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ANDAMAN AND NICOBAR ISLANDS
INTEGRATED DEVELOPMENT CORPORATION LTD
(A Government undertaking)
CIN: U74999AN1988SGC000028, GSTIN: 35AACCA4070B1ZB

Responses on the Request for Qualification (RFQ) Document

Development of Eco-Tourism Projects in Lalaji Bay, Long Island, Smith Island, Aves Island and Shaheed Dweep

ANIIDCO expresses its appreciation to the interested applicants for their participation in the Pre – Application Conference on 14/07/2021 and for the invaluable suggestions received. The same has been duly taken note of. The response to the Pre – Application queries issued hereunder, are subject to the terms and conditions of the RFQ issued for the bid process, which shall prevail.

Sl. No.	Queries	Response
1.	If there is any difference between the revised offer/tender documents for the 4 islands released now i.e. June 2021 and the last one which was December 2019.	No change in the RFQ document except timelines. Applicants are advised to go through the RFQ document on its entirety as uploaded on the website http://aniidco.and.nic.in and www.andaman.gov.in and accordingly prepare their RFQ applications.
2.	ALS is keen to set up an Integrated Eco, Wellness cum Medical Tourism at Andaman & Nicobar Islands. ALS will setup under Public Private Partnership and seeks financial Incentives by way of Equity, Grant and Venture Funding for: ➤ 250 Bed Medical college with facilities to make Gene Therapy & remedial formulations. ➤ Varma Massage and wellness Epigenetic Massage and Meditation Techniques to switch on Good genes on Tourism tents and tree houses. ➤ Organ friendly whiskey & Vodka and Beer powder for export and local consumption.	Applicants are requested to refer to eligibility conditions as per the RFQ documents.

Sl. No.	Queries	Response
3.	If a Golf course development under 220 keys can be developed along with the resort.	The applicants may explore the feasibility of additional services including Golf Course fulfilling the RFQ obligation as per Article 2 and Article 21 of the Draft Concession Agreement.
4.	The proposal is to develop eco tourism resorts I would like to understand what scope of services you propose these resorts to offer? Also I would also like to understand whether the proposal also allows for the development of golf, which is a niche/eco tourism initiative by Incredible India and the ministry of tourism. It would be nice to have a few more details, perhaps an RFP if that has been prepared to understand the scope of the project in more detail, also is there a point of contact that I can connect with in case I have a few more questions?	
5	Please share pictures/map of land earmarked for Project in Shaheed Dweep.	Please see Annexure – I for the pictures/google map of the project site.
6.	Change in consortium be allowed, after the bid is won – This is to make provision to have a Management Contract in place if required without the Operator to invest in Equity. Further, we ask for deletion of clause 2.3.3 as if the conditions are being fulfilled then sole discretion should not apply.	No change in the RFQ conditions at the stage. Applicants to fulfil the criteria prescribed.
7.	Major hotel chains prefer not to invest and prefer to get into the O&M contracts only. The structure of qualification criteria does not allow for a consortium between a non-investing O&M partner and a Financial Partner.	
8.	In order to be certain of success in meeting qualification criteria with an overseas O&M partner, it would perhaps take an unlikely consortium of an Indian (technically and financially) qualifying partner with an overseas operator, wherein the technically qualifying Indian partner would then forgo O&M rights in favor of the overseas brand. This is extremely unlikely and does not create a path for global chains to participate. The recommended solution is to allow O&M participation without equity and use that also towards meeting technical qualifying criteria.	
9.	Share details of land and pictures and maps (preferably Drone/aerial) of the land parcels of all the four projects.	

Sl. No.	Queries	Response				
10.	What is the current status of ownership and land use of the land parcels being offered?	Sl. No.	Place	Area and Survey No.	Purpose of Allotment	Ownership
		1.	Long Island	30.2 hectares bearing survey no. 1/1	Development of Eco Tourism Resort	Tourism Department
				12 hectares bearing survey no. 1/1/1 and 1/2	Development of Eco Friendly Tourism Infrastructure	ANIIDCO
		2.	Aves Island	2.75 hectares bearing survey no. 2	Development of Eco Tourism	Tourism Department
		3.	Smith Island	14.2 hectares and 10.80 hectares bearing survey no. 96 & 98 respectively	Development of Eco Tourism	Tourism Department
				0.0084 hectares bearing survey no. 1/1/2	Setting up of desalination plant	Tourism Department
		4.	Shaheed Dweep	9.7 hectares bearing survey no. 148	For Tourism development	ANIIDCO
11.	Share details of adjacent pieces of land (with their status and classification, size) for all the project sites under consideration.	Applicants are advised to undertake site visit to ascertain the same.				

Sl. No.	Queries	Response
12.	For projects like Avis and Lalaji Bay - building of a jetty is an important and integral part of the project – what are the enabling factors/support from Government in getting permissions in case the resort wants to operate its own sailing assets + what are the plans/updates on the construction of jetties + berthing facilities.	Floating jetties have been installed by UT Administration in Aves Island and Lalaji Bay, Long Island. Port Management Board (PMB) would facilitate in providing NOC for setting up jetty by the concessionaire subject to obtaining all other statutory clearances from different departments/organizations.
13.	In case the concessionaire plans for a private jetty and boat– then local approvals and permissions to operate private yachts to be facilitated by Administration.	
14.	Do we have confirmed details on the start of operations of the airport at Diglipur + flights and operators on that route?	All required facilities for civil flights are made available at Shibpur airport (Diglipur). The bidding process for selection of airline to start flights between Port Blair and Shibpur under UDAN 4.1 is in progress by the Ministry of Civil Aviation.
15.	When are international flights being allowed into Port Blair?	The airport at Port Blair is an international airport and has been designated as a port of entry into/exit from India with valid travel documents. The Administration is vigorously following up with the Ministry of Civil Aviation to operationalize international flights.
16.	We require status update on the Sea Plane project and operations/routes and its commencement	Seaplane service under Central Government's UDAN Scheme is slated to be operationalized between Port Blair - Shaheed Dweep and Port Blair - Long Island. In this connection, water aerodromes will be developed at Shaheed Dweep, Long Island and Port Blair. The proposed water Aerodromes are in advanced stage of planning and for Water Aerodrome at Port Blair, site selection is underway.
17.	Concessionaire to be granted rights to use existing helicopter facility for hotel/guest use - not on standby or least priority basis.	Access to helipad shall be provided to the concessionaire by UT Administration.
18.	Will dusk/night flight operations of sea planes/flights be allowed.	Night flight by seaplane is not allowed.
19.	Construction period tenure for Avis island project to be made 4 years.	Construction period for Aves Island is three years as per Clause 1.1.1 of the RFQ. No change in the RFQ document.
20.	Share feasibility study reports (if any, by third parties/professional consultants) made for the projects under consideration.	Financial Feasibility Report prepared by the Consultant will be shared with the shortlisted applicants at the RFP stage.

