

**MINUTES OF THE 274th MEETING OF THE EXPERT APPRAISAL COMMITTEE
FOR PROJECTS RELATED TO COASTAL REGULATION ZONE HELD ON
17th SEPTEMBER, 2021**

The 274th meeting of the Expert Appraisal Committee for projects related to Coastal Regulation Zone was held on 17/09/2021 held through Video Conferencing due to prevalent pandemic situation. The list of members presents in EAC given at **Annexure-I**.

The deliberations held and the decisions taken are as under:

2.0 CONFIRMATION OF THE MINUTES OF THE LAST MEETING

The Committee having noted that the Minutes of the 272nd meeting are in order and confirmed the same with suggestions that in case any typographical / grammatical errors are noticed in due course, the same may be corrected suitably.

3.0 CONSIDERATION OF PROPOSALS

RECONSIDERATION:

3.1 Proposal for development of Mahindra Holiday Resort on plot bearing Survey Nos. 32/1, 136/3, 32/2/2, 32/2/3, 32/2/5, 32/2/3, 32/2/7, 32/2/8, 32/2/9, 32/2/10, 32/2/11, 32/4/A ,32/4/B at Village Undi & Village Chapheri, Tal & District Ratnagiri by M/s Mahindra Holidays & Resorts India Ltd - CRZ Clearance IA/MH/CRZ/220442/2021] [F.No.11/21/2021-IA.III]

“The EAC noted that the Project Proponent has given undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the EIA/EMP report. If any part of data / information submitted is found to be false / misleading at any stage, the project will be rejected and Environmental and or CRZ Clearance given, if any, will be revoked at the risk and cost of the project proponent.”

The proposal of M/s Mahindra Holidays & Resorts India Ltd, has submitted the proposal for development of Mahindra Holiday Resort on plot bearing Survey Nos. 32/1, 136/3, 32/2/2, 32/2/3, 32/2/5, 32/2/3, 32/2/7, 32/2/8, 32/2/9, 32/2/10, 32/2/11, 32/4/A, 32/4/B at Village Undi & Village Chapheri, Tal & District Ratnagiri. The project proponent made a presentation and submitted the following information in EAC(CRZ) meeting held on 11/08/2021:

- (i) The proposed project is for development of Mahindra Holiday Resort at Ratnagiri, Maharashtra.
- (ii) The total plot area is 114400.00 Sq.m. out of which 29465.56 Sq.m. is permissible built up area. While the proposed built-up area is 25719.36 Sq.m.
- (iii) The proposed area statement is given below:

S. No	Description	Area (Sq. mt.)
1.	Total plot area	114400.00
2.	Ground Coverage area	15402.51

3.	Recreational Open Space Area	10504.90
4.	Additional Green Area	11000.00
5.	Amenity area	5252.45
6.	Proposed built-up area as per FSI (0.3)	25719.36
7.	Proposed built-up area as per Non FSI	3064.57
8.	Total construction built-up area (FSI+Non FSI)	28783.93

- (iv) The proposed project falls in CRZ-III (22.75 acres), NDZ of CRZ-III (4.7 acres) and non CRZ area (0.8 acres).
- (v) The 220 Sq. mt. of area is proposed for STP and additionally 146 Sq. mt. i.e. 40 % area is proposed as STP zone for ventilation purpose.
- (vi) The proposed project has 236 number of rooms with other allied activities. The details of construction area are as follows:

Block	Configuration	Studio Room/ 1 Bed Room/ Hotel rooms	Height (up to terrace level)
Block A1 to A3	3 Nos. of Bldg: Ground + 1 floor each	Studio Room: 12 nos. 1 Bed Room: 12 nos.	8.85 mt.
Block B1 & B2	2 Nos. of Bldg: Ground + 1 floor each	Studio Room: 16 nos. 1 Bed Room: 8 nos.	8.85 mt.
Block C	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 16 nos. 1 Bed Room: 4 nos.	8.85 mt.
Block D	1 Nos. of Bldg: Ground + 1 floor	Hotel Room: 16 nos.	8.85 mt.
Block E	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 6 nos. 1 Bed Room: 10 nos.	8.85 mt.
Block F	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 8 nos.	8.85 mt.
Block G	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 18 nos.	8.85 mt.
Block J1	1 No. of Bldg: Ground + 1 floor	Studio Room: 12 nos.	8.85 mt
Block L1 & L2	2 No. of Bldg: Ground + 1 floor	1 Bed Room: 4 nos.	3.30 mt.
Block M1 & M6	6 Nos. of Bldg: Ground floor each	Hotel Rooms: 24 nos.	3.30 mt.
Main Bldg & Buffet Restaurant	1 No. of Bldg: Ground + Lower level	--	9.00 mt.
Holiday Activity	Ground Floor	--	8.85 mt
Banquet	Ground Floor	--	9.00 mt.
Shack Restaurant	Ground Floor	--	8.85 mt
Block A4 to A6	3 Nos. of Bldg: Ground + 1 floor each	Studio Room: 12 nos. 1 Bed Room: 12 nos.	8.85 mt
Block B3	1 No. of Bldg: Ground + 1 floor	Studio Room: 8 nos. 1 Bed Room: 4 nos.	8.85 mt
Block J2	1 No. of Bldg: Ground + 1 floor	Studio Room: 12 nos. Bed Room: 12 nos.	8.85 mt

