

**MINUTES OF THE 270th MEETING OF THE EXPERT APPRAISAL COMMITTEE
FOR PROJECTS RELATED TO COASTAL REGULATION ZONE HELD
ON 11th AUGUST, 2021**

The 270th meeting of the Expert Appraisal Committee for projects related to Coastal Regulation Zone was held on 11/08/2021 under Chairmanship of Dr. M.V. Ramana Murthy as nominated to him by sitting Chairman Dr. Deepak Arun Apte, due to health issue. The meeting was 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 267th 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

FRESH PROPOSAL:

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 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, is 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 provided the following information:

- (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. The Committee 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. The Committee 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.

3.2 Proposal for 400 KV Vikhroli receiving Station and associated incoming transmission lines for strengthening of Mumbai Transmission System by M/s Kharghar Vikhroli Transmission Pvt Ltd. - CRZ Clearance

[IA/MH/CRZ/218894/2021] [F.NO. 11/22/2021-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 Clearance given, if any, will be revoked at the risk and cost of the project proponent.”

The proposal of M/s Kharghar Vikhroli Transmission Pvt. Ltd, is for 400 KV Vikhroli receiving Station and associated incoming transmission lines for strengthening of Mumbai Transmission System. The project proponent made a presentation and provided the following information:

- (i) The proposed transmission lines project would enable additional power supply of 1000 MW to be brought into Mumbai and suburbs, thereby helping to meet the ever-increasing energy demands of the city. The execution of such a public utility project will help the city of Mumbai in getting economic power from other sources, thus benefitting the consumers of Mumbai, in terms of assuring 24X7 supply, at competitive rates. The proposed transmission lines project is thus, premised on meeting the present and future energy requirements in an efficient and sustainable manner.
- (ii) The proposed project is for construction of overhead transmission line with involves installation of 47 intermittent transmission towers over the length of about 14.5 km.
- (iii) The Loop-In-Loop-Out (LILO) of 400kV Talegaon-Kalwa transmission line starts from tower no. 197A and terminates at Vikhroli substation [Approximately 12 km]. The transmission line will be further extended starting from Vikhroli substation and join at tower no 63 of 400 KV Kharghar Vikhroli line [Approximately 2.35 km].
- (iv) Total area of the project is 75.6135 ha. out of which 52.5549 ha. area is under forest and 23.0586 ha. is non-forest.

- (v) The proposed project falls in CRZ –I (A), I(B), II & IV(B). The details are as below:

CRZ area	Tower Number
CRZ IA	8,15, 16, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 67, 68
CRZ IA (50 m Mangrove Buffer)	197 A, 1, 2, 3, 4, 5, 6, 9, 11, 12, 17, 19, 21, 32, 36, 64,65, 66, 69
CRZ IB	7,10,18,20
CRZ II	13, 14
NON CRZ	Dead End Tower 1, Dead End Tower 2, 33, 34, 35, 37,70

- (vi) The CRZ map of 1:4000 scale was prepared by Institute of Remote Sensing, Anna University, Chennai.
- (vii) The project site is accessible from Eastern Express Highway and Mulund- Airoli Bridge. Access to Tower number 197A, 1, 2 and 3 is proposed by providing temporary access road beyond existing roads connected to Mulund- Airoli bridge road. Tower number 35, 36 and 37 has direct connectivity from eastern express highway. Access to remaining Tower locations is proposed by providing temporary access roads beyond existing internal roads connected to eastern express highway.
- (viii) The project involves total forest / mangrove area of 71.6135 ha. Thus total 1854 no. of mangrove trees have likely to be cut.
- (ix) A compensatory mangrove tree plantation in 1:6, which is more than existing norms will be carried out at the suitable locations in coordination with Forest Department and Mangrove Cell, leading to creation of the new habitat.
- (x) In addition to this a compensatory afforestation shall be raised over degraded forest land twice the extent of the forest area being diverted in respect of the proposed project.
- (xi) The proposed project involves erection of transmission towers and stringing of transmission lines with RoW of 46 m. The RoW passes through Thane Creek Flamingo Sanctuary at Tower no. 3 and 5 covering about 404m length.
- (xii) Considering total 47 Tower locations, the excavated quantity is estimated to be about 8500 m³. Excavated soil will be reused for backfilling and compacting tower base during foundation work.
- (xiii) Water requirement for construction purpose will be 146 KLD and 13.5 KLD for drinking purpose. The water requirement for the construction phase will be sourced through Tankers.
- (xiv) During construction phase, diesel operated equipment such as piling rig will be used. DG Set of up to 250 kVA may be required for illumination purpose only if required, as most of the work is carried out during the day light.
- (xv) Domestic waste which will be collected and segregated by providing separate bins on site and will be handed over to authorized vendors for further processing.
- (xvi) Oil waste, if any generated during construction phase will be handled as per Hazardous and Other Waste (Management & Trans Boundary) Rules 2016. The project will generate employment opportunity for about 300 peoples from all skilled, semiskilled and unskilled streams during different stages of construction and about 20 peoples during operation phase.