Sl. No.	Queries	Response
21.	Share technical reports (like soil/ water/ HTL) + applicable FSI and construction norms	FSI and construction norms shall be as per the provisions of ICRZ Notification, 2019, Andaman & Nicobar Islands (Panchayat) Administration Rules, 1997 in Long, Aves, Smith and Shaheed Dweep. However, in case of Shaheed Dweep, in addition Master Plan shall also be applicable. The resort shall also confirm to specifications & standards laid down by National Building Code, BIS and GRIHA/ LEED/Green Globe as specified in Schedule C of the DCA.
22.	Is the estimated cost of project given in RFQ an indicative cost or an obligation?	The estimation based on the report of the technical consultant are indicative only. The Concessionaire will have to fulfil development obligation in accordance with the Concession Agreement and will have to estimate its own cost to fulfil such obligations.
23.	Are there any provisions to safeguard these projects against future competition, i.e. any embargo of hotel projects in close vicinity?	The number of resorts in Long, Aves and Smith Islands shall be governed by the carrying capacity analysis and approval of the UT Administration and applicable provisions. However, the carrying capacity may be subject to change depending upon change in technology, infrastructure and land availability in forth coming years. The future development in Shaheed Dweep shall be as per its Master Plan.
24.	Do all the four projects have private beach access and unrestricted use for the hotel/resort?	Please refer to Article 2.2 of Draft Concession Agreement.
25.	What is the current support and plan from local Administration in times of natural disasters?	As per the mandate of State Disaster Management Authority. The SOP in case of natural disaster is available on the website http://ddm.and.nic.in for information.
26.	Access to all four sites before the submission of bid to be provided to prospective bidders.	ANIIDCO will guide and facilitate site visit if desired by interested applicants.
27.	Is there road connectivity to the actual site – for example if one gets off at the Long Island jetty then is there a road to bring the guest to the site?	The road connectivity from Long Island jetty to the project site at Lalaji Bay is under planning for early execution.

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28.	<p>Clarification regarding the Applicant Eligibility Criteria of O&M Experience specified in para 2.2.3 is in lieu of para 2.2.2(A)(i)& 2.2.2(A)(ii) Technical Capacity of owned OR operated, maintained & managed a 3/4/5 star hotel?</p> <p>Do we understand correctly that para 2.2.3 mentions; in the event that the Applicant does not have the requisite O&M experience, it shall either enter into an agreement with an entity having the aforesaid experience OR engage experienced and qualified personnel for discharging its O&M obligations. We do hope that for an applicant opting the later choice is equally eligible and qualified in Technical Capacity for the Bidding process without any limitations whatsoever.</p>	Please refer to Clause 2.2.2 and Clause 3.2 of the RFQ document.
29.	<p>Clause 2.2.2 (A) Technical Capacity – “<u>Owned a functional 3 star and/or 4 star and/ or 5 star and/ or 5 star Deluxe and above hotels or hotels having minimum Average Room Rate (ARR) of Rs. 10,000/- exclusive of taxes (per room per night) and having a minimum of 50 residential rooms:</u></p> <p>We have developed a number of resorts in the recent years but this clause is restrictive. How should Timeshare resort companies such as us apply for this project if the technical eligibility clause is restricted to Average Room rate since we have membership and Guest book rooms on the basis of membership and there is no ARR concept. Suggest this be changed to a minimum number of resorts with... number of rooms with(minimum size) size of rooms developed for the last 10 years or so to be considered. Can include availability of One restaurant or such aspects. Also Classification in India is voluntary and not applicable for Timeshare resorts.</p>	No change in the RFQ condition.

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30.	<p>Clause 2.2.2 (B) Financial Capacity - In place of " Net worth" Other parameters could be made available to evaluate financial eligibility, such as</p> <ul style="list-style-type: none"> • Turnover: bidding company has an Average Annual Turnover of INR 250 crores over the last 3 financial years. • Cash & Cash Equivalent: bidding company has an Average Cash & Cash Equivalent of INR 100 crores over the last 3 financial years. • Capital Investment: bidding company has invested project cost of not less than INR 100 cr in the last 3 years. 	No change in the RFQ document. Applicant to fulfil the condition prescribed.
31.	Clause no 2.13.5 Submission of application – In view of ongoing pandemic conditions, closure of offices and likely restrictions in movement, hard copy submission is going to be a challenge. It is requested to accept online/soft copy submissions at par with hard copy submission for RFQ bid.	RFQ application to be submitted as per Clause 2.14 of the RFQ.
32.	We are interested in bidding for this project. Due to the pandemic in India we are unable to visit the site. Therefore, we request you to postpone the date by 20 days since we are planning to visit the project site this week after which we may raise queries. We are already doing a similar type of project in Mumbai and want to bid for this tender also. Therefore request you to extend the date of pre bid meeting and submission date by 20 days.	No change in the bid submission date as of now.
33.	Can the concession fees be paid as % of revenue or Upfront in lump sum. Or it is payable on monthly basis as per Draft Concession Agreement.	Concession Fee shall be payable as per Article 24 of the Draft Concession Agreement.
34.	The technical Capacity clause includes minimum ARR of 10,000 for past 5 years, which is very high for potential bidders like us who owns and operate hotel property in City. Which will restrict many bidders to participate despite having experience of successfully running 200-300 rooms Hotel for more than 5 years. Hence request clarification if there is any way around to this, or specific exemption which could lower the minimum ARR Limit considering other technical and financial parameter.	No change in the RFQ document.

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35.	<p>Article 1.1.1 — Infrastructure: The supporting infrastructure to be created by the Developer includes a solar plant (requirement varies from Agreement to Agreement).</p> <p>Query: Solar farms to the extent requested-by the Authority would take up roughly 3-5 acres including sundry space to operate, can we not install capacity adequate for the basic functioning of our Hotel.</p>	<p>Please refer to clause 1.1.1 of the RFQ document and CRZ clearance. Copies of EC/CRZ/FC Clearance granted by MoEF&CC is enclosed as Annexure – VI.</p>
36.	<p>Article 1.1.1— Completion Timelines: The completion timeline for the minimum key count is 3 years.</p> <p>Query: Given the current scenario and logistical issues, can a buffer period of one year be added to all timelines?</p>	<p>No change in the RFQ document.</p>
37.	<p>Article 2.2.2 - Technical Eligibility (A): The article states that for demonstrating technical capacity, the Applicant has to <i>over the past 5 years preceding the Application Due Date fulfil the below mentioned conditions.</i></p> <p>Query: Does this mean that the Applicant has to satisfy the below mentioned conditions for 5 consecutive years prior to the Due Date or in any one of them?</p>	<p>Please refer Instruction No. 6 of Appendix I of ANNEX-IV in the RFQ.</p>
38.	<p>Article 2.2.2 (a) / 3.2.1 - Technical Eligibility / Technical Capacity: The condition mentioned under this article requires the Applicant to own or manage a minimum of 50 key resort with an ARR of Rs. 10,000 such that the sum total of keys is a minimum of 240 keys.</p> <p>Query: The ARR threshold should be reduced from Rs. 10,000 to Rs. 7,500 as the Andamans is a high rate market compared to mainland. In addition we would recommend the total key eligibility for owning a 5 star hotel be reduced to 100 keys for owned hotels and 240 for managed hotels.</p>	<p>No change in the RFQ document.</p>

