

MINUTES OF THE 184th MEETING OF EXPERT APPRAISAL COMMITTEE FOR PROJECTS RELATED TO COASTAL REGULATION ZONE HELD ON 24th JANUARY, 2018 AT INDIRA PARYAVARAN BHAWAN, MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE, NEW DELHI

The 184th Meeting of the Expert Appraisal Committee for projects related to Coastal Regulation Zone was held on 24.01.2018 at Indus Conference Hall, Jal Wing, Ground Floor, Indira Paryavaran Bhawan, New Delhi. The members present were:

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| 1. | Dr. Deepak Arun Apte | - | Chairman |
| 2. | Dr. V.K Jain | - | Member |
| 3. | Dr. M.V. Ramana Murthy | - | Member |
| 4. | Dr. N.K Verma | - | Member |
| 5. | Dr. Anil Kumar Singh | - | Member |
| 6. | Dr. Mohan Singh Panwar | - | Member |
| 7. | Dr. Anuradha Shukla | - | Member |
| 8. | Shri. N.K. Gupta | - | Member |
| 9. | Shri. Arvind Kumar Nautiyal | - | Member Secretary |

Shri T.P. Singh, Dr. Asha Ashok Juwarkar, Shri. Prabhakar Singh, Shri. Narendra Surana and Shri Sharad Chandra were absent.

Also in attendance: Shri W. Bharat Singh, Joint Director, MoEFCC and Dr. Bhawana Kapkoti Negi, Technical Officer, MoEFCC. 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 minutes of the 181st meeting had taken care of the comments received from members as necessary confirmed the minutes.

3.0 CONSIDERATION OF PROPOSALS:

FRESH PROPOSALS:

3.1 Proposal for construction of Servant Quarter at CS. No. 215, G. B. Chief Justice House at N. D. Road, Mumbai by Public Works Department [F.NO.11-1/2018-IA.III]- CRZ clearance reg.

The project proponent made a presentation and provided the following information:

- i) The proposed project is for construction of servant's quarter by demolishing delapidated servant quarter at CS. No. 215, G. B. Chief Justice House at N. D. Road, Mumbai. Construction of R.C.C. framed structure comprising of Ground+3 floors will be carried out.
- ii) The total project built-up area will be 540.0 Sq.m.

- iii) The proposed project site is located in CRZ- II.
- iv) Water requirement will be 50000 Litre during the construction phase, which will be sourced from private Tankers.
- v) During operation phase 135 Litre per person per day of water will be required for domestic use at servant quarters and water requirement will be fulfilled from Municipal supply of MCGM.
- vi) Solid waste generated will be disposed of to Municipal facility.
- vii) Existing facilities will be used for disposal of sewage from servant quarters.
- viii) Construction of new servant's quarters will provide quality, residential accommodation and improve living condition of the servants.
- ix) The total Cost of the project will be Rs 1.29 crores.

2. The project proponent further informed that the Chief Justice quarter is a very old heritage structure and has been in existence since the British period.

3. The Committee during the course of its deliberation learnt that the quarters have already been constructed but could not obtain occupancy certificate from the concerned authority due to absence of a CRZ clearance. The Committee observed that the proposal is to be read as post facto clearance and is not a fresh proposal per say.

4. The Committee noted had there been a timely application for CRZ clearance the project entailing construction of servant quarters within the existing compound of old heritage building maintained by PWD, Government of Maharashtra, would have got the clearance as there are insignificant CRZ implications per say.

5. The Committee observed that for a project of such nature with insignificant implications on the CRZ characteristics of the area, the map prepared by PWD may be considered as sufficient for assessment of CRZ perspective. It was also agreed that the project would not alter the characteristics of CRZ of the area and therefore agreed that the proposal in so far as CRZ implications are concerned has no issues. As regards considering the project for post facto CRZ clearance, the Committee observed that the Ministry may take a decision based on the merit of the case and as per enabling provision reportedly under consideration for inclusion by way of amendment in CRZ Notification, 2011.

