

F.No.11-31/2016-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: 8<sup>th</sup> June, 2017

To

M/s Almas Ayurvedic Hospitals and Research Centre Pvt Ltd,  
1/215 D, Al Madeena Institute of Medical Science,  
Changuvetty, Kottakkal (P.O),  
District Malappuram - 676501 (Kerala)

**Sub: 'Almas Ayurvedic Resort' at Village Purathur, District Malappuram, (Kerala) by M/s Almas Ayurvedic Hospitals and Research Centre Pvt. Ltd - CRZ Clearance - reg.**

Sir,

This has reference to your application dated 6<sup>th</sup> August, 2016 submitting the above proposal to this Ministry for grant of CRZ Clearance in term of the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 under the Environment (Protection) Act, 1986.

2. The proposal for **'Almas Ayurvedic Resort'** at Village Purathur, District Malappuram, (Kerala) promoted by M/s Almas Ayurvedic Hospitals and Research Centre Pvt. Ltd, was considered by the Expert Appraisal Committee (EAC) in the Ministry for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 164<sup>th</sup> meeting held on 1<sup>st</sup> December, 2016.

3. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above said EAC meeting, are reported to be as under:-

- (i) The project is for Almas Ayurvedic Resort at Survey Nos: 8/1A9, 8/1A10, 8/1B2 in Village Purathur, District Malappuram, (Kerala) promoted by M/s Almas Ayurvedic Hospitals and Research Centre Pvt. Ltd.
- (ii) The total land area is 2.1 ha and the total built up area of the resort is 5224.41 sqm, which includes plinth area of Block 1&2 (4419.23 sqm), restaurant & staff accommodation (770.78 sqm), security rooms (9.60 sqm), swimming pool & bathroom (9.60 m).
- (iii) The project proposal is to establish a new resort to provide facilities for traditional ayurvedic wellness centre. The project involves development of buildings with a total capacity of 138 inmates along with 50 Staff at a time.
- (iv) The proposed plot is under the influence of 500 m HTL with respect to Arabian Sea and CRZ Zone of Tirur Puzha. According to the CRZ report for the area prepared by the National Centre for Earth Science Studies, the site falls at a distance of 280 m from the HTL, sandwiched between Tirur River and Lakshadweep sea.
- (v) **Land use:** The proposed location is in a village setting with mixed landuse with agriculture. A road maintained by Kerala PWD running along the western side, the Tirur Puzha (river) on eastern side. South and North

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portions are coconut plantations with some residential units location. Presently, the plot is having barren land in front of the road followed by coconut plant towards river side. The proposed buildings are majorly falling in the barren land.

- (vi) **Project Components:** The project involves the construction of two treatment blocks and with a separate restaurant block. It also includes facilities like STP, RWH, pools, open area for cultural activities, walkway and parking areas.
- (vii) Constructional water requirement will be 8.42 m<sup>3</sup>/day and the source of water will be vendor supply. Operational water requirement will be 35.5 m<sup>3</sup>/day and the source of water will be rain water harvested and R.O treated water from the river.
- (viii) An Expanded Granular Sludge Bed Reactor (EGSB) with a capacity of treating sewage of 16m<sup>3</sup>/day has been proposed for the proposed project. It includes the following operational units namely Grit chamber, oil trap separator, collection tank, EGSB reactor, clarifier, and filters. The treated effluent could be used for inland irrigation. Recycling/reuse of treated water and disposal.
- (ix) **Solid Waste Management:** The construction waste produced will be reused to the maximum extent possible for leveling and recyclable waste will be sent for recycling. During operation phase, the biodegradable waste will be treated in the biogas plant and recyclable waste such as plastic, paper etc will be sent to market for recycling. The oil contaminated waste will be treated using bulking agents such as saw dust, waste paper and nutrient mixture and composted to manure.
- (x) No hazardous waste is expected to be generated.
- (xi) The project location is dominated by Coconut plantation and common shrubs. It was estimated that about 30 coconut trees coming on the foot print of the proposed structures shall be cleared.
- (xii) **Parking facilities:** The parking provisions are made according to the Kerala Municipal Building Rules (KMBR) norms. Parking facilities for 23 cars are provided in front of the administrative block out of which two slots are kept for parking for disabled persons.
- (xiii) **Energy requirement:** Solar energy to minimize conventional energy use, photovoltaic panels (5 kVA) and solar water heater systems will be provided. The street lighting and emergency lighting will be provided with solar energy. Solar water heater with 2000 litre storage tank capacity is proposed in the project. It is estimated to have a saving of 54 units per day with the usage energy conservation measures. Source of power supply will be Kerala State Electricity Board (KSEB).
- (xiv) **RWH:** A roof top rain water harvesting facility is integrated with the project and a rainwater storage tank of capacity 186 m<sup>3</sup> is proposed. The same is in line with KMBR 25liters per sqm of total coverage area.
- (xv) **SCZMA Recommendations:** The Kerala State Coastal Zone Management Authority (KCZMA) has recommended the project vide their letter No. 3573/A2/15/KCZMA/S&TD dated 2<sup>nd</sup> March, 2016.
- (xvi) **Cost of the project:** Rs.4.80 Crores.
- (xvii) **Whether the project is in Critically Polluted area:** No.
- (xviii) **If the project is for EC under EIA Notification, 2006:** EIA clearance is not applicable for the project, since the built-up area is only 5056.87 sqm.
- (xix) **If the project involves diversion of forest land:** No forest land is involved in the project.