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39.	<p>Article 2.2.6 — Formation of SPV: This clause states that in the event of a single entity, it may be required to form a SPV incorporated under the Indian Companies Act, 2013.</p> <p>Query i: Is the formation of a SPV mandatory? In the event our entity is in the business of owning / operating Hotels and we do not need to create a consortium can this company directly enter into this concession agreement with the authority. Score determined in accordance with Clause 3.2.6 in respect of an Eligible Project situated in a developed country which is a member of OECD shall be further multiplied by a factor of 0.5(zero point five) and the-product thereof shall be the Experience Score for such Eligible Project.</p> <p>Query ii: Does this mean that an OECD Hotel companies shall be penalised while applying by multiplying their score by 0.5. In the event the language was intended to support bids from OECD nations the flowing is our opinion.</p> <p>India is the seat of luxury tourism with homegrown brands topping the list of most powerful brands in the world. Why should OECD member countries get benefit in technical qualification? Request Authority to review this point and not put domestic business at a disadvantage.</p>	<p>Please refer to clause 2.2.6 of RFQ document.</p> <p>No change in the RFQ document.</p>
40.	<p>Article 4.2 / 4.3 — Damages for Delay by the Authority: There is a difference in percentage on the interest payable of the Performance Security as Damages by the Authority and the Concessionaire of 0.1% and 0.3% respectively.</p> <p>Query: Can the same percentage be payable by both Parties as Damages?</p>	<p>No change in the Draft Concession Agreement.</p>

Sl. No.	Queries	Response
41.	<p><u>Article 4.5/Article 23.1.2 - Termination upon delay/Financial Close:</u> The article states that the Appointed Date (financial closure) needs to occur within 180 days from the Execution Date otherwise all rights, privileges, claims and entitlements of the Concessionaire under or arising out of this Agreement shall be deemed to have been waived.</p> <p>Query: Can the construction cost for the minimum number of rooms (Phase I) for each island be provided in place of the entire project financial package.</p>	No change in the Draft Concession Agreement.
42.	<p><u>Article 5.2/5.3 — Obligations Relating to Project Agreements:</u> The Authority has the right to review all Project Agreements for the Project and Finance Agreement including the operation and management; this would imply that they have the right to review/approve the Management Contract as well.</p> <p>Query: Does this article imply that the Authority has the right to approve the brand and terms of the Management/Financial Agreement entered into by the Concessionaire?</p>	Please refer to Article 5.10 of the Draft Concession Agreement.
43.	<p><u>Article 5.2/5.3 — Obligations Relating to Project Agreements (relating to change of Ownership):</u> This article states that a change of ownership requires the Authority's approval.</p> <p>Query: The Concessionaire should have the right to transfer ownership provided it is not to a Prohibited Person which can be defined at a subsequent date.</p>	For provisions related to change in ownership (divestment of equity), please refer to Article 5.3 and Article 7.1 of the Draft Concession Agreement.
44.	<p><u>Article 5.15/Article 25 - Website of the Resort / Tariff Structure:</u> The article states that the Resort must have its own website which list our certain information as mentioned under this article.</p> <p>Query: As most international brands do not permit hotel specific websites or do not follow the tariff structure this article will need to be modified or done away with. Also many times the packages are all inclusive and hence it would be difficult to specify tariff in this changed scenario.</p>	No change in the Draft Concession Agreement.

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45.	<p><u>Article 5.17- Obligation relating to the employment of the locals:</u> The article states that on Opening, 30% of the total Hotel Personnel need to be local residents which must increase to 60% by the 5th anniversary.</p> <p>Query i. The above mentioned % seem high and could lead to higher costs and impact services. Can these percentages be relooked at after having a detail review of manpower availability?</p> <p>Query ii. Can staff accommodation be built on site to attract talent.</p>	<p>(i) No change in Clause 5.17 of the Draft Concession Agreement.</p> <p>(ii) CRZ clearance has been obtained for total built up area including the area required for staff accommodation. Copies of CRZ clearance are enclosed as Annexure – VI.</p>
46.	<p><u>Article 19.2 — Inspection by Independent Expert:</u> This article states that the Expert can visit the Hotel at any time for an inspection without any specific mention of prior intimation.</p> <p>Query: We would request the Authority to provide prior sufficient intimation before conducting an inspection.</p>	Please refer to Articles 19.2 of the Draft Concession Agreement. No change in the Draft Concession Agreement.
47.	<p><u>Article 22: Independent Expert:</u> The Authority has the right to appoint the Expert in accordance with the provisions of the Agreement.</p> <p>Query: We request that the Expert be appointed jointly by both Parties from a shortlisted panel of three agencies /individuals that satisfy certain specific criteria of experience etc. given that costs will be jointly borne between the parties.</p>	No change in the Draft Concession Agreement.
48.	<p><u>Article 21.2 — Special Services re: (b) boats:</u> The article states that the Concessionaire has to maintain boats for Users as permitted by Law.</p> <p>Query: Can the Concessionaire use a third-party service for the provision of this service? Also who will be providing the boats?</p>	No change in the Draft Concession Agreement.

Sl. No.	Queries	Response
49.	<p>Article 24.1 - Concession Fee: The Concession Fee shall be adjusted for the variation in WPI in comparison to the WPI of Previous Accounting Year.</p> <p>Query: Can the escalation be a pre-agreed number of 9% every 3 years in place of WPI? Alternatively, can this be stabilized to 2% per annum after the completion of 10 years of operations. As long term hotel growth rates are lower than inflation.</p>	No change in the Draft Concession Agreement.
50.	<p>Article 12.6.1 and 21.3 - Concession Fee: An additional fee of 15% of Revenue generated from either Optional Development Obligations and Additional Services if undertaken by the Concessionaire in accordance with Article 12.6.1 or 21.3.</p> <p>Query i: What does the Authority believe to constitute an additional service? In the event of a significant deviation from the Project plan as per the Concession Agreement, the Concessionaire shall approach the Authority and decide next steps at mutually agreeable terms. It needs to be clarified that all F&B outlets at the hotel irrespective of their number form a core part of the Hotel and no additional fee shall be payable on such facilities. / F&B Revenue.</p> <p>Query ii: Can the Concession Fee be linked to revenue and not be a fixed fee? Then even the issue of any additional fee payable can be done away with as the Concession Fee will be payable on all revenue earned from the island.</p> <p>Query iii: Any additional fee payable should only be on additional revenue generated and materialized and not on projected revenue.</p> <p>Query iv: Will GST be applicable on the concession fee? Are we entitled to input credit?</p> <p>Query v: We request the Authority to follow Uniform System of Accounting for the Lodging Industry (USALI) for all Hotel related accounting including the computation of the Concession Fee if based on Revenue.</p>	<p>(i), (ii), (iii) Please refer Article 21.3 and 24 for scope of Additional Services and concession fee. No change in the Draft Concession Agreement.</p> <p>(iv) Provisions of GST Act and other taxes as applicable.</p> <p>(v) Not relevant as concession fee is not based on Revenue share.</p>