3.2 Proposal for construction of proposed water supply pipeline over Gadhi River, Navi Mumbai by City & Industrial Development Corporation (CIDCO) of Maharashtra Ltd. [F.NO.11-2/2018-IA.III] - Amendment in CRZ clearance reg.

The proposal of City & Industrial Development Corporation (CIDCO) of Maharashtra Ltd. is for amendment in CRZ clearance of construction of proposed water supply pipeline over Gadhi River, Navi Mumbai. The project proponent made a presentation and provided the following information:

- i) CIDCO was accorded CRZ clearance for construction of water supply network on Gadi River, from MBR Vahal to Kalamboli junction vide F.No.11-95/2012-IA.III, dated 15.03.2013.
- ii) CIDCO now intends to provide 1500 mm diameter water supply pipeline further passing through CRZ area on north bank of Gadhi River, which was not part of the CRZ clearance accorded on 15.03.2013.
- iii) The additional stretch in CRZ area will be 780 m and will pass through CRZ-I and CRZ-II.
- iv) This water supply line will cater to the Navi Mumbai's nodes like Kharghar, Kalamboli, Kamothe, Panvel and to Navi Mumbai International Airport. A Bridge will be constructed across Gadhi river to carry the water supply line. This bridge was already covered in the CRZ clearance accorded on 15.03.2013. The total Length of bridge will be 300 m, with a span over land 50 m on each side. There will be 9 Columns proposed over the total length.
- v) Width of the bridge: 6 m i.e. distance between two trusses is 6 m.
- vi) The superstructure of the bridge will be of structural steel with epoxy painting. Two trusses shall be provided on each side of the bridge. Cross members shall be provided between the two trusses at top and bottom level of the bridge.
- vii) CRZ map indicating HTL, LTL demarcation in 1:4000 scale with the proposed cabling route superimposed on the map has been prepared by IRS, Anna University.
- viii) Forest Land of 0.40 Ha involved and the forest clearance has been recommended by Additional PCCF, Nagpur to the Secretary (Forests), Govt. of Maharashtra.
- ix) The total cost of the project will be Rs 81.90 crores.
- x) DG sets will be deployed only during construction phase.
- xi) Impacts on environment are envisaged only during construction phase. No mangroves will be destroyed for construction of 780 m stretch on north bank.
- xii) Proposed pipeline construction will not hamper any traffic movement on nearby road. The channel of Gadhi River is shallow and no commercial fishing activity is undertaken at project site.
- xiii) The proposed facility will be benefited for Water supply pipeline for proposed Navi Mumbai International Airport.
- xiv) Project developer will employ local people in the construction phase to meet the significant human resource requirement for construction works so that the locals would get opportunities for employment. Local population would also get opportunities in related services activities like small contractors, sub-contractors, supply of construction materials, supply of basic facilities like eatables to the site etc.
- xv) The Maharashtra Coastal Management Authority (MCZMA) recommended the project vide letter No. CRZ 2016/CR 149/TC-4 dated 27.09.2016.

2. The Committee in the said meeting had observed that, the extension of proposed pipeline 780m beyond north bank of Gadhi River is to be laid in the buffer of the mangroves. The pipeline will be laid along the existing National Highway. The laying of pipeline is a permissible activity under para 3 sub clause (i) (a) of CRZ notification 2011 and regulated under para 8 I sub clause (ii) (b) of CRZ notification 2011. The Committee therefore agreed that the request for amendment in CRZ

clearance issued in 2013 can be considered and the Ministry may carry out the needful.

3.3 Proposal for Construction of Operator cum Guard Room and Rest Room for NAVTEX project and compound wall at Keating Point, Car Nicobar Island, Andaman and Nicobar Islands by Director of Lighthouse and Lightships [F.NO.11-3/2018-IA.III] - CRZ clearance reg.

