

F.No.11-27/2015-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan
Jor Bagh Road, New Delhi - 110002

Dated: 9th November, 2016

To

The Deputy General Manager (Env),
M/s Gujarat Maritime Board,
Sector 10A, Opp. Airforce Station,
Gandhinagar - 382 010 (Gujarat)

Sub: 'Construction of Administration Building and Staff Quarters' at Okha District Devbhumi Dwarka (Gujarat) by M/s Gujarat Maritime Board - CRZ Clearance - reg.

Sir,

This has reference to your letter No.GMB/Env/3(69)/Okha/3136 dated 29th May, 2015 and subsequent letter dated 20th July, 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 '**Construction of Administration Building and Staff Quarters**' at Okha, District Devbhumi Dwarka (Gujarat) promoted by M/s Gujarat Maritime Board, was considered by the Expert Appraisal Committee (EAC) in the Ministry for Infrastructure Development, Coastal Regulation Zone Building/ Construction and Miscellaneous projects, in its meetings held on 18 20 November, 2015, 28-29 March, 2016 and 26th July, 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 meetings, are reported to be as under:-

(i) The project involves construction of administration building and staff quarters at Okha, District Devbhumi Dwarka (Gujarat) promoted by M/s Gujarat Maritime Board. The location of the project is Longitude 60° 05' E and Latitude 22° 28' N.

(ii) The construction area of the proposed project is 3523.28 m², and comprises demolition of the old quarters (169 nos quarters - Area: 7250 sqm) and construction of administrative buildings and staff quarters (Area: 3523.28 sqm). The project also involves the construction of new quarters in place of old quarters existing since British regime and not in good condition and required to be demolished for creating new housing facility for the GMB employees working at the Okha Port (about 130 personal). The old quarters are of different type spread in area of 7250 sqm which needs to be demolished.

(iii) GMB will carry out tendering and as part of the Environment Management, work is to be given to the party with condition for demolition of the old building in such a way to reduce the temporary fugitive emission as well as disposal of the debris generated from demolition to the low lying area of nearby area. This waste debris generated from the demolition of the quarters is

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@8925 cum. It will be used in the construction activities and rest will be safely disposed off to the location identified by the party in concurrence of GMB to dispose of waste for proper environment management.

(iv) During construction phase, 30 KLD water will be required which will be supplied through tankers and during operation phase, 61.560 KLD water will be required which will be supplied through Nagarpalika-Okha.

(v) Sewage generation is estimated to be 57.456 KLD which will be treated in Package sewage treatment plant. The sludge will be disposed off through local Nagarpalika-Okha. Treated sewage will be reused. MSW will be disposed off at Local MSW facility of Nagarpalika-Okha.

(vi) During operational phase, 80-90 kVA will be provided from existing PGVCL line. Energy saver equipments for lighting and other facility would be used whenever feasible.

(vii) Administrative building is planned to be constructed ground plus first floor and staff quarters are planned to be constructed ground plus two floors. Parking would be provided adjacent to the structure.

(viii) **SCZMA Approval:** The Gujarat Coastal Zone Management Authority (GCZMA) recommended the project vide their letter No.ENV-10-2014-129-E dated 24th February, 2015.

(ix) **Investment/Cost:** The cost of the project is Rs.1.7 crores.

(x) **Wildlife issues:** There are no wildlife issues involved. Also, there is no court case pending against the project.

(xi) There is no court case pending with the project.

(xii) **Benefits of the project:** Administrative building and quarters is the basic needs for employee working at Okha Port since Okha is located at extreme end of the state where the commuting is very difficult for the Port staff for day to day operations.

(xiii) **Employment potential:** Not applicable since project is of Construction of administrative building and staff quarters for Govt. Servant working at the Okha Port.

4. The EAC, in its 161st meeting held on 26th July, 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 '**Construction of Administration Building and Staff Quarters**' at Okha, District Devbhumi Dwarka (Gujarat) promoted by M/s Gujarat Maritime Board, 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 comply with the guidelines for building and construction projects issued vide this Ministry's OM No.19-2/2013-IA.III dated 9th June, 2015 to ensure sustainable environmental management.
- (ii) The project proponent shall obtain all necessary clearances/ permission from all concerned agencies including the town planning authority before commencement of work.