Sl. No.	Queries	Response
51.	Article 26.2: Deposits into Project Accounts: The article states that 120% of the Concession Fee needs to be deposited in the Project Account 15 days before it's due. Query: Why is 120% of the Concession Fee being asked to be deposited?	No change in the Draft Concession Agreement.
52.	Article 32.3 - Termination Payment amount: This clause will need to be reviewed and discussed in detail.	No change in the Draft Concession Agreement.
53.	Article 39.3 Arbitration: The seat of arbitration is Port Blair. Query: An alternate seat of arbitration needs to consider that is neutral for both Parties.	No change in the Draft Concession Agreement.
54.	Schedule E: Applicable Permits: Query: We would like to review all the permits including Conversion of Land Use, CRZ Clearance, License to store and serve alcohol before bidding for the tender and after the purchase of RFQ Document. How can we go about this process?	Land use conversion and CRZ clearances has been obtained subject to certain terms and conditions. Copies of CRZ clearance are enclosed as Annexure – VI . Please refer to Clause (b) of Appendix VII or of the RFQ and Schedule-E of Draft Concession Agreement.
55.	Does the govt. have plans to start sea planes in future for the north eastern islands like Aves and Smith?	There is no plan for seaplane operation for Aves and Smith Island as yet.
56.	We wanted to visit the site. The 7day mandatory quarantine is still there after entering the island. Can we get some help while we visit?	UT Administration will facilitate site visit including waiver for mandatory quarantine on production of valid RTPCR negative test report and being tested negative on arrival at the airport.
57.	What is the vision of the islands? On a broader note, what kind of tourist are we trying to attract.	Holistic Development of A&N Islands as envisaged by IDA and NITI Aayog to attract both national and international tourists for eco-tourism ventures.
58.	If you can provide some tourist influx numbers based on the plans?	A statement giving details of tourist arrival in A & N islands is enclosed as Annexure – III .
59.	Before submission could kindly get an extension for the same.	No change in the bid submission date.
60.	Wanted to participate and pay an amount on Rs. 5000 as Qualification charges - how to proceed (will pay by DD)	As per the clause 1.2.1 Rs. 5000/- towards the cost of RFQ process to paid by demand draft and sent to the address mentioned at 2.13.3 of the RFQ.
61.	There is a point mentioned in the RFQ for Concession Fee - please clarify	Please refer to article 24 of concession agreement regarding concession fee.

Sl. No.	Queries	Response
62.	Please share the detail to connect Aves Island via Road/Flight/Helipad etc	Please refer to Annexure – II regarding connectivity.
63.	As per RFQ, the bidder has to pay the tender fee of INR 5,000 for each project during the pre-bid. Since the meeting is being organized online, when & how can we pay the requisite tender fees to the department. Do we submit it later with the Application form as a demand draft. Please advise.	As per the clause 1.2.1, Rs. 5000/- per project towards the cost of RFQ process to paid by demand draft and sent to the address mentioned at 2.13.3 of the RFQ.
64.	The minimum number of rooms mentioned under the technical capacity is 50 residential rooms however the "Threshold Technical Capacity" is different. Can you please elaborate and clarify.	Please refer Clause 2.2.2, Clause 3.2 and Appendix I (Annex-II and Annex-IV) of the RFQ document for detailed instructions on technical capacity criteria.
65.	Please specify the terms and regulations of the Environmental, Forest and CRZ clearances granted for all the projects so that bidders can be familiarized with them before applying for a particular project.	Upfront applicable Environmental, Forest and CRZ clearance already obtained subject to terms and conditions. Copies of EC, CRZ and FC clearance obtained is enclosed as Annexure – VI .
66.	Are there any restrictions or limitations on the nature of construction and/or operations to be envisaged by the Concessionaire for any projects? If yes, please specify the prohibited/restricted activities/operations for each project site.	Please refer to clause 1.1.1 of the RFQ, Schedule-C of the Draft Concession Agreement.
67.	RFP Clause No.: 1.2.9 The Concessionaire shall, in consideration of its investment and services, be entitled to levy and collect a pre-determined user fee. Q-1: Who will determine and regulate the rates of user fees? Is there any lower or upper cap that will be imposed by the authority on the user fees to be charged? Q-2: We understand that a Concessionaire will be eligible to charge a user fee after the deemed completion and clearance for operations by the authority. Please confirm.	Please refer to Article 25 of the Draft Concession Agreement.
68.	What is the plan for the new airport which is supposed to come at Diglipur? By when will the airport be operational?	All required facilities for civil flights are made available at Shibpur airport (Diglipur). The bidding process for selection of airline to start flights between Port Blair and Shibpur under UDAN 4.1 is in progress by the Ministry of Civil Aviation.

Sl. No.	Queries	Response
69.	The Smith Island is famous for the nesting site of Green Sea Turtle and Hawksbill Turtles. The Smith Island project is about 1.5 km from these turtle nesting sites. Will there be any restrictions on tourism during nesting season, which is from December to April?	Subject to the terms and conditions of CRZ clearance which is enclosed as Annexure – VI .
70.	The project in Aves Island is at about 20 metres from high tide line (HTL). Will there be any concerns because of this?	Tents at Aves island are proposed to be built beyond the No Development Zone of 20 metres from High Tide Line (HTL) as per ICRZ notification 2019.
71.	We are very keen on these projects and we request you to reconsider the below: 1. Clause 2.2.2(A)- Technical Capacity- Minimum room requirement of 50 rooms and reduce it to 30 minimum rooms. 2. Clause 2.2.3 - O & M Experience- Request if you can reduce the minimum operational time of the hotel from 5 years to 3 years.	No change in the RFQ document.
72.	Please arrange the visit to all Island so we can study the local anomalies.	UT Administration will facilitate site inspection.
73.	Our group have vast experience of Marine construction, transport of marine units. We can bring a company which can make break water which is not only mandatory to safe guard the Eco hotel development but it will safe guard the humans and if break water is made lot of water sport activity can be created. So we also like to suggest NITI Aayog and PMI lot of things can be developed and we gave vision. Without exploiting climate those things possible.	Not relevant
74.	We are in touch from EU, US Seaplane manufacturers who we are working with to bring them in India and setup manufacturing plant and we will be their sales partner all things in going under discussion.	Not relevant
75.	Whoever or our group wins the project do introduce us with companies who will built ECO Hotel or resort we can help in providing all types of barges .We have done transport of rock, aggregate transport as photo attached for making break water.	Not relevant