- (xvii) Total manpower required during construction of the project will be 300 and provision for employment opportunities for local labours.
- (xviii) Total construction waste generation during the construction phase from the excavation is estimated to be 8500 m³. Excavated soil will be reused for backfilling and compacting tower base during foundation work. Total domestic waste generated from 300 workers during construction phase is estimated to be 75kg/day.
- (xix) The total estimated cost of the project is approximately INR 185.12 crore.
- (xx) The Maharashtra Coastal Zone Management Authority has recommended the proposal for clearance *vide* its letter No. CRZ 2021/CR 37/TC 4 dated 30/06/2021.

2. The Committee noted that the instant proposal viz. 400 kV Vikhroli Receiving Station and associated incoming transmission lines for strengthening of Mumbai Transmission System was earlier accorded CRZ clearance to M/s Tata Power Company Limited (TPCL) *vide* this Ministry's letter dated 30/09/2015 and its amendment dated 09/11/2016. The Committee was informed that the TPCL had obtained various statutory approvals for the said project. However, as no significant progress of the project by TPCL in execution, due to inordinate delay in execution of the project, Maharashtra Electricity Regulatory Commission (MERC) *vide* its order dated 12/09/2018 canceled the allocation of the project of TPCL and directed the Maharashtra State Electricity Transmission Company Ltd (MSETCL) to conduct a competitive bidding process for selecting implementing agency for the said project on the basis of Tariff Based Competitive Bidding (TBCB). MERC order dated 12/09/2018 was challenged by TPCL before Hon'ble Appellate Tribunal for Electricity (APTEL). APTEL *vide* its order dated 23/09/2019 upheld the MERC order dated 12/09/2018 and decided that the statutory approvals/clearances obtained by TPCL from various statutory authorities in respect of the project shall be transferred to the successful bidder to avoid duplication of efforts.

On 13/05/2019 Kharghar Vikhroli Transmission Private Limited (KVTPL) a Special Purpose Vehicle (SPV) was incorporated by MSETCL for the implementation of the project of setting up of "400 kV Vikhroli Receiving Station and associated incoming transmission lines for a strengthening of Mumbai Transmission System".

Subsequently, the bidding process was carried out by MSETCL and Adani Transmission Limited (ATL) was selected as the successful bidder to take over the project from TPCL, including the transfer of all the project statutory approvals obtained for the Project by TPCL. The Letter of intent ("LOI") for "400 KV Vikhroli receiving station and associated transmission lines for strengthening of Mumbai Transmission System" (Project) dated 12th December 2019 came to be issued in favor of the ATL.

As per the terms of bid, ATL on 25/06/2020, acquired the SPV Company i.e., KVTPL and the same is now a 100% subsidiary of ATL.

The 400 kV LILO of Talegaon- Kalwa transmission line, 400 kV multi-circuit Kharghar - Vikhroli transmission line & other associated lines and Vikhroli substation are part of the project scheme awarded to the ATL through TBCB and as per LoI, the project is scheduled for commissioning by March, 2022.

