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F.No.11-33/2017-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: 29.11.2017

To,  
M/s Moti Mahal Hotels Pvt Ltd.  
Falnir Road,  
Mangalore-575 001, Karnataka

**Sub: CRZ Clearance for proposed construction of Hotel Building in Mangalore, Dakshina Kannada District, in Karnataka - reg.**

Sir,  
This has reference to your proposal No. IA/KA/MIS/66989/2017, received in this Ministry for consideration of the CRZ Clearance for proposed construction of Hotel Building at Sy.No.11-3A, 11-4C,11-7, 11/3B,11/8, 11/5B2, 11/6A, 11/6B, Panambur, No.154, in Mangalore, in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 issued under the Environment (Protection) Act, 1986.

2. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 175<sup>th</sup> meeting held on 07.09.2017. The details of the project as per the documents submitted and presented during the aforesaid meeting are as under:

- (i) The proposed project will be located at a site on the right bank of Gurupur river, north of Kooloor Bridge on Edapalli Panvel Highway at Panambur, Mangalore, within the administrative boundary of Mangalore City Corporation.
- (ii) The proposed hotel is to be developed over a plot area measuring 24,240.33 sq.m and the built up area will be 19,909.44 sq.m. The total height will be 34.98 m.
- (iii) The project site is in CRZ-II. Two old, pre 1991, authorized structures exist within the site. The hotel is to be constructed on the landward side of these existing buildings.
- (iv) The FSI of the proposed construction is 1.01.
- (v) The cost of the project will be approx. Rs. 48 Crores.
- (vi) The proposed hotel will have Ground + 9 Upper floors and will comprise of the following: 96 Rooms, 6 Restaurants, 2 Banquet Halls, 1 Coffee Shop, 1 Health Centre and 1 Bar.
- (vii) Waste water generated will be about 104 KLD and will be treated in an STP of 110 KLD proposed to be installed. Out of 104 KLD, about 40 KLD will be recycled after being treated and the remaining 61 KLD will be disposed of to underground drainage.
- (viii) Roof top water will be collected in tanks and reused after filtration for domestic use

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- (ix) Proposed storm water harvesting pits of 15 KLD capacity – 27 nos. are proposed.
- (x) Power supply will be met from Mangalore Electricity Supply Company Limited (MESCOM).
- (xi) The project was recommended by KCZMA for CRZ clearance vide its letter No. FEE 192 CRZ 2017, dated 12.07.2017 for consideration of CRZ Clearance subject to the condition that the construction would be permitted towards landward side of the existing two old structures and others.

3. Based on the information submitted as at para no. 2 above and others and information made during the presentation before the EAC (CRZ), the Ministry of Environment, Forest and Climate Change in acceptance of the recommendation of the EAC (CRZ) hereby accords CRZ Clearance to the above project viz 'Proposed Hotel Building at Sy.No.11-3A, 11-4C, 11-7, 11/3B, 11/8, 11/5B2, 11/6A, 11/6B, Panamboor, No.154, in Mangalore, Dakshina Kannada District, in Karnataka' under the provision of CRZ Notification, 2011 and amendments thereto and circulars issued thereon, and subject to compliance of the following specific and general conditions as under:

#### **PART A – SPECIFIC CONDITIONS:**

- (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 9<sup>th</sup> June, 2015, are followed to ensure sustainable environmental management.
- (ii) A 2% of the 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.
- (iii) All conditions/recommendations stipulated by the Coastal Zone Management Authority (KCZMA) vide their letter dated 12.07.2017, shall strictly be complied with.
- (iv) Consent to Establish and Consent to Operate 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.
- (v) No construction activity shall be carried out on the water front side of the imaginary linear line of the two existing buildings located in the project site.
- (vi) The project proponent shall ensure that the quality of treated effluent is strictly in conformity of the standards prescribed by CPCB/KPCB for discharge

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into river and shall ensure that an in-built treated waste water quality checking mechanism in place before commencement of operation of the hotel.

- (vii) The proposed parking site shall be shifted beyond the NDZ of 200 metres from HTL.
- (viii) There shall be no dressing or alteration of the sand dunes present in the vicinity and the same shall be kept undisturbed. No alteration of natural features including landscape changes shall be undertaken for beautification, recreation and other such purpose.
- (ix) Construction shall be strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (x) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (xi) Temporary toilets shall be provided for all construction labour. Suitable toilet fixtures for water conservation shall be provided. 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.
- (xii) Ground water shall not be extracted for operation of the project.
- (xiii) Topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xiv) 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.
- (xv) 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.
- (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) Solid waste shall be managed as per Solid Wastes Management Rules, 2016.
- (xviii) All liquid waste arising from the proposed development will be disposed of as per the norms prescribed by Central/State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea/coastal water bodies. It shall be ensured that the wastewater generated is treated in a STP as committed by the project proponent. The treated waste water shall be reused

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for landscaping, flushing and / or HVAC cooling purposes etc. 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 standard parameters of the effluent discharge from STP under intimation to the SPCB.

- (xix) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xx) Project Proponent shall ensure regular operation and maintenance of the STP to meet the effluent discharge standards laid down under the rules and should also meet conditions (if any) stipulated in Consent to Establish and Consent to Operate.
- (xxi) A robust rainwater harvesting system shall be installed in consultation with the concerned authority. In addition water conservation measures shall be adopted for which a standard operating system shall be developed in a time bound manner during the development of the project itself.
- (xxii) The treated wastewater shall be recycled and reused to reduce the demand of fresh water.
- (xxiii) 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, of the Ministry along with six monthly monitoring reports.
- (xxiv) 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 ambient noise standards. Diesel power generating sets proposed as source of back-up power should conform to rules notified under the Environment (Protection) Act, 1986 for diesel generator sets.
- (xxv) 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. Used 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.
- (xxvi) Use of glass may be reduced by 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.

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## **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) 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.
- (iii) 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.
- (iv) 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.
- (v) 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.
- (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.

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(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 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 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.

  
(Arvind Nautiyal)  
Director

Copy to:

1. The Secretary, Department of Environment Forests, Science and Technology, Government of Karnataka, Room No. 709, 7<sup>th</sup> Floor, Gate No 4, M. S. Building, Bangalore-560001.

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2. The Chairman, Karnataka Coastal Zone Management Authority, Government of Karnataka, M. S. Building, Bangalore-560001.
3. The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 110032.
4. The Member Secretary, Karnataka State Pollution Control Board "Parisara Bhavan", #49, 4<sup>th</sup> & 5<sup>th</sup> Floor, Church Street, Bangalore-560001.
5. The APCCF (C), MoEF&CC Regional Office (SZ), Kendriya Sadan, 4<sup>th</sup> Floor, E&F Wings, 17<sup>th</sup> Main Road, Koramangala II Block, Bangalore - 560034.
6. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
7. Guard File/ Record File/ Notice Board.

*Arvind*  
(Arvind Nautiyal)  
Director