Sl. No.	Queries	Response
76.	Installation of Navigational buoys and maintenance we have done in UAE which will be needed in future.	Not relevant
77.	<p>We would like to be part of your organization as consultant where we will invite Marine Construction companies along with more investors from overseas and whatever agreed as consultancy fees we ready as this project will be dream project and if these development takes place in full swing.</p> <p>Govt will get revenue, Tourism will grow in the area 50% more and if we develop one more as we want to discuss we can create atleast 50 k to 1 lakh jobs with that project.</p>	Not relevant
78.	<p>As per the pre bid conference, I realise following things can be done for developing sustainable eco tourism and island management.</p> <p>I would like to share below few pointers which I thought I can contribute to these projects and also can help the authority towards developing sustainable tourism.</p> <ul style="list-style-type: none"> • I can work directly with your organization in developing a complete sustainable tourism development plan which will have more details on the how to develop and build eco resorts which are internationally applicable too. We can create list of materials and design options. I feel only Taj etc may know how to develop a complete self-sustaining resort. Other SME hoteliers may not know or understand this. So they can have a simple guideline on how to work on this. • I work with hotel companies as vendor to certify and facilitate green hotel ratings. You can see my blog and video links on our website. If I become your agency, we can partner with them to design the right self sustaining resort. 	Not relevant

Sl. No.	Queries	Response
	<ul style="list-style-type: none"> Andaman Nicobar and Lakshadweep are eco sensitive zones, so it will get united nations attention too like Maldives. So the sustainable development plan need to have all the UN Specifications too. I can help you create some reports and narratives to support that in future. I believe in development but we need to take care of some basic rules and it can become a win win eco tourism successful project. As this is a popular model and not 100% private, I can be on your side to ensure right development is happening. Carbonfixers is a small consulting and advisory firm. But it has credible brand name. I run it as a proprietary firm. I have the flexibility to work in various modes. <p>We may have access to right resources/technologies to be utilized for such projects. Do let me know your thoughts and suitable working model as required.</p>	
79.	I have query with regards to Technical Capacity. As international brands don't participate in Equity so is it possible in any manner to count their experience in "Eligible Projects" in the consortium. We want to tie up with Wyndham group but they are not interested in Equity participation in the consortium. Please Clarify.	Please refer to Clause 2.2.2 of the RFQ.
80.	<p>I thank you for considering my query after the meeting with regards to technical capacity, which reads that Applicant must own a functional 3 star and/or 4 star and/ or 5 star and/ or 5 star Deluxe and above hotels or hotels having minimum Average Room Rate (ARR) of Rs. 10,000/- exclusive of taxes (per room per night) and having a minimum of 50 residential rooms.</p> <p>OR</p>	<p>No change in RFQ document.</p> <p>UT Administration will facilitate site visit.</p>

Sl. No.	Queries	Response
	<p>Operated, maintained and managed a functional 3 star and/or 4 star and/ or 5 star and/or 5 star Deluxe and above hotels or hotels having minimum Average Room Rate (ARR) of Rs. 10,000/- exclusive of taxes (per room per night) and having a minimum of 50 residential rooms. such that the sum total of residential rooms is more than 100 residential rooms (the "Threshold Technical Capacity").</p> <p>PLEASE NOTE: Aagman India Travel & Living Pvt. Ltd. is a leading camping company since 2007. We have been operating permanent luxury campsites in Rajasthan, Haryana and Nagaland as well as mobile camp division providing accommodation (100 plus tents) during major fairs and festivals i.e. Pushkar camel fair, Nagaur cattle fair, Holla Mohalla Festival, and Kumbh Mela.</p> <p>We also operate luxury campsites for Government & Private events like Defence Expo (Lucknow), Consecration of Adiyogi event - Isha Foundation (Coimbatore), Cycling for charity (Rajasthan), Bird Festival (U.P), etc.</p> <p>The Glamping experience we provide is no lesser than the 5 star category and we also match in terms of having minimum average room rates.</p> <p>It is important to note, we are not hoteliers but we are pioneer in providing unique camping / glamping experience to our guests from India and different parts of the world and as this is specifically an Eco - Tourism project, companies like Aagman India must be eligible to bid. Also, as you know camping companies usually do not have high net worth like hotel groups, the limit of the required net worth should be reduced.</p> <p>We also like to know what support we can expect from the Authority (ANIIDCO) for the site visit prior to bidding.</p>	

Sl. No.	Queries	Response
81.	<p>Subsidies available to the Business.</p> <p>We need to know the nature, procedure, and process for availing the subsidy for the investment and cost incurred in the business relating to the RFQ.</p>	<p>Incentives can be availed under Lakshadweep and Andaman & Nicobar Islands Industrial development scheme (LANIDS) which is valid till 31.03.2022. The copy of the LANID Scheme is enclosed as Annexure – IV.</p>
82.	<p>Site Visit.</p> <p>We would like to know the assistance that will be made by the ANIIDCO for the site visit to assess the place of business. i.e., the plan, travel, and guidance in Andaman.</p>	<p>UT Administration will facilitate site visit.</p>
83.	<p>Clause 2.1.2 – Bids will be invited for the Project on the basis of the highest financial offer to pay concession fee, (the “Concession Fee”) to the Authority for award of the concession. The concession period shall be 50 years, and will be indicated in the Draft Concession Agreement forming part of the Bidding Documents.</p> <p>The amount shall constitute the sole criteria for evaluation of Bids. The Project shall be awarded to the Bidder quoting the highest Concession Fee.</p> <p>The annual revision of concession fee shall be linked to Wholesale Price Index (WPI). In this RFQ, the term “Highest Bidder” shall mean the Bidder who is offering the highest Concession Fee.</p> <p>Queries: In case of complete demolition and redevelopment, what are the permissible heights for all the properties? This information is vital for us to prepare our technical and financial bid.</p>	<p>FSI and construction norms shall be as per the provisions of ICRZ Notification, 2019, Andaman & Nicobar Islands (Panchayat) Administration Rules, 1997 in Long, Aves, Smith and Shaheed Dweep. However, in case of Shaheed Dweep, in addition Master Plan shall also be applicable. The resort shall also confirm to specifications & standards laid down by National Building Code, BIS and GRIHA/LEED/Green Globe as specified in Schedule C of the DCA.</p>