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

- i) All construction shall be strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- ii) Prior High Court permission shall be obtained since the alignment of transmission line is passing through mangroves areas.
- iii) Prior Clearance from the Standing Committee of the NBWL shall be obtained as RoW passes through Thane Creek Flamingo Sanctuary.
- iv) Forest Clearance under Forest (Conservation) Act, 1980 shall be Obtained. This clearance is subject to prior clearance under Forest (Conservation) Act, 1980 for diversion of 52.5549 ha. of forest area for proposed project.
- v) Six times of compensatory mangrove tree plantation should be done against the mangrove cut as committed at the suitable location in coordination with the Forest Department and Mangrove Cell.
- vi) The bird diverters should be installed in transmission line so as to avoid accidental collision of birds i.e. Flamingos etc. with support of reputed institutions.
- vii) No excavated material during the construction shall be dumped in water bodies or adjacent areas to avoid blockage. The site shall be restored to its near original condition after completion of construction of work by removing all debris to facilitate free flow of water.
- viii) No groundwater shall be extracted within CRZ area to meet the water requirements during the construction and / or operation phase of the project.
- ix) Any temporary physical infrastructure setup during construction period shall be removed simultaneously with completion of laying of each segment of the project.
- x) All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

3.3 Proposal for construction of Beach Resort at Sy. No.79, Perupalem Village, Mogulthur Mandal, West Godavari District, Andhra Pradesh by M/s Gold Coast Beach Resort Pvt. Ltd for CRZ Clearance

IA/AP/CRZ/147934/2021] [F.NO. 11/23/2021-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 Clearance given, if any, will be revoked at the risk and cost of the project proponent.”

The proposal of M/s Gold Coast Beach Resort Pvt. Ltd., is for construction of Beach Resort at Sy. No.79, Perupalem Village, Mogulthur Mandal, West Godavari District, Andhra Pradesh. The project proponent made a presentation and provided the following information:

- (i) M/s Gold Coast Beach Resorts Pvt. Ltd is proposing to construct Beach Resort is an area of 30 Acres with built up area is 17724.76 Sqm (G+1) at survey No. 79, Perupalem Village, Mogulthur Mandal, West Godavari District, Andhra Pradesh.

- (ii) The geographical co-ordinates of the site are Latitude - 16°20'47.97"N, Longitude - 81°33'43.82"E
- (iii) The land was obtained by way of lease from Govt. of A.P *vide* G.O No:148, dated 25/07/2002. The proponent intends to construct Main Block Rooms, Rooms with pool, Spa Block, Convention Centre, Restaurant, Go-Carting, Golf Course.
- (iv) The project plot area is 113150.16 Sq.m in which total built up area is 17724.76 Sq.m (G+1, and 9.0 M height). Permissible FSI ratio is 0.33. Proposed Beach Resort project FSI ratio will be 0.16.
- (v) The building area detail are given below:

S. No.	Blocks	Particulars	Built up Area Sq.m
1	A (Pool Block)	Ground floor area	1591.4
		First floor	1252.22
		Pool area	637.42
		A Block built up	2843.62
2	B (Main Block)	Ground Floor Area	6812.54
		First Floor	6584.27
		Pool Area	597.23
		B Block built up	13396.81
3	C (SPA)	SPA	650.06
4	D (Conventional Hall)	Ground Floor Area	834.25
Total Built-up area			17724.76 Sq.m
Net Plot Area			113150.16 Sq.m
Parking Area			5317.43 Sq.m
Greenbelt Area			25990.71 Sq.m

- (vi) The proposed project falls under CRZ - III. The CRZ map of 1:4000 scale was prepared by Institute of Remote Sensing, Anna University, Chennai.
- (vii) The total area allocated for parking is 5317.43 Sq.m. Parking provided 30 percentages of build-up area. ECS is 166 (100 Cars +50 Buses + 45 Two-wheelers)
- (viii) The total water requirement of the project during occupational stage is 77 KLD, out of that the fresh water requirement is 46 KLD will be sourced from Gram Panchayat Supply / Ground Water and the recycled water from STP is 55 KLD.
- (ix) Rain harvesting Pits and Storm water drains leading to the four storage tanks with 25,000 ltd capacities each will be constructed.
- (x) The total sewage water generated is 69 KLD. It is proposed to treat the sewage in STP of capacity of 100 KLD. The treated waste water is used for Flushing, & Gardening and remaining will be sent to public sewers.
- (xi) The power requirement for the proposed project is estimated as 1500 KVA which will be sourced from the APCPDCL.
- (xii) UPS power shall be on emergency supply through 2 x 250 KVA DG sets. The fuel requirement for 2 x 250 KVA DG Set is 120 litres. The fuel used in DG sets is High Speed Diesel (HSD).
- (xiii) Total manpower for the project will be 300 and provision for employment opportunities for local labours.
- (xiv) The total estimated cost of the project is approximately INR 200 crore.

