued thereon, and subject to the compliance of the specific and general conditions as below:

PART A – SPECIFIC CONDITIONS:

I). Construction Phase

- i) The project proponent shall ensure that the guidelines for building and construction projects issued vide this Ministry's OM No.19-2/2013-IA.III dated 09.06.2015, are followed to ensure sustainable environmental management.
- ii) The project proponent shall obtain all necessary clearances/ permission from all concerned agencies / applicable under the EIA Notification, 2006 and the CRZ Notification, 2011.
- iii) 'Consent to Establish' as may be applicable, shall be obtained from State Pollution Control Board under the Air (Prevention and Control of

Sand

Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.

- iv) A 2% of the capital cost of the project shall be apportioned for marine and coastal biodiversity protection and conservation measures, to be spent by the project proponent towards fulfilling its Corporate Environmental Responsibility (CER) during the currency of the project. Proper record and account of measures taken should be maintained and should also be submitted to the CZMA every six months.
- v) The construction in CRZ areas shall strictly be in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- vi) There shall be no dressing or alteration of the sand dunes, natural features including landscape changes for beautification, recreation and other such purpose.
- vii) The project proponent shall ensure that no untreated wastewater is discharged outside the project premises. It will be ensured that the wastewater generated is treated in STP and is reused for landscaping, flushing and HVAC cooling purposes within the development. The project proponent shall also make alternate arrangement for situation arising due to malfunctioning of STP. There shall be regular monitoring of the effluent from STP under intimation to the SPCB.
- viii) The project proponent shall not undertake any construction within 200 m in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line. The proposed constructions shall be beyond 200 m from the HTL.
- ix) There shall no ground water drawal within CRZ.
- x) Installation and operation of DG sets shall comply with the guidelines of CPCB. The D.G set shall be at least 6 m away from the boundary.
- xi) All the construction activities shall be in accordance with the local building byelaws. The project proponent shall obtain necessary clearances as applicable.
- xii) All conditions stipulated by Maharashtra Coastal Zone Management Authority (MCZMA) vide their letter No.CRZ-2015/CR-117/TC-4 dated 7th December, 2015, shall strictly be complied with.
- xiii) The height and coverage of the construction shall be in accordance with norms as per CRZ Notification, 2011 including FSI.
- xiv) Temporary toilets shall be provided for all construction labour. Suitable toilet fixtures for water conservation shall be provided.

2ana

Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators or pressure reducing devices or sensor based control.

- xv) A First Aid Room will be provided in the project both during construction and operation of the project.
- xvi) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites 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 off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- xviii) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. 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/ SPCB.
- xix) 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.
- xx) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- xxi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xxii) 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.

II) Operation Phase

- i) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- ii) The treated wastewater shall be recycled and reused to reduce the demand of fresh water as committed.

Sand

- iii) Solid waste management shall be collected, treated and disposed in accordance with the Solid Waste Management Rules, 2016.
- iv) Parking facility with 6 m clear driveway shall be provided, as committed.
- v) Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- vi) Diesel power generating sets if proposed as source of back-up power for elevators and common area illumination during operation phase should conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be in accordance with the guidelines issued by CPCB. The location of the DG sets may be decided in consultation with State Pollution Control Board.
- vii) Noise shall 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.
- viii) Green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- ix) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run-off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- x) 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 off/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.

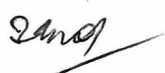
PART – B. GENERAL CONDITIONS:

- (i) A copy of the clearance letter shall be uploaded on the websites of the Company/Proponent and concerned State Pollution Control Board. The Clearance letter shall also be displayed at the Regional Office,

3/10/21

District Industries centre and Collector's Office/ Tehsildar's office for 30 days.

- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Adequate provision for infrastructure facilities including water supply, fuel and sanitation must be ensured for construction workers during the construction phase of the project to avoid any damage to the environment.
- (iv) A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned regional Office of this Ministry regarding the implementation of the stipulated conditions.
- (v) The Ministry of Environment, Forest & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (vi) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- (vii) The above stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, the EIA Notification, 2006 and the CRZ Notification, 2011.
- (viii) Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
- (ix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (x) The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non compliance.



- (xi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponent from the respective competent authorities.
- (xii) The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board (SPCB) and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the concerned Regional Office of this Ministry.

4. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

5. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

6. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.

7. The proponent shall upload the status of compliance of the stipulated 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&CC, the respective Zonal Office of CPCB and the SPCB.

8. 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 clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.


(Arvind Nautiyal)
Director

Copy to:

- 1) The Secretary, Department of Environment, Govt. of Maharashtra, Mantralaya, Mumbai – 32
- 2) The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi – 32
- 3) The Chairman, Maharashtra Coastal Zone Management Authority, Room No.217 (Annexe), Mantralaya, Mumbai – 32
- 4) The Member Secretary, Maharashtra Pollution Control Board, Sion (E), Mumbai
- 5) The APCCF (C), MoEF&CC, Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur - 1
- 6) Guard File.
- 7) Monitoring Cell.

2nd
(Arvind Nautiyal)
Director