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F. No. 10-31/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 10th August, 2017

To,

M/s Department of Tourism Government of Odisha,
Paryatan Bhawan, Lewis Road,
Bhubaneswar- 751014, Odisha
Email: pkchand65@gmail.com

Subject: Shamuka Beach Project Sipasurubali Village Puri Sadar No.78 P.S. Brahmagiri Tahasil, Puri District, Odisha by M/s Department of Tourism, Government of Odisha- Terms of Reference - reg.

Sir,

This has reference to your proposal No. IA/OR/NCP/64762/2017 dated 18th May, 2017, submitted to this Ministry for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of Terms of Reference (ToR) to the project 'Shamuka Beach Project Sipasurubali Village Puri Sadar No.78 P.S. Brahmagiri Tahasil, Puri District, Odisha promoted by M/s Department of Tourism, Government of Odisha was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 27-29 June, 2017.

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

- (i) Puri is one of the Four Dham & visited by large number of tourists round the year. The area selected for development of Shamuka Project is a beautiful site with long sea frontage and river front on its adjacent site. This site has tremendous potential for hi-end hotels & resorts, water front development, eco tourism & other ancillary tourism activities. It will also decongest the Puri city which is already overcrowded. Total Area of the project is 920.04 Acres (373.32 Ha). Total Built up area - 9,16,046 sqm.
- (ii) The details of the land use are as follows:

Land Use	Area (acres)
Institutional	80.07
Commercial	103.35
Residential	100.83
Mix Land use	128.13
Open space & Recreational	198.56
Golf course	221.08
Road	75.65

Utility & Services	12.38
Total	920.04

- (iii) Nalaban Sanctuary is located at (54.6 Km WSW), Chandaka – Dampara Sanctuary (64.8 Km NNW), and NandanKanan Sanctuary (69.4 Km N). Bhubaneswar is the nearest Airport i.e. 60 Km from Site. Site can be accessed through Puri - Brahmagiri road which is approximately 3Kms away. Industrial Development Corporation Odisha (IDCO) is constructing a proper two lane road from the Puri-Brahmagiri road to the site. The nearest railway station is at Puri which is approximately 8Kms from the site. Bhubaneswar is the nearest Airport i.e. 60 Kms from the site.
- (iv) Surface water (14 MLD) shall be provided from water supply project of Puri town jointly developed by the State Government and JNURM Project. The pond and other infrastructure is already in place and the pipeline laying will be done once the construction work starts in the site.
- (v) A strip of forests scattered in the project site, approximately 1200 mtr wide starts from middle of the site and extends beyond its limits. Apart from this chunk of plantation in smaller groups of trees scattered all over the site. The trees are mainly of casuarinas and kikar which cover 36% and 35% respectively.
- (vi) **Investment/Cost** of the project is Rs. 166.64 crores.
- (vii) **Employment potential:** 3000 people directly in construction period as well as operational phase. There will be at least two times indirect employment.
- (viii) **Benefits of the project:** To attract tourists, visitors and enhance the tourism industry further improves the living condition of the local community and creates vast direct & indirect employment.

4. The EAC, in its meeting held on 27-29 June, 2017, after detailed deliberations, recommended the project for grant of ToR as specified by the Ministry as Standard ToR in April, 2015 for the said project/activity and the following ToR in addition to Standard ToR for preparation of EIA-EMP report. As per the recommendation of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords ToR to the project 'Shamuka Beach Project Spasurubali Village Puri Sadar No.78 P.S. Brahmagiri Tahasil, Puri District, Odisha promoted by M/s Department of Tourism, Government of Odisha for preparation of the Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP) with the following specific and general conditions in addition to Standard ToR provided at Annexure -1:

- (i) Importance and benefits of the project.
- (ii) The data collection and impact assessment shall be as per standard survey methods. Fresh data collection for three months should be done and incorporated in the EIA/EMP report.
- (iii) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- (iv) Submit a copy of layout superimposed on the HTL/LTL map demarcated by an authorized agency on 1:4000 scale.
- (v) Recommendation of the SCZMA.

- (vi) Present land use of the proposed project site.
- (vii) Copy of approved project sanction plan.
- (viii) Details of project configurations and built up area.
- (ix) The project proponents will seek and submit a status of environmental clearance for the Draft Master Plan proposed by the Puri-Konark Development Authority.
- (x) Layout plan indicating road, greenbelt, drainage, sewer line, STP, solid waste handling area, rain water harvesting structure, etc. in different colour to be furnished.
- (xi) Layout of parking plan indicating entry and exit points of vehicular movement as well as traffic management plan. Highlight the fire tender pathway.
- (xii) An estimation of the extent of dewatering for basements, description of the methodology used and assessment of impacts shall be submitted along with a plan for reutilisation of Water as per the CGWA Guidelines.
- (xiii) Details of source of water supply along with permission to be submitted.
- (xiv) Quantification of various effluent streams such as sewage, restaurant effluent, Laundry effluent etc.
- (xv) Treatment scheme for effluent and its recycling mode.
- (xvi) The details of the treated sewage disposal and its impact on the recipient system shall be studied.
- (xvii) Action plan to prevent pollution from discharge of surface runoff into water bodies.
- (xviii) Details energy conservation measures to be taken. All points mentioned in the proposal such as orientation to support reduced heat gain, use of ASHRAE 90.1, use of ECBC compliant envelope measures to be supported through drawings and details in the proposal.
- (xix) To prepare a detailed biodiversity impact assessment report and management plan through the NIOS or any other institute of repute on marine, brackish water and fresh water ecology and biodiversity, The report shall study the impact on the rivers, estuary and the sea and include the intertidal biotopes, corals and coral communities, molluscs, sea grasses, sea weeds, subtidal habitats, fishes, other marine and aquatic micro, macro and mega flora and fauna including benthos, plankton, turtles, birds etc. as also the productivity. The data collection and impact assessment shall be as per standard survey methods.
- (xx) Thick greenbelt should be provided towards railway line.
- (xxi) Details of DG sets. Prediction of ground level concentration due to emissions from DG sets.
- (xxii) Details of arrangement for meeting standby power from solar energy.
- (xxiii) Details of rain water harvesting system to be furnished. Clarity on recharge pits, storage systems for rain water and use of appropriate filtration system for collected rain water to be detailed.
- (xxiv) Calculation on sizing of solar water heating systems to be furnished.