(xv) The Andhra Pradesh Coastal Zone Management Authority has recommended the proposal for clearance *vide* its letter No. 239/CRZ/Resort/2020 dated 04/02/2021.

2. The committee noted that golf court layout was given at project layout plan, therefore PP informed this was their previous plan but now they will not contract the golf court. Committee suggested to PP to give an undertaking and accordingly submit a revised layout plan. The Committee also suggested to use the electric / battery operated vehicle.

3. The PP has submitted an undertaking on 11/08/2021 via email to all EAC Members including MoEF&CC that the specific and general conditions as imposed by APCZMA will be complied and Golf court construction proposal in the project layout will be removed and replaced as NDZ which will be used for greenbelt development. The proponent also submitted a revised project layout plan.

4. 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) 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).
- iii) No construction shall be undertaken to disturb the free flow of groundwater or natural course of water.
- iv) 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.
- v) No groundwater shall be extracted within CRZ area to meet the water requirements during the construction and / or operation phase of the project.
- vi) Any temporary physical infrastructure setup during construction period shall be removed simultaneously with completion of laying of each segment of the project.
- vii) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- viii) All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

3.4 Proposal for Construction of Hotel & Resort at S.No.67/8C1D16A, 67/8C1D16B, 67/8C1D16C, 67/8C1D19, 67/8C1D20, 67/22, 67/2 3B, 67/23B, 67/24, 67/25, 67/26B, 67/57, 67/195 & 67/196 of Krishankaranai Village, Nemmeli Panchayat, Thiruporur Taluk, Chengalpattu District by M/s Ceebros Hotels Pvt. Ltd. for CRZ Clearance
[IA/TN/CRZ/222123/2021] [F.NO.11/24/2021-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 Clearance given, if any, will be revoked at the risk and cost of the project proponent.”

M/s Ceebros Hotels Pvt Ltd is for construction of Hotel & Resort at S.No.67/8C1D16A, 67/8C1D16B, 67/8C1D16C, 67/8C1D16D, 67/8C1D16E, 67/8C1D17, 67/8C1D18, 67/8C1D19, 67/8C1D20, 67/22,67/23B, 67/24, 67/25, 67/26B, 67/57, 67/195 & 67/196 of Krishnakarani Village, Nemmeli Panchayat, Thiruporur Taluk, Chengalpattu District was earlier considered in the 259th meeting held on 19/03/2021. In the said meeting the Committee observed that the proposed resort blocks A, B & C consist of Lower Ground Floor, Ground Floor and First Floor. Block D with Lower Ground Floor and Ground Floor. Block E and Villa with Lower Ground Floor with 156 Rooms and 25 Villas along with allied amenities. *As per Annexure III of the CRZ Notification, 2011, the overall height of the project structure shall not exceed 9 metres and the construction shall not be more than two floors (Ground Floor + one Upper Floor). Further, as per extant norms of the CRZ regulation, the project 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 free flow of groundwater in that area.*

2. The Committee noted that the instant proposal is of 8.95 m height and consist of three floors i.e. Lower Ground Floor, Ground Floor and First Floor. The Committee further decided that the proposal may be modified as per extant provisions of the CRZ Notification and necessary permission, as may be applicable, may be obtained from State GWA for construction of basement. *Accordingly, the proposal was deferred.*

3. During the process the said proposal no IA/TN/CRZ/202536/2021 was delisted from the list. Now M/s Ceebros Hotels Pvt. Ltd., had re-applied for the CRZ clearance, the proposed project proposal number is IA/TN/CRZ/222123/2021, the project proponent made a presentation and had provided the following information to the Committee:

- (i) M/s Ceebros Hotels Pvt. Ltd., proposes a Hotel & Resorts development in Krishnakaranai Village, Thiruporur Taluk, Nemmeli Panchayat, Chengalpattu District with 156 Rooms and 25 Villas.
- (ii) The proposed project geo-coordinates are 12°41'47.5"N & 80°13'19.9"E and the total plot area is 67,339.17 Sq.m. for an estimated built up area of 26,308.80 Sq.m.
- (iii) The proposed development comprises of Block A with basement floor, ground floor and first floor. block B, C, D & E with ground floor and first floor.
- (iv) The basement floor is meant for parking space and mep services only. No rooms are in basement floor. The rooms are restricted to ground & first floor levels.
- (v) The existing building has a total built up area of 464.60 Sq.m. (Ground floor - 316.15 Sqm. & First Floor - 148.45 Sq.m. with swimming pool) at our site is within 0-200 m, in-existence approved from 10/04/1987 and before the CRZ notification 1991. The existing guest house shall be renovated and retained as part of the project.
- (vi) The project site falls in CRZ-III area, as per the approved CZMP of Tamil Nadu. The CRZ map of 1:4000 scale was prepared by Institute of Remote Sensing, Anna University, Chennai.