The proposal of Director of Lighthouse and Lightships is for construction of an Operator cum Guard Room and Rest Room for NAVTEX project along with a compound wall at Keating Point, Car Nicobar Island of the Andaman and Nicobar Islands. The project proponent made a presentation and provided the following information:

- i) Car Nicobar Island is notified as tribal area for Nicobari tribes.
- ii) The Keating Point Lighthouse being located in a remote area, accommodation for operation staff and visiting officers are essential for smooth functioning of the station.
- iii) The station houses are equipped with sensitive installations in connection with aids of navigation and national security. It is also essential to secure the station premises with compound wall.
- iv) Presently the station not only provides aids to navigation but also accommodates Static Sensor of Indian Coast Guards.
- v) The proposed building and compound wall are located within the allotted land.
- vi) The proposed NAVTEX building is a RCC framed structure with a plinth area of 190 sqm. The floor level of proposed building is kept at 2.55m above ground level to protect the building from entry of sea water during natural calamities. The total height of the building is 6.0 m above ground level. The height of proposed compound wall is 1.80m above ground level.
- vii) The proposed building consists of 1 Navtex transmission room, 1 Navtex operator room, 3 guard room and 1 inspection quarters.
- viii) The operator guard room, guard room and inspection quarters are being provided with toilet facility.
- ix) The total cost of the project will be Rs 1.6 crores.
- x) For the construction purpose, about 104 kl of water would be required and the same will be purchased from commercial water supplier at and transported to the site.
- xi) During operation about 500 lpcd would be required. The demand shall be catered through existing water supply line provided by the municipal and rain water harvesting arrangement.
- xii) The roof of the proposed Navtex building is proposed to be used for collection of rainwater and the same shall be stored in a water tank of 20000 litter capacity. The collected rain water shall be used for the utility purpose of operational and visiting staff.
- xiii) The proposed area falls in CRZ-III/ICRZ-III.

- xiv) CRZ map indicating HTL, LTL demarcation in 1:4000 scale with the proposed cabling route superimposed on the map has been prepared by IRS, Anna University.
- xv) The Andaman & Nicobar Coastal Management Authority (ANCZMA) recommended the project vide letter No. CF/EPA/1/Vol.XIV/143 dated 19.09.2016.

2. The Committee noted that the project per say will not change the characteristics of the CRZ of the area and is a necessity for operational aspects of the Lighthouse and coastal security. The Committee therefore recommended the proposal for CRZ clearance subject to the following conditions:

- i) The project proponent shall be mindful of the seismicity of the area and shall ensure that construction is carried out keeping vulnerability to earthquake and its likely impact;
- ii) The project proponent shall ensure that construction materials including plastic bags are removed from the site during the course of construction and after completion.

3.4. Any Other Item:

3.4 Proposal for consideration of amendment in CRZ clearance accorded to Construction of Beach Resort at S. No. 354 & 355, Vadanemmeli Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu Construction of Beach Resort at S. No. 354 & 355, Vadanemmeli Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu. M/s A. R Resorts India Pvt. Ltd. [F.NO.11-33/2015-IA.III] - reg.

M/s AR Resorts India Pvt. Ltd. has approached the Ministry for an amendment in CRZ clearance by way of allowing them to delete a pre-condition for sourcing fresh water requirement from a proposed desalination plant. Their proposal was accordingly placed for consideration by the EAC (CRZ).

2. The Committee i,e EAC (CRZ) heard the project proponent and agreed that their request for deleting sourcing water from a desalination plant can be considered on merit and recommended that the same may be carried out by the Ministry.

3. Later, on finer examination, it was observed that based on the recommendation of the EAC (CRZ), the proposal for a Hotel & Resorts of M/s AR Resorts India Pvt. Ltd. was recommended by the Ministry of Environment, Forest and Climate Change, to the SEIAA, Tamil Nadu to suitably revise the Environmental Clearance issued by SEIAA, Tamil Nadu on 11.01.2016 for construction of Hotels & Resorts by M/s AR Resorts India Ltd., by incorporating CRZ conditions. The MoEFFCC communication was sent vide letter No. 11-33/2015-IA-III, dated 16.06.2016.