(xx) **Benefits of the project:** Project benefit includes long term positive impact on the socio economy of the area. The project has several benefits in terms of foreign exchange and local area development. The other benefits includes the development of health tourism, exposure of Ayurveda to the Middle East and other foreign countries, employment opportunities to the local people, socio economic development of the area etc.

(xxi) **Employment potential:** 50 nos.

4. The EAC, in its 164<sup>th</sup> meeting held on 1<sup>st</sup> December, 2016, has recommended the project for grant of CRZ Clearance. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords CRZ Clearance to the above project '**Almas Ayurvedic Resort**' at Village Purathur, District Malappuram, (Kerala) promoted by M/s Almas Ayurvedic Hospitals and Research Centre Pvt Ltd, 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) The project proponent shall obtain all necessary clearances/ permission from the concerned authorities as applicable.
- (ii) 'Consent to Establish' 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.
- (iii) All conditions stipulated by the Kerala Coastal Zone Management Authority (KCZMA) vide their letter No. 3573/A2/15/KCZMA/S&TD dated 2<sup>nd</sup> March, 2016, shall strictly be complied with.
- (iv) The construction in CRZ areas shall strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (v) The project proponent shall not undertake any construction activity in the No Development Zone except for the purpose of a boat jetty.
- (vi) The project proponent shall not disturb any mangroves during construction and operation phases.
- (vii) There shall be no dressing or alteration of the sand dunes, natural features including landscape changes for beautification, recreation and other such purpose.
- (viii) The project proponent shall ensure compliance to all the safety measures, as proposed for the project site, to meet any contingency during Tsunami or any such natural calamity including the construction of restaurant on stilts in the resort project site as assembling place as part of on-site emergency preparedness for all guests and staff within resort in case of any natural calamity.
- (ix) The development of Resort shall be strictly for occupation of tourist and visitors. There shall not be any construction for residential purpose.

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- (x) All waste (liquid and solid) arising from the proposed development will be disposed off as per the norms prescribed by State Pollution Control Board. There shall not be any disposal in to the sea/coastal water bodies.
- (xi) No permanent labour camp, machinery and material storage is allowed in CRZ area.
- (xii) 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.
- (xiii) Fencing with vegetative cover is allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach.
- (xiv) There shall no ground water drawal within CRZ without approval of the competent Ground Water Authority.
- (xv) 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.
- (xvi) 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 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.
- (xvii) 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.
- (xviii) The project proponent shall implement all mitigation measures recommended under the Environmental Management Plan for the project.
- (xix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xx) 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.
- (xxi) 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.
- (xxii) 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.

- (xxiii) 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 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016.
- (xxiv) Ready mixed concrete must be used in building construction.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxvii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxviii) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xxix) 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.
- (xxx) 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.
- (xxxi) The treated wastewater shall be recycled and reused to reduce the demand of fresh water as committed.
- (xxxii) Solid waste management shall be collected, treated disposed in accordance with the Solid Waste Management Rules, 2016. No municipal waste should be disposed off outside the premises.
- (xxxiii) The Operation and Maintenance of STP shall be made in the MoU with STP supplier. Project Proponent shall ensure regular operation and maintenance of the STP.
- (xxxiv) Parking facility with 6 m clear driveway shall be provided.
- (xxxv) The project proponent shall explore the possibilities of reusing the treated wastewater from nearby projects.
- (xxxvi) 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 Ministry before the project is commissioned for operation. Treated affluent 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 affluent 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.
- (xxxvii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

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- (xxxviii) 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 in accordance with guidelines for State height issued by CPCB. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (xxxix) 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.
- (xl) The 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.
- (xli) 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.
- (xlii) 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 also be displayed on the website of the 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) 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.
5. 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.
6. Officials from the Regional Office of MoEF&CC, Bangalore who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Bangalore.

7. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
8. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
9. 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 proponents from the respective competent authorities.
10. 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 Regional Office of this Ministry at Bangalore.
11. 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.
12. 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.
13. 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. The clearance letter shall also be put on the website of the company by the proponent.
14. 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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.
15. 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 EC conditions and shall also be sent to the respective Regional Office of MoEF&CC by e-mail.

  
**(Arvind Kumar Nautiyal)**  
**Director**

Copy to:

- 1) The Secretary, Department of Environment, Government of Kerala, Thiruvananthapuram
- 2) The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi-32
- 3) The Member Secretary, Kerala State Pollution Control Board, Palamoodu Junction, Pattom Place, P.O. Thiruvananthapuram - 4
- 4) The APCCF (C), MoEF&CC, Regional Office (SZ), Kendriya Sadan, 4<sup>th</sup> Floor, E&F Wing, 17<sup>th</sup> Main Road, Koramangala II Block, Bangalore - 34
- 5) IA - Division, Monitoring Cell, MoEF, New Delhi -3
- 6) Guard file

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**(Arvind Kumar Nautiyal)**  
**Director**