Sl. No.	Queries	Response
84.	<p>Clause 2.2.2(A) –</p> <p>(i) owned a functional 3 star and/or 4 star and/ or 5 star and/or 5 star Deluxe and above hotels or hotels having minimum Average Room Rate (ARR) of Rs. 10,000/- exclusive of taxes(per room per night) and having a minimum of 50 residential rooms; or</p> <p>(ii) Operated, maintained and managed a functional 3 star and/or 4 star and/ or 5 star and/or 5 star Deluxe and above hotels or hotels having minimum Average Room Rate (ARR) of Rs. 10,000/- exclusive of taxes (per room per night) and having a minimum of 50 residential rooms.</p> <p>Queries: As the RFQ clearly states to setup Eco friendly Camps or infrastructure, the technical capacity should consider temporary glamping experience. As we would like to state that, the temporary structure is more extensive and capital intensive project. It's a specialised skill which not all hospitality brands can do. Hence this should be considered as technical capacity in the bid. We suggest to add the following clause in addition to the existing clauses.</p> <p>Sample Clause:</p> <p>(iii) Or operated, maintained and managed luxury glamping with food and beverage with minimum 50 room keys.</p>	No change in RFQ document

Sl. No.	Queries	Response
85.	<p>Clause 3.2.1 - Subject to the provisions of Clause 2.2, the following categories of experience would qualify as Technical Capacity and eligible experience (the "Eligible Experience") in relation to eligible projects as stipulated in Clauses 3.2.3 and 3.2.4 (the "Eligible Projects"):</p> <p>Category 1: Owned and / or operated, maintained and managed a functional 3 Star category hotel, as recognized by Ministry of Tourism, Government of India, or equivalent category for international hotels, or hotels with Average Room Rate (ARR) of minimum Rs. 10,000/- excluding taxes per room per night, with a minimum of 50 residential rooms.</p> <p>Category 2: Owned and / or operated, maintained and managed a functional 4 Star category hotel, as recognized by Ministry of Tourism, Government of India, or equivalent category for international hotels, or hotels with Average Room Rate (ARR) of minimum Rs. 12,000/- excluding taxes per room per night, with a minimum of 50 residential rooms.</p> <p>Category 3: Owned and / or operated, maintained and managed a functional 5 Star category hotel, as recognized by Ministry of Tourism, Government of India, or equivalent category for international hotels, or hotels with Average Room Rate (ARR) of minimum Rs. 15,000/-excluding taxes per room per night, with a minimum of 50 residential rooms.</p> <p>Category 4: Owned and / or operated, maintained and managed a functional 5 Star Deluxe and above category hotel, as recognized by Ministry of Tourism, Government of India, or equivalent category for international hotels, or hotels with Average Room Rate (ARR) of minimum Rs. 20,000/-excluding taxes per room per night, with a minimum of 50 residential rooms.</p>	No change in RFQ document.

Sl. No.	Queries	Response
	<p>Queries: The technical evaluation on the basis of categories shall discourage a lot of serious investors who are keen on investing in ANI. These criteria are practically not possible for many such hotel or resort owners or hospitality brands. Hence we have suggested some modification in the existing clause and they are in bold for your reference.</p> <p>Category 1: Owned and / or operated, maintained and managed a functional 3 Star category hotel, as recognized by Ministry of Tourism, Government of India, or equivalent category for international hotels, or hotels or temporary Glamping site operational for minimum 3 consecutive months with Average Room Rate (ARR) of minimum Rs. 10,000/- excluding taxes per room per night, with a minimum of 50 residential rooms.</p> <p>Category 2: Owned and / or operated, maintained and managed a functional 4 Star category hotel, as recognised by Ministry of Tourism, Government of India, or equivalent category for international hotels, or hotels or temporary Glamping site operational for minimum 3 consecutive months with Average Room Rate (ARR) of minimum Rs. 12,000/- excluding taxes per room per night, with a minimum of 30 residential rooms.</p> <p>Category 3: Owned and / or operated, maintained and managed a functional 5 Star category hotel, as recognized by Ministry of Tourism, Government of India, or equivalent category for international hotels, or hotels or temporary Glamping site operational for minimum 3 consecutive months with Average Room Rate (ARR) of minimum Rs. 15,000/- excluding taxes per room per night, with a minimum of 25 residential rooms. Category 4: Owned and / or operated, maintained and managed a functional 5 Star Deluxe and above category hotel, as recognized by Ministry of Tourism, Government of India, or equivalent category for international hotels, or hotels or temporary Glamping site operational for minimum 3 consecutive months with Average Room Rate (ARR) of minimum Rs. 20,000/- excluding taxes per room per night, with a minimum of 20 residential rooms.</p>	

Sl. No.	Queries	Response
86.	<p>Stamp Duty Any stamp duty, registration charges or other fees, Taxes or charges of any kind whatsoever pertaining to the execution of this Agreement shall be borne by the Concessionaire.</p> <p>Query: This may reconsidered so as to encourage the bidders as for a long term lease the stamp duty would be an additional cost and it may affect the "Concession Fee".</p>	Stamp duty and registration fee as notified by UT Administration from time to time. Notification dated 22/10/2019 issued by A&N Administration is enclosed as Annexure – V .
87.	There is a threat to the tourists from crocodiles in the Andaman Islands. We have been informed that there is a mitigation plan by the Wildlife Institute of India in place. When will the SOPs for this mitigation plan be implemented? Please could you provide us the timelines for this?	No project specific query relating to the RFQ has been referred.
88.	Please confirm if the diversion (change of land use) has been obtained for all the four sites or if successful bidder needs to apply for the same?	The land being offered for setting up of eco tourism resorts has been allotted by UT Administration for tourism purpose.
89.	Is there any Master Plan prepared by Town and Country Planning or any other authority for the islands i.e. Neil, Long, Aves and Smith where these sites are located? If yes, do we need to obtain building plan permissions from the concerned authority/authorities?	There is a Master Plan for Shaheed Dweep, accordingly, for project in Shaheed Dweep, planning permission to be obtained from Town Planner followed by approval of Building Plan from the Gram Panchayat under Andaman & Nicobar Islands (Panchayat) Administration Rules, 1997. For projects in Aves, Smith and Long Island, Building Plan approval to be obtained from the Gram Panchayat under Andaman & Nicobar Islands (Panchayat) Administration Rules, 1997. However, in future, if Long, Aves and Smith Island are brought under Planning area, then Planning Permission would be required as per the Master Plan.
90.	Our understanding of eco-friendly materials is that they are sustainable, environmentally friendly as well as have a reduced carbon footprint. Please could you let us know the kind of material that can be used in this project? Are we allowed to use a mix of Wood, Plywood, Veneers, Laminates, Glass, Tiles prefabricated materials, concrete, steel, etc?	Please refer to clause 1.1.1 of the RFQ, Schedule-C of the Draft Concession Agreement.

