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IN WORD No. 1670 (1.50 PM)

Date: 01/09/2018

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F.No.11-8/2018-IA-III  
 Government of India  
 Ministry of Environment, Forest and Climate Change  
 (IA.III Section)

Indira Paryavaran Bhawan,  
 Jor Bagh Road, New Delhi-110003  
 Dated: 16.08.2018

The Chief Executive Officer  
 M/s Konkan Education Society,  
 Alibagh, Raigad  
 Mumbai - 402 201 (Maharashtra)

**Sub: 'Reconstruction of School Building on plot bearing C.T.S. No. 918B in Alibagh Taluk, in District Raigad, Maharashtra - CRZ Clearance - reg.**

Sir,

This has reference to your proposal No. IA/MH/MIS/63177/2018 for 'Reconstruction of School Building on plot bearing C.T.S. No. 918B in Alibagh Taluk, in District Raigad, (Maharashtra), submitted to this Ministry for grant of CRZ Clearance in terms of the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 under the Environment (Protection) Act, 1986.

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 188<sup>th</sup> meeting held on 13.04.2018. The details of the project, as per the documents submitted by the project proponent, and as informed during the above said meeting are as under:

- i) The project entails demolition of existing school building and reconstruction thereof over an area of 5956.59 sq.m. and built up area 5740.4434 sq.m. The school building has been in existence since 1963.
- ii) The maximum height of structure will be 12.45 m and total parking area will be 412.80 sq.m
- iii) The FSI ratio will be 0.96 and will be as per the governing Town & Country Planning Rules/ regulations.
- iv) The reconstruction will comprise of ground floor + 2 floors with maximum height of 12.45 m height. Total 28 class rooms, administrative hall, staff room, computer rooms and multipurpose hall are planned with two staircase and lifts.
- v) The plot has been sanctioned as per development plan of Alibagh city.
- vi) The project area falls in CRZ -II situated on landward side of existing road.
- vii) The total cost of the project will be Rs 4.71 crores.
- i) The CRZ map indicating HTL, LTL demarcation in 1:3400 scale with the proposed cabling route superimposed on the map has been prepared by Centre for Earth Science Studies, Thiruvananthapuram, Kerala.
- viii) The solid waste will be generated approximately 205.43 kg/day and the waste will be handed over to local Alibagh Nagar Parishad.

- ix) The Water requirement will be 115.5 CMD and will be sourced from Alibag Municipal Council.
- x) Rainwater Harvesting facilities will be created at the project site. After construction for various runoff surfaces it will be 23.3 CMD. Shallow recharge pits of limited depth up to 3 m will provided.
- xi) The power requirement during construction and operation will be supplied by MSEDCL.
- xii) Total demanded load for project during operation is 30.0 kVA DG set back up 50 kVA X 1.
- xiii) Electronic Ballasts and Energy efficient lamp like LED /CFL are proposed for common area & general lighting with automatic time based controls to save power.
- xiv) Solid waste will be handed over to local municipal corporation and sewage waste will be treated in STP of capacity 92 CMD.
- xv) The MCZMA has recommended the project vide letter no CRZ 2016/CR 163/TC4 on dated 24.10.2016.

3. Based on the information submitted as at para no. 2 above and others and in acceptance of the recommendations of the Expert Appraisal Committee (CRZ), the Ministry of Environment, Forest and Climate Change hereby accords CRZ Clearance to the above project project" Reconstruction of School Building" on plot bearing C.T.S. No. 918B in Alibagh Taluk, in District Raigad, Maharashtra under the provisions of the CRZ Notification, 2011 and amendments thereto and circulars issued thereon, and subject to the compliance of the following specific and general conditions as under:

**PART A – SPECIFIC CONDITIONS:**

- (i) A 2% of the cost of the project shall be apportioned for environmental protection measures, to be spent by the project proponent during the currency of the project. Proper record and account of measures taken shall be maintained and submitted to the MCZMA every six months.
- (ii) All conditions/recommendations stipulated by the Maharashtra Coastal Zone Management Authority (MCZMA) vide their letter CRZ 2016/CR 163/TC4 on dated 24.10.2016 shall strictly be complied with.
- (iii) 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 9th June, 2015, are followed to ensure sustainable environmental management Solid waste shall be handled as per Wastes Management Rules, 2016.
- (iv) The demolition debris shall be handled as per Construction and Demolition Waste Rules, 2016.

- (v) The project proponent shall obtain all necessary clearances/ permission from the concerned authorities as may be applicable.
- (vi) 'Consent to Establish' as may be applicable, shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (vii) The construction in CRZ areas shall strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (viii) All waste (liquid and solid) arising from the proposed development will be disposed of as per the norms prescribed by State Pollution Control Board. There shall not be any disposal into the sea/coastal water bodies.
- (ix) No permanent labour camp, machinery and material storage is allowed in CRZ area.
- (x) 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 or HVAC cooling purposes within the development. The project proponent should 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.
- (xi) There shall no ground water drawal within CRZ without approval of the Competent Authority.
- (xii) The project proponent shall implement all mitigation measures recommended under the Environmental Management Plan for the project and status of its implementation shall be submitted regularly to the concerned agencies.
- (xiii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (xiv) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xv) 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.
- (xvi) 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.
- (xvii) 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.

- (xviii) 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.
- (xix) 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.
- (xx) Ambient noise levels should 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.
- (xxi) Fly ash shall 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 and 25th January, 2016.
- (xxii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxiii) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xxiv) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning. High quality double glass with special reflective coating in windows may be considered.
- (xxv) Diesel power generating sets proposed as source of back-up 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. Only low sulphur diesel shall be used and the location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (xxvi) 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.
- (xxvii) 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.

- (xxviii) 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, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) 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.
- (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) 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.
- (vii) 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.



- (viii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (ix) 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.
- (x) 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.
- (xi) 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 Parisad/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 31<sup>st</sup> 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.



**(W. Bharat Singh)**  
Addl. Director/Sc 'E'

Copy to:

- 1) The Secretary, Department of Environment, Govt. of Maharashtra, Mantralaya, Mumbai -32
- 2) The Chairman, Maharashtra Coastal Zone Management Authority, Room No.217 (Annexe), Mantralaya, Mumbai - 32
- 3) The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 32
- 4) The Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3rd & 4th Floor, Opp. Cine Planet, Matunga Scheme Road No. 8. Sion Circle, Sion (E), Mumbai-400022
- 5) The Member Secretary, Maharashtra Coastal Zone Management Authority, Environment Department, Government of Maharashtra, 5th Floor, New Administrative Building, Mantralaya, Mumbai- 400 032
- 6) The APCCF (C), MoEF&CC, Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur - 1
- 7) Guard File.
- 8) Monitoring Cell.



**(W. Bharat Singh)**  
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