4. In view of the above, the Committee observed that since MoEFFCC cannot issue and amendment to a communication issued by SEIAA, Tamil Nadu, the project proponent shall approach the SEIAA, Tamil Nadu for the needful. The Committee

agreed that the submission of the project proponent has merits and the SEIAA may consider and issue suitable amendment accordingly. The Committee further recommended that the Ministry may issue a communication to the SEIAA this effect.

3.5 Proposal for development of Beach Resort "Karthikavanam Eco-tourism project" at S No.106 of Yendada village area of Greater Visakhapatnam Municipal Corporation, Andhra Pradesh by M/s MAG Leisures [F.NO.11-12/2013-IA.III] – Amendment of CRZ clearance reg.

The Committee was informed that based on the recommendation of the Committee in its 178th Meeting held on 17.10.2017 an amendment to the CRZ clearance issued by the Ministry on 26.02.2014 was issued on 30.11.2017. The said amendment was with respect to proposed changes in built up area and landuse statements. M/s Mag Leisures now informed that there has been an error on their part in reporting the built-up area and landuse statement and also owing to clubbing / de-clubbing of some project facilities and therefore has requested for a further amendment.

2. The Landuse area and built up area statements as per amendment issued on 30.11.2017 are as follows:

Landuse area statement

S.N	Item	Coverage	
		Sqm.	Acres
1.	Landscaping	21212.16	5.24
2.	Parking	5015.60	1.23
3.	Circulation	7106.03	1.76
4.	Built up area (ground coverage)	7106.32	1.76
5.	All weather Sampradaya Vedika/Open air theatre	4730.33	1.16
	Total Area	45232.44	11.17

Built up area statement:

S.N	Item	Area	
		Ground Floor (Sqm.)	First Floor (Sqm.)
1.	Ethnic Food Court	578.0	-
2.	Traditional House	315.03	309.88
3.	Restaurant	468.64	468.64
4.	Cottages	2140.45	2415.0
5.	Main Reception & Lounge	202.24	202.24
6.	Central Kitchen & Theme Restaurant	1100.66	994.37
7.	Sewage Treatment Plant	628.95	-
	Total	5433.97 (1.34 Area)	4115.58 (1.01 Acres)
	Total Built up area	9549.55 Sqm (2.359 acres)	

3. The desired amendment are as follows:

Landuse area statement

S.N	Item	Coverage	
		Sqm.	Acres
1.	Landscaping	21212.16	5.24
2.	Parking	5015.60	1.23
3.	Circulation	6723.43	1.66
4.	Built up area (ground coverage)	7550.92	1.87
	Total Area	40502.11	10.00

Built up area statement:

S.N	Item	Area	
		Ground Floor (Sqm.)	First Floor (Sqm.)
1.	Ethnic Food Court	-	-
2.	Traditional House	315.03	309.88
3.	Restaurant	-	-
4.	Cottages	2140.45	2140.45
5.	Main Reception & Lounge	202.24	202.24
6.	Central Kitchen & Theme Restaurant	1100.66	994.37
7.	Sewage Treatment Plant	628.95	-
8.	All weather Sampradaya Vedika/Open air theatre	3163.59	1566.74
	Total	7550.92 (1.87 Acres)	5213.68 (1.29 Acres)
	Total Built up area	12764.6 Sqm (3.16 acres)	

4. The Committee noted that the aforesaid changes are more of computational errors and since the built-up area being within the permissible FSI, can be agreed to. The Committee therefore recommended that necessary amendment may be carried out as necessary.

There being no other agenda item, the meeting ended with a vote of thanks to the Chair.