(vii) The details of proposed built up area is as follows:

(Area in Sq.m.)

Blocks	DESCRIPTION	TOTAL AREA	PARKING AREA	F.S.I AREA	NO. OF ROOMS	VILLA
Block wise / Floor wise Distribution						
BLOCK A	BASEMENT FLOOR	4308.00	4308.00	0.00		
	GROUND FLOOR	6006.16		6006.16		
	FIRST FLOOR	1153.18		1153.18		
BLOCK B	GROUND FLOOR	2939.31		2939.31	27.00	
	FIRST FLOOR	1928.83		1928.83	27.00	
BLOCK C,D, E	GROUND FLOOR	4076.86		4076.86	51.00	
	FIRST FLOOR	4076.86		4076.86	51.00	
VILLA	GROUND FLOOR	1355.00		1355.00		25.00
BLOCK E EXISTING BUILDING	GROUND FLOOR	316.15		316.15		
	FIRST FLOOR	148.45		148.45		
TOTAL		26308.80	4308.00	22000.80	156.00	25.00
FSI Permissible Under CRZ –III		0.33				
FSI Achieved		22000.80/67339.17 = 0.327				
Green Area		34,580.00 Sq.m [Around 51%]				

(viii) The comparative statement of changes/ improvement made as advised by EAC in the 259th meeting held on 19/03/2021 are as follows:

Details	Old Online Application Proposal No. IA/TN/CRZ/202536/2021	New Online Application Proposal No. IA/TN/CRZ/222123/2021	Remarks
Plot Area	67,339.19 Sq.m	67,339.19 Sq.m	Remain Same - No Changes
Number of Floor	Lower Ground Floor, Ground Floor, First Floor	Basement Floor, Ground Floor, First Floor	Basement Floor Provided only in Block “A” for Parking Space
Number of Room	156	156	Remain Same - No Changes
Number of Villas	25	25	
Number of Blocks	5	5	

FSI Area – Sq.Mtrs	21248.48	21060.3	Reduction in total built up area in respect to the SCZMA recommendations due to scheme change as advised by EAC-CRZ
Parking space – Sq.Mtrs	1404	1500	
Total Built up area -in Sq.Mtrs	22652.48 [in line with SCZMA]	22560.3	
FSI Achieved	0.316	0.313	Reduced due to reduction in FSI
Number of Parking	228 Nos. (112- cars + 116 Two wheelers)	248 Nos. (132 Cars + 116 Two Wheeler)	Increased Parking Provision

- (ix) The PP also approached for NOC for basement under CRZ Notification to Central Ground Water Board, South Eastern Coastal Region, Chennai *vide* letter no. Lr. No. T/980/CGWA/2021-432 dated 16/04/2021. Central Ground Water Board, Chennai recorded that at present the proposed land is vacant and during field visit it is found that ground level is around 3.8 m from ECR road. As such there is no development activity, and before the commencement of the project, the PP have to approach to CWGA for necessary permission / NOC may be given based on the site condition.
- (x) Total water requirement for the proposed development is 160 KLD of which 130 KLD will be fresh water; Fresh water will be sourced from Thiruporur panchayat union. 30 KLD need for flushing purpose, water for flushing, HVAC and Gardening will be met through the treated water from STP.
- (xi) It is proposed to install a dedicated STP with Ultra filtration system of capacity 150 KLD to treat wastewater generated from the resort. The treated water of 124 KLD will be completely used for flushing (30 KLD), greenbelt (24 KLD) and HVAC (make up 70 KLD).
- (xii) Total 548Kg/day comprising of 329Kg/day of Organic Wastes, which shall be treated in-situ using OWC and the recyclable wastes of 219Kg/day shall be disposed through recyclers.
- (xiii) The total power requirement will be 3 MW and it will be sourced from the TANGEDCO. However, 3 power back up of capacity of DG sets of 1010 KVA shall be operated only during power failure.
- (xiv) The DG sets shall comply to the noise levels and emission norms prescribed by CPCB / TNPCB.
- (xv) The roof top (2 nos.) with the sump of capacity of 100 KLD will be installed. The harvested rainwater shall be used within the site after prior treatment.
- (xvi) The surface runoff will be diverted to the percolation pits (50 Nos.) for recharging of ground water. Excess or peak flow will be drained into the Bay of Bengal.
- (xvii) The employment potential of the project is 912 persons.
- (xviii) The total cost of the project is ₹141 crores.
- (xix) Tamil Nadu Coastal Zone Management Authority (TNCZMA) has recommended the project *vide* its letter No. 1217/EC.3/2021-1, dated 25/02/2021.