Sl. No.	Queries	Response
91.	Since the sites are located far away from Port Blair one of the key concerns is connectivity. We have been informed that the Andaman Trunk Road passes through tribal reserves and that one has to go in a convoy while going through these reserves. Further, we have been informed that there are very few time-slots available to go through these reserves and as a result there are long queries in front of the gate of the reserve. Would it be possible for our guests to use the ATR at any time during the day or night to ensure faster connectivity and guest convenience?	<p>Movement of convoy shall be in accordance with the directions of Tribal Welfare Department.</p> <p>Movement through the tribal reserve alongwith the ATR is controlled by the directives of Tribal Welfare Department which allows four scheduled convoy movements on either side of the segment of ATR passing through the Jarawa Reserve in a day (except in the pandemic situation).</p>
92.	Has the reserve price been fixed? If yes will it be shared with the bidders and it hasn't then please do let us know when it will be fixed, before or after the technical bids?	Decision for the fixation of reserve price shall be taken at the RFP stage.
93.	Since the Islands area is prone to cyclones and earthquakes are there any SOPs to handle tourists and the overall tourism industry in case of such an event?	As per the mandate of State Disaster Management Authority. The SOP in case of natural disaster is available on the website http://ddm.and.nic.in for information.
94.	There was a mention of LANIDS during the pre-application conference. However, we have been given to understand that LANIDS Scheme shall be expiring on 31 st of March, 2022 and there might not be sufficient time for the bidders to qualify under this scheme. Is there an endeavour to seek a further extension of the LANIDS Scheme so that the successful bidders can apply and qualify?	Incentives can be availed under Lakshadweep and Andaman & Nicobar Islands Industrial development scheme (LANIDS) which is valid till 31.03.2022. The copy of the LANID Scheme is enclosed as Annexure – IV .
95.	It is also learned that the Tribal Buffer Zone of 5 Km from South to Middle Andaman only allows for regular day to day activities. Will this restriction have any impact on any of the project sites and on unrestricted travel by tourists through the reserve?	The aforementioned four project sites do not fall in the tribal buffer zone.

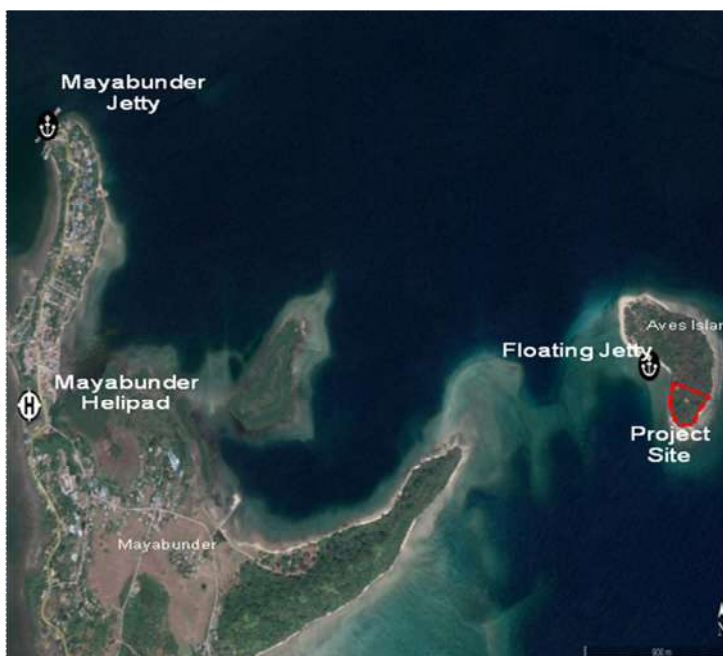
Sl. No.	Queries	Response
96.	<p>As per the eligibility condition specified in clause 2.2.2 (A) of the RFQ requires the applicant to be the owner/operator of a functional 3 star and/or 4 star and/or 5star and /or 5 star deluxe property or a hotel having of Rs. 10000/- ARR.</p> <p>Clarification Required: Is there any relaxation in the ARR considering the pandemic scenario from 2020, where the hospitality industry suffered a lot and ARR were compromised?</p> <p>If any property is having 4+ years of certification from DOT, can it be considered as eligible.</p>	No change in the RFQ document.
97.	The Islands on offer for development for Eco Tourism are a single island or a group of small islands.	All the project sites are in different islands viz. Aves Island, Smith Island, Long Island and Shaheed Dweep.
98.	How the Islands were connected with the main Island/Port Blair.	Please refer to Annexure – II regarding connectivity.
99.	Is there any development plan for the connectivity with the Islands by the Government.	<p>As informed during the presentation for Pre – Application Conference, following actions have been taken for improvement of connectivity:</p> <p>(i) Up-gradation of Andaman Trunk Road (ATR) by NHIDCL including construction of two bridges at Middle Strait and Humphrey Strait are at advanced stage and expected to be completed by middle of 2022.</p> <p>(ii) Air connectivity under UDAN Scheme by Ministry of Civil Aviation as mentioned in Sl. No. 14 & 16.</p>
100.	If an applicant has paid for one RFQ, can file an application for more than one Island.	As per the clause 1.2.1 Rs. 5000/- per project towards the cost of RFQ process to paid by demand draft and sent to the address mentioned at 2.13.3 of the RFQ.
101.	What is the base rate of the "Concession Fee"	Keeping in view long concession period the bidder will have to estimate its own concession fee based on the provisions of the RFQ, RFP and Draft Concession Agreement.

Sl. No.	Queries	Response
102.	Apart from the Concession Fee and project Cost, any other cost is Involved.	The bidder will have to estimate its own concession fee and project cost based on the provisions of the RFQ, RFP and Draft Concession Agreement.
103.	In case of force majeure condition like Tsunami /earthquake, we need to understand the insurance claim is 100% possible, Or is there any guarantee for the investment and for the loss of business according to the law?	Please refer Article 27 (Insurance) and Article 29 (Force Majeure) of the Draft Concession Agreement.
104.	We have inventory of 550 keys consist of Radisson brand and Louvre hotel brand which has been classified a 3star and Radisson has 5* classification pending due to COVID 19 Hence kindly clarify.	The eligibility of applicant shall be determined as per the eligibility criteria specified in Clause 2.2.2 and Clause 3.2 of the RFQ.
105.	Can we get zoological report of each location to better understand?	No zoological report is available.