Block K1 & K2	2 Nos. of Bldg: Ground + 1 floor each	1 Bed Room: 16 nos.	8.85 mt
Block N1 to N6	6 Nos. of Bldg: Ground floor each	2 Bed Room: 16 nos.	4.85 mt.
SPA and Gym	1 No. of Bldg: Ground + 1 floor	--	8.85 mt
Shack Restaurant	Ground floor	--	8.85 mt
Alighting Cable Car Platform	--	--	9.00 mt

- (vii) The proposed project layout was superimposed on the approved CZMP of the 1:4000 scale map, which was prepared by Institute of Remote Sensing, Chennai.
- (viii) No construction is proposed within 200 meters in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line.
- (ix) Excavation shall be done for the foundation of the blocks for various resort rooms, restaurants, activities etc.
- (x) Excavation material shall be partly reused on site for backfilling (31242 cum) and partly for road levelling (505 cum).
- (xi) The plantation of 1664 nos. of trees and landscape development shall be done to create a pleasing aesthetic and visual impact.
- (xii) Total water requirement during non-monsoon season will be 278 KLD and sourced will be through Tankers.
- (xiii) Power requirement will be sourced from Maharashtra State Electricity Distribution Company Limited (MSEDCL). The connected load will be 2847 KW and maximum demand will be 1844 KW.
- (xiv) During Operation phase 177kg/day biodegradable waste and 265kg/day non-biodegradable waste will be generated.
- (xv) Biodegradable waste will be treated through Treatment by Organic Waste Converter (OWC) and non-biodegradable waste will be treated by authorised recyclers.
- (xvi) STP Sludge (Dry sludge) will be used as manure. Domestic hazardous wastes shall be stored separately and disposed to authorized waste pickers or waste collectors as per the direction or notification by the local authorities from time to time
- (xvii) During the proposed project approximately 386 persons will be employed and during construction phase about 150 persons will be temporary employed. While in operation phase 236 persons will be permanently employed.
- (xviii) The total cost of the project will be ₹72.39 crores.
- (xix) The Maharashtra Coastal Zone Management Authority has also recommended the proposal for clearance *vide* its letter No. CRZ/2020/CR169/TC 4 dated 30/06/2021.

2. In the 270th EAC (CRZ) was informed by the project proponent that the basement area will be used only for vehicle parking. Therefore, the Committee advised that they have to obtain the NOC from State Water Ground Authority as per the Annexure-III of the CRZ Notification, 2011.

3. In the 270th EAC (CRZ) held on 11/08/2021 noted that the instant proposal also includes setting up of cable car, rain water harvesting storage tanks and platform / staircase in NDZ area, which is non-permissible as per the extant norms. The MCZMA also noted that the platform for the cable car is proposed in NDZ area. The Committee directed that there shall be no extraction of ground water within the CRZ area as per the extant norms. Further, the

committee advised to proponent that the as per extant norms the proposal need to be revised as per above observations on cable car, rainwater harvesting storage tanks, staircase etc. Accordingly, the proposal was deferred for consideration at a later stage.

4. On submission of the above observations and compliances made by M/s Mahindra Holidays & Resorts India Ltd, the proposed project was placed on before the EAC(CRZ). M/s Mahindra Holidays & Resorts India Ltd presented a revised layout plan and also informed that only natural trail/ pathway will be for access to beach. M/s Mahindra Holidays & Resorts India Ltd, also submitted and informed that the revised proposed project falls in CRZ III (200m to 500m) 23.05 acres (93288.39 sq. mt), NDZ of CRZ III- 4.23 acres (17108.23 sq. mt) and non CRZ area – 0.98 acres (4003.38 sq. mt) and also provide the revised details of construction area, which are as follows:

Block	Configuration	Studio Room/ 1 Bed Room/ Hotel rooms	Height (up to terrace level)
Block A1 to A3	3 Nos. of Bldg: Ground + 1 floor each	Studio Room: 12 nos. 1 Bed Room: 12 nos.	8.85 mt.
Block B1 & B2	2 Nos. of Bldg: Ground + 1 floor each	Studio Room: 16 nos. 1 Bed Room: 8 nos.	8.85 mt.
Block C	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 16 nos. 1 Bed Room: 4 nos.	8.85 mt.
Block D	1 Nos. of Bldg: Ground + 1 floor	Hotel Room: 16 nos.	8.50 mt.
Block E	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 6 nos. 1 Bed Room: 10 nos.	8.85 mt.
Block F	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 8 nos.	8.85 mt.
Block G	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 18 nos.	8.85 mt.
Block J1	1 No. of Bldg: Ground + 1 floor	Studio Room: 12 nos.	8.85 mt
Block L1 & L2	2 No. of Bldg: Ground + 1 floor	1 Bed Room: 4 nos.	3.30 mt.
Block M1 & M6	6 Nos. of Bldg: Ground floor each	Hotel Rooms: 24 nos.	3.30 mt.
Main Bldg & Buffet Restaurant	1 No. of Bldg: Ground + Lower level	--	9.00 mt.
Holiday Activity	Ground Floor	--	8.85 mt
Banquet	Ground Floor	--	9.00 mt.
Shack Restaurant	Ground Floor	--	8.85 mt
Block A4 to A6	3 Nos. of Bldg: Ground + 1 floor each	Studio Room: 12 nos. 1 Bed Room: 12 nos.	8.85 mt
Block B3	1 No. of Bldg: Ground + 1 floor	Studio Room: 8 nos. 1 Bed Room: 4 nos.	8.85 mt
Block J2	1 No. of Bldg: Ground + 1 floor	Studio Room: 12 nos.	8.85 mt
Block K1 & K2	2 Nos. of Bldg: Ground	1 Bed Room: 16 nos.	8.85 mt

	+ 1 floor each		
Block N1 to N6	6 Nos. of Bldg: Ground floor each	2 Bed Room: 6 nos.	4.85 mt.
SPA and Gym	1 No. of Bldg: Ground + 1 floor	--	8.85 mt
Shack Restaurant	Ground floor	--	8.85 mt

5. The Committee noted the variation in figures of CRZ-III (within 200m to 500m) area as recommended by MCZMA and submitted by PP. The Committee suggested to PP to give an undertaking including other supporting documents regarding the correct area statement.

6. The PP has submitted an undertaking on 22/09/2021 via e-mail to all EAC Members including MoEF&CC about correct area statement. The proponent also submitted a project layout plan and IRS report.

7. The Committee noted the revised proposed area/layout plan/ construction area and suggested that no construction shall be allowed in the NDZ area. **The Committee also suggested that the required NOC shall be obtained from the State Ground Water Authority by M/s Mahindra Holidays & Resorts India Ltd before processing the file for final CRZ Clearance.**

8. Based on the deliberations held and submissions made, the Committee recommended the proposal for CRZ Clearance subject to following conditions:

- i) The proposed construction should be as per extant norms given at Annexure-III of the CRZ Notification, 2011 and as amended from time to time.
- ii) No construction shall be allowed in NDZ areas of the CRZ-III.
- iii) No groundwater shall be extracted within CRZ area to meet the water requirements during the construction and / or operation phase of the project.
- iv) Construction of basement may be allowed subject to the condition that no objection certification is obtained from the State Ground Water Authority to the effect that such construction will not adversely affect fee flow of groundwater in that area.
- v) The overall height of construction upto the highest ridge of the roof, shall not exceed 9 metres and the construction shall not be more than two floors (Ground Floor + one Upper Floor).
- vi) No excavated material during the construction shall be dumped in water bodies or adjacent areas. The site shall be restored to its near original condition after completion of construction of work.
- vii) Any temporary physical infrastructure setup during construction period shall be removed simultaneously with completion of laying of each segment of the project.
- viii) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- ix) All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

4.0 Any other item with the permission of the Chair.

The meeting ended with a Vote of Thanks to the Chair.

List of the Expert Appraisal Committee (CRZ) Members participated during Video Conferencing (VC) Meeting

S. No.	Name of Members	Designation
1.	Dr. Deepak Arun Apte,	Chairman
2.	Dr. Manoranjan Hota	Member
3.	Shri S. Jeyakrishnan	Member
4.	Shri Manmohan Singh Negi	Member
5.	Shri Sham Wagh	Member
6.	Prof. Ashok Kumar Pachauri	Member
7.	Prof. V.K Jain	Member
8.	Prof. Mukesh Khare	Member
9.	Dr. M.V. Ramana Murthy, Director, NCCR, Chennai	Member
10.	Dr. Niraj Sharma Senior Principal Scientist, Transport Planning, Planning & Environment(TPE) Division, Central Road Research Institute, New Delhi	Member
11.	Shri. R.P.S Verma, Director, Ministry of Water Resources, Central Water Commission, New Delhi	Member
12.	Dr. H. Kharkwal Additional Director Ministry of Environment, Forest and Climate Change, New Delhi	Member Secretary
13.	Dr. Bhawana Kapkoti Negi Ministry of Environment, Forest and Climate Change, New Delhi	Technical Officer,