4. The Committee noted that there is an existing building has a total built up area of 464.60 Sq.m (Ground Floor - 316.15 Sq.m & First Floor - 148.45 Sq.m with swimming pool) at our site is within 0-200 m, in existence approved from 10/04/1987 and before the CRZ notification 1991. The existing guest house shall be renovated and retained as part of the project. Thereafter, with the undertaking PP intimated that the existing work along with the repair works to the existing swimming pool as well within the norms of CRZ regulations.

5. The Committee also noted that the basement will be used only for the parking purpose and the that the permission from the Central Ground Water Authority need to be obtained. Based on the deliberations held the Committee recommended the project for CRZ clearance subject to the 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) 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).
- iii) The project 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 the groundwater in that area.
- iv) The permission from the State Ground Water Authority need to obtained that the effect of construction will not adversely affect free flow of groundwater in that area prior to commencement of project or activity.
- v) There shall not be any obstruction to the public using the beachfront due to the construction activity. In case of access road to the beachfront is not available the same shall be provided.
- 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) No groundwater shall be extracted within CRZ area to meet the water requirements during the construction and / or operation phase of the project.
- viii) Any temporary infrastructure setup during construction period shall be removed simultaneously with completion of laying of each segment of the project.
- ix) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- x) 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. M.V. Ramana Murthy, Director, NCCR, Velachery Tambaram Main Road, Narayanapuram, Palikaranai, Chennai - 600 100 (Tamil Nadu) E-mail: ramana2865@gmail.com	Chairman
2.	Dr. Manoranjan Hota K-184, Gulshan Ikebana, Ikebana, Sector-143, Noida, Gautam Budh Nagar, Uttar Pradesh-201301; E-mail: hota.manoranjan@gmail.com	Member
3.	Shri S. Jeyakrishnan Flat No. C-201, Oak Canopy, 8 Raja Street, Kallimadal Road, Singanallur, Coimbatore- 641005, Tamil Nadu; E-mail: sukumaranjeyakrishnan@gmail.com	Member
4.	Shri Manmohan Singh Negi D-1, Tower-8, New MotiBagh, New Delhi-110023, Email: negims84@hotmail.com	Member
5.	Shri Sham Wagh 8, Laxmi Apartments, Lane No.6, Prabhat Road, Pune- 411004, E-mail: sham.wagh@gmail.com	Member
6.	Prof. Ashok Kumar Pachauri C/o: Rajesh Chandra, 31, Civil Lines Boat Club Road, Roorkee, Haridwar, Uttarakhand-247667, Email: pachauri1945@gmail.com	Member
7.	Dr. Niraj Sharma Senior Principal Scientist, Transport Planning, Planning & environment(TPE) Division, Central Road Research Institute, Delhi Cantt, New Delhi-110025; E-mail: neeraj.crrri@nic.in	Member
8.	Prof. Mukesh Khare, Professor, Environmental Engineering, Civil Engineering Department, Block	Member

	IV, IIT Delhi, Hauz Khas, New Delhi-110016, E-mail: kharemukesh@yahoo.com	
9.	Dr. H. Kharkwal Additional Director Ministry of Environment, Forest and Climate Change Indira Paryavaran Bhawan, Jor Bagh Road New Delhi-110003 E-mail: h.kharkwal@nic.in	Member Secretary
10.	Dr. Saranya P. Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003	Joint Director, MoEFCC
11.	Dr. Bhawana Kapkoti Negi Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003	Technical Officer, MoEFCC