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- (iii) '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.
- (iv) The construction in CRZ areas shall strictly be in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (v) There shall be no dressing or alteration of the sand dunes, natural features including landscape changes for beautification, recreation and other such purpose.
- (vi) All waste (liquid and solid) arising from the proposed development will be disposed off as per the norms prescribed by Gujarat Pollution Control Board. There shall not be any disposal in to the sea/coastal water bodies.
- (vii) No permanent labour camp, machinery and material storage is allowed in CRZ area.
- (viii) 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.
- (ix) 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.
- (x) There shall be no ground water drawal within CRZ without approval of the competent authority.
- (xi) All construction activities shall be in accordance with the local building byelaws. The project proponent shall obtain necessary permission from concerned authorities for their proposed construction.
- (xii) Installation and operation of DG sets shall comply with the standards notified by the Ministry and guidelines of CPCB. The D.G set shall be at least 6 m away from the boundary.
- (xiii) All the conditions stipulated by the Gujarat Coastal Zone Management Authority (GCZMA) vide their letter No.ENV-10-2014-129-E dated 24th February, 2015, shall strictly be complied with.
- (xiv) 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.
- (xv) No construction work violating CRZ Notification, 2011 shall be carried out in Coastal Regulation Zone area.
- (xvi) The project proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, in perpetuity. This would be monitored by the designed Energy Conservation/ efficiency Authority in the State.

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- (xvii) Necessary arrangements for the treatment of effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged in CRZ area.
- (xviii) The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986.
- (xix) 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.
- (xx) The project proponent shall implement all mitigation measures recommended under the Environmental Management Plan for the project.
- (xxi) The rainwater harvesting plan should be incorporated by the CGWA.
- (xxii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (xxiii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (xxiv) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xxv) 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.
- (xxvi) 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.
- (xxvii) 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.
- (xxviii) 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.
- (xxix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards. The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.
- (xxx) 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.

- (xxxix) 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.
- (xxxixii) 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 of 27th August, 2003 and 25th January, 2016.
- (xxxixiii) Ready mixed concrete must be used in building construction.
- (xxxixiv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxxixv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxxixvi) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xxxixvii) 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.
- (xxxixviii) 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.
- (xxxixix) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

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.
- (iii) Solid waste management shall be collected, treated and disposed in accordance with the Solid Waste Management Rules, 2016. No municipal waste should be disposed off outside the premises.
- (iv) The Operation and Maintenance of STP shall be made in the MoU with STP supplier. The project proponent shall ensure regular operation and maintenance of the STP.
- (v) Parking facility with 6 m clear driveway shall be provided.
- (vi) The project proponent shall explore the possibilities of reusing the treated wastewater from nearby projects.

- (vii) 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.
- (viii) 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.
- (ix) 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. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) 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.

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5. The above stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the A (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, EIA Notification, 2006 and CR Notification, 2011.

6. Officials from the Regional Office of MoEF&CC, Bhopal 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 should be forwarded to the APCCF, Regional Office of MoEF&CC, Bhopal.

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 measure 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 Bhopal.

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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

15. 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 EC conditions and shall also be sent to the respective Regional Office of MoEF&CC by e-mail.


9/11/2016
(S.K. Srivastava)
Scientist E

Copy to:

- 1) The Principal Secretary, Department of Forests & Environment and Chairman, GCZMA, Govt. of Gujarat, Sachivalaya, Gandhinagar
- 2) The Director, Forests & Environment Department, Govt. of Gujarat, Block No.14, 8th Floor, Sachivalaya, Gandhinagar – 10
- 3) The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi – 32
- 4) The Chairman, Gujarat Pollution Control Board, Paryavaran Bhawan, Sector 10 A, Gandhinagar-10
- 5) The APCCF (C), MoEF&CC, RO (WZ), E-5, Kendriya Paryavaran Bhawan, Arera Colony, Link Road No.3, Ravishankar Nagar, Bhopal – 16
- 6) Guard File
- 7) Monitoring Cell, MoEFCC


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