- (xxv) A backup arrangement of at least 50% solar powered systems connected to the grid and at least two solar powered lights and one solar powered fan in each flat
- (xxvi) A management plan for excavation and dewatering to ensure compliance to the CGWA guidelines and regulation.
- (xxvii) Solid waste management plan along with area earmarked for solid waste management scheme.
- (xxviii) Management of excavated soil. Pollution control measures to be taken to control fugitive emission during construction phase including marble /stone cutting.
- (xxix) Layout plan indicating Greenbelt along with area earmarked to be provided.
- (xxx) Disaster Management plan including onsite and offsite plan.
- (xxxi) The project proponents will submit a source apportionment study for the source of pollution in the area, formulate an action plan and the same shall be presented in the EIA.
- ~~(xxxii) The EIA should also give a compliance plan to conditions stipulated in Annexure XIV of the amended EIA Notification vide S.O. 3999 (E) dated 09.12.2016.~~
- (xxxiii) An assessment of the cumulative impact of all development and increased inhabitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities within the project area . A detailed traffic management and a traffic decongestion plan drawn up through an organisation of repute and specialising in Transport Planning shall be submitted with the EIA. The Plan to be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.

General Guidelines

- (i) The EIA document shall be printed on both sides, as far as possible.
- (ii) All documents should be properly indexed, page numbered.
- (iii) Period/date of data collection should be clearly indicated.
- (iv) Authenticated English translation of all material provided in Regional languages.
- (v) The letter/application for EC should quote the MoEF&CC File No. and also attach a copy of the letter prescribing the ToR.
- (vi) The copy of the letter received from the Ministry on the ToR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
- (vii) The final EIA-EMP report submitted to the Ministry must incorporate the issues mentioned in ToR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP Report where the specific ToR prescribed by the Ministry. Questionnaire related to the project (posted on MoEF&CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.
- (viii) Grant of ToR does not mean grant of EC.

- (ix) The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- (x) On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed ToRs (ToR proposed by the project proponent and additional ToR given by the MoEF&CC) have been complied with and the data submitted is factually correct (Refer MoEF&CC Office memorandum dated 4th August, 2009).
- (xi) While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analysed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF&CC Office Memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.
- (xii) All the ToR points as presented before the Expert Appraisal Committee (EAC) shall be covered.

5. The above ToR should be considered for the project 'Shamuka Beach Project Sipasurubali Village Puri Sadar No.78 P.S. Brahmagiri Tahasil, Puri District, Odisha promoted by M/s Department of Tourism, Government of Odisha, in addition to all the relevant information as per the 'Generic Structure of EIA' given in Appendix III and IIIA in the EIA Notification, 2006.

6. The project proponent shall submit the detailed final EIA/EMP prepared as per ToRs to the Ministry for considering the proposal for environmental clearance within 3 years as per the MoEF&CC O.M. No.J-11013/41/2006-IA-II(I) (P) dated 08.10.2014.

7. The consultants involved in preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/ Laboratories including their status of approvals etc. vide Notification of the MoEF&CC dated 19.07.2013.

8. The prescribed ToR would be valid for a period of three years for submission of the EIA/EMP Reports.


(Kushal Vashist)
Director

Copy to:

The Member Secretary, Odisha Pollution Control Board, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit - VIII, Bhubaneswar - 751012, Odisha FAX No: (0674) 2562822 / 2560955

Annexure - I

8(b): STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

- (i) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- (ii) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
- (iii) Examine baseline environmental quality along with projected incremental load due to the project.
- (iv) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- (v) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
- (vi) Submit the details of the trees to be felled for the project.
- (vii) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- (viii) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- (ix) Ground water classification as per the Central Ground Water Authority.
- (x) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- (xi) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- (xii) Examine soil characteristics and depth of ground water table for rainwater harvesting.
- (xiii) Examine details of solid waste generation treatment and its disposal.

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- (xiv) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
- (xv) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- (xvi) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- (xvii) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- (xviii) Examine the details of transport of materials for construction which should include source and availability.
- (xix) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- (xx) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- (xxi) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- (xxii) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- (xxiii) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

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