

F.No.11-5/2019-IA III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jorbagh Road, New Delhi-3
Dated: 28th March, 2019

To,

M/s Andaman and Nicobar Islands Integrated Development Corporation Ltd
Vikas Bhawan, PB No. 180,
Port Blair - 744 101
Andaman & Nicobar Islands

Sub: CRZ Clearance for Development of premium Tents and Tree Houses at Smith Island at Survey Nos. 96 and 98, Districts North and Middle Andaman, Andaman & Nicobar - reg.

Sir,

This has reference to your proposal No. IA/AN/MIS/75840/2018 dated 17th January, 2019, received in this Ministry for CRZ Clearance 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 207th meeting held on 25.01.2019 and again in the 209th meeting held on 18.02.2019. The details of the project as per the documents submitted and presented during the aforesaid meeting are as under:

- (i) The proposed premium tents and tree houses are proposed at Suvey Nos. 96 and 98 at Smith Island and will comprise of 70 Keys / Rooms).
- (ii) The Island is managed under Integrated Island Management Plan (IIMP) and the total plot area where the premium tents and tree houses are proposed is about 25 Ha.
- (iii) Desalination plant capacity will be now 14 KLD only as a standby, and it is proposed to develop rain water harvesting system to meet 100 % of water requirement. The storage capacity will be 6 MLD.
- (iv) Ross Wildlife Sanctuary is at 5 Km from the site.
- (v) CRZ maps has been prepared by NCSCM, Chennai.
- (vi) The proposed project falls in ICRZ- III (beyond 50 m of HTL) as per IPZ Notification, 2011.
- (vii) Intake point will be at 280 m from LTL into the sea and outfall at 280 m from LTL into the sea.
- (viii) The depth on intake will be at 3 m Chart Datum (CD) and outfall at 3 m CD.
- (ix) The diameter of pipes (Intake and Outfall) will be 25 mm.
- (x) FSI will be 0.036.
- (xi) No forest land is involved and there will be no tree felling /cutting.
- (xii) Solar Power Plant of 1.2 MW will be installed. In addition, a DG Set of 0.3 MW will also be installed.
- (xiii) Turtle nesting sites are present at 1.5 to 2 kms from the site.



- (xiv) About 5.48 MT/month of solid waste will be generated during operational phase of the resorts. Out of 5.48 MT/month of solid waste, 3.2 MT will be biodegradable, 2.2 MT non-biodegradable waste.
- (xv) Water requirement will be 69 KLD, out of which 28 KLD will be met from rain water harvesting system and 41 KLD from desalination plant.
- (xvi) Construction will be based on eco-friendly material and pre-fabricated concrete with minimal use of RCC.
- (xvii) Sewage generated will be treated in the 67 KLD STP proposed to be set up using MBBR technology.
- (xviii) It is proposed to bring the treated sewage water close to drinking standard by subjecting it to Reverse Osmosis system. The dried sludge can be used or co – composted with other organic waste produced.
- (xix) The treated waste water will be utilised for toilet flushing, HVACC cooling, landscaping etc.
- (xx) Cost of the project will be Rs 65 Crores.
- (xxi) ANCZMA has recommended CRZ Clearance vide its Letter No. APCCF/EPA/1/Vol.XIII/361, dated 30.11.2018

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 '*Development of premium Tents and Tree Houses at Smith Island at Survey Nos. 96 and 98, Districts North and Middle Andaman, Andaman & Nicobar*' 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) This clearance is subject to obtaining clearance from the Standing Committee of National Board of Wildlife, as may be applicable.
- (ii) 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, as may be applicable, are followed to ensure sustainable environmental management.
- (iii) The project shall be developed as a role model for tourism industry where environmental jurisprudence is implemented in letter and spirit and a third party monitoring agency of repute like NIOT, NEERI, NCSCM etc. shall be appointed by ANIIDCO. The said agency shall not only report compliance status of the conditions in the clearance letters to the authorities concerned but also shall make its observations from time to time in pursuit of protection and conservation of the CRZ ecosystem in the area.
- (iv) The project proponent shall ensure that an inbuilt mechanism appropriate management of solid waste management is in place which shall be a pre-requisite for obtaining CTO under Air and Water Acts from the A&NPCC.
- (v) All large and medium trees shall be counted and geo-referenced and shall not be allowed to be cut/felled. Details of the same to be provided to the office of PCCF, A & N and the regional office of MoEFCC

- (vi) Natural streams flowing parallel and close to the project areas shall be used effectively through check dams based on natural watershed. The same can be developed in consultation with A&N Forest Department or any other concerned agency in the UT administration.
- (vii) Project proponent needs to clearly define and demarcate diesel storage areas for the generator along with its spillage prevention plan. Project proponent need to also provide details of provision for loading and unloading of diesel at the location.
- (viii) The sea turtle nesting areas (Green Sea Turtle, Hawksbill Turtle and Olive Ridley Turtle) as identified by the Committee be clearly demarcated on the island map and made 'No Go Areas' for the tourists or any other visitors. The 'No Go Areas' should also cover atleast 1000 m on either side along the HTL lines.
- (ix) No construction (including cemented/concretised parking space for vehicles) shall be made in the NDZ area.
- (x) Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
- (xi) The project proponent shall examine possibility of installing solar Panels all along open spaces available and rooftops for generation of renewable energy.
- (xii) All conditions/recommendations stipulated by the Andaman & Nicobar Coastal Zone Management Authority (MCZMA) vide their letter No. APCCF/EPA/1/Vol.XIII/361, dated 30.11.2018, shall strictly be complied with.
- (xiii) 'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
- (xiv) Ground water shall not be extracted for operation of the project.
- (xv) 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 matter during the development of the project itself.
- (xvi) The treated wastewater shall be recycled and reused to reduce the demand of fresh water.
- (xvii) 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.
- (xviii) 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.



- (xix) Construction shall be strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (xx) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (xxi) Temporary toilets will 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.
- (xxii) Topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xxiii) 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.
- (xxiv) 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.
- (xxv) 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 the STP as committed by the project proponent. The treated waste water shall be reused 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.
- (xxvi) 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.
- (xxvii) 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.
- (xxviii) 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.
- (xxix) 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.

- (xxx) 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.
- (xxxi) 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.

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.
- (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 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.


(W. Bharat Singh)
Director / Sc 'F'

Copy to:

1. The Chief Secretary, Andaman & Nicobar Administration, Environment & Forests Department, Van Sadan, Port Blair.
2. The Chairman, Andaman & Nicobar Coastal Zone Management Authority, Environment & Forests Department, Andaman & Nicobar Administration, Van Sadan, Port Blair.
3. The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 32
4. The Member Secretary, Andaman & Nicobar Pollution Control Committee, Department of Science & Technology, Dollygunj, Port Blair - 744103, South Andaman, A & N Islands
5. The Member Secretary, Andaman & Nicobar Coastal Zone Management Authority, Environment & Forests Department, Andaman & Nicobar Administration, Van Sadan, Port Blair.
6. The APCCF (C), MoEF&CC, Regional Office (SEZ), I and II Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam, Chennai - 34
7. Guard File/Monitoring Cell.


(**W. Bharat Singh**)
Director / Sc 'F'