(Kulanand Joshi, IAS)
 Managing Director
 F. No. 1-1602/ANIIDCO/Projects/2020-21/Vol. II/2233
 Dated:24th July 2021

Photographs of project sites

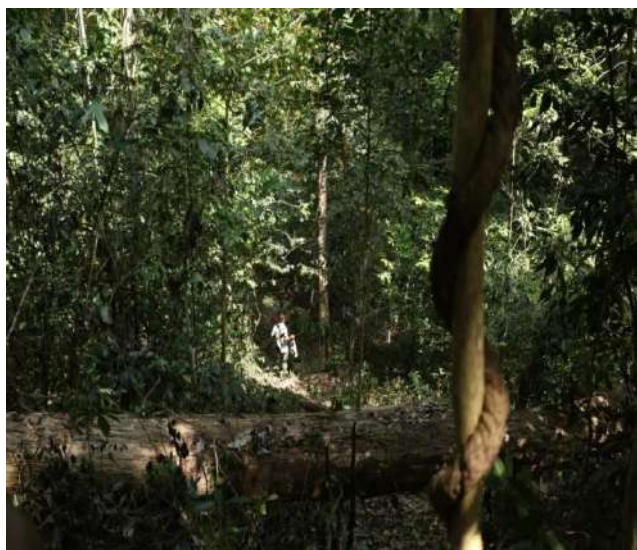
Aves Island



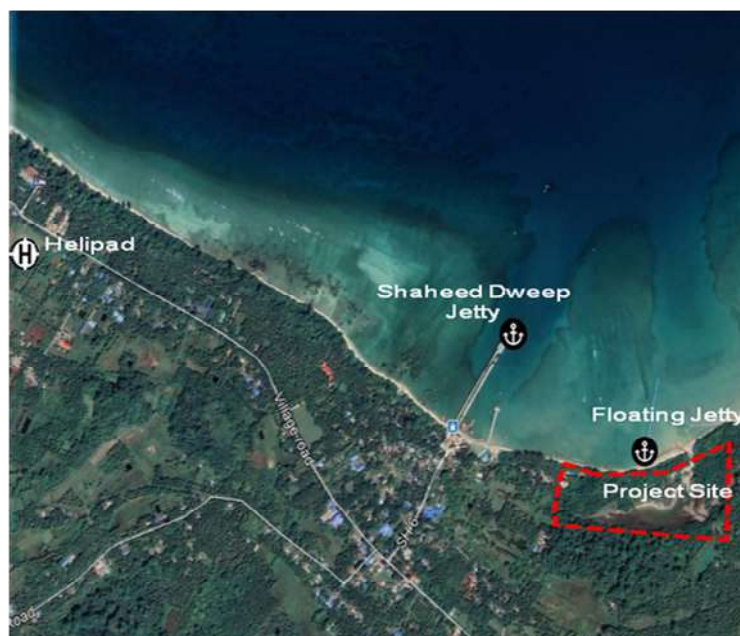
Long Island



Smith Island



Shaheed Dweep



Annexure – II

Accessibility to Project Islands

Parameter	Rangat/ Long Island	Mayabunder/ Aves Island	Diglipur/ Smith Island	Shaheed Dweep
Distance (from Port Blair)	<ul style="list-style-type: none"> • 162 km by Road • 82 km by Sea • 9 – 10 km – Yeratta to Long Island 	<ul style="list-style-type: none"> • 234 km by Road • 148 km by Sea • 3 – 4 km – Mayabunder jetty to Aves Island 	<ul style="list-style-type: none"> • 306 km by Road • 192 km by Sea • 7 – 8 km – Aerial Bay to Smith Island 	<ul style="list-style-type: none"> • 42 km by Sea
Duration (from Port Blair) <ul style="list-style-type: none"> • Roadway • Waterway • Helicopter) 	<ul style="list-style-type: none"> • 8 – 10 hours • 5 – 6 hours • 20 minutes 	<ul style="list-style-type: none"> • 10 – 12 hours • 6 – 7 hours • 40 minutes 	<ul style="list-style-type: none"> • 12 – 14 hours • 8 – 9 hours • 60 minutes 	<ul style="list-style-type: none"> • 1.5 – 2 hours • 20 minutes
Infrastructure	<ul style="list-style-type: none"> • Road connectivity from Port Blair to Yeratta and then Govt. ferry/ private speed boats. • Govt. ferry from Port Blair to Long Island. • Long Island helipad (existing). • Water drome service (proposed). 	<ul style="list-style-type: none"> • Road connectivity from Port Blair to Mayabunder and then private speed boats. • Mayabunder helipad. 	<ul style="list-style-type: none"> • Diglipur airport. • Road connectivity from Port Blair to Diglipur and then Govt. ferry/ private speed boats. • Govt. ferry from Port Blair to Diglipur and then private speed boats/Govt. ferry to Smith Island. 	<ul style="list-style-type: none"> • Govt./private ferry from Port Blair to Shaheed Dweep.

Tourist Arrival in Andaman & Nicobar Islands

Year	Total Tourist Arrival
2013	2,58,445
2014	3,02,381
2015	3,11,358
2016	4,00,018
2017	4,87,232
2018	5,13,521
2019	5,21,604
2020	1,96,619

MINISTRY OF COMMERCE AND INDUSTRY**(Department of Industrial Policy & Promotion)****NOTIFICATION**

New Delhi, the 1st January, 2019

F.No.16(35)/2018-NER.—In pursuance of the decision taken by the Standing Finance Committee (SFC) in its meeting held on 21.12.2018, the Government of India hereby notifies the “Lakshadweep and Andaman & Nicobar Islands Industrial Development Scheme, (LANIDS) 2018 for industrial units in Lakshadweep and Andaman & Nicobar Islands.

1. Scheme title:- The scheme will be called “Lakshadweep and Andaman & Nicobar Islands Industrial Development Scheme, (LANIDS) 2018”.

2. Coverage:- The scheme will cover Union Territories of “Lakshadweep” and “Andaman & Nicobar Islands”.

3. Commencement and duration:- It will be effective from 01.04.2018 and will remain in force up to 31.03.2020 with committed liabilities accrued up to 31st March 2025 for units registered up to 31.03.2020.

4. Eligibility:

4.1 Unless otherwise specified, all new industrial units and existing industrial units undertaking substantial expansion in manufacturing and services sectors located in the Lakshadweep and Andaman & Nicobar Islands, will be eligible for incentives under the scheme.

4.2 The scheme shall not be applicable to the industries listed in the **Annexure - I**.

4.3 All eligible industrial units will be entitled to benefits under one or more components of this scheme, even if such units are getting benefits under other schemes of the Government of India. However, it shall be ensured that there is no duplicacy in the reimbursement of the same claims under different schemes.

4.4 The total benefits from all components of the scheme put together shall be limited to the total investment in plant and machinery, subject to a maximum limit of Rs.200.00 crore per unit. Plant and Machinery for the service sector industrial units shall include cost of construction of building and all other durable physical assets basic to the running of that particular service industry, but shall exclude cost of land and consumables, disposables or any other item charged to revenue. Components to be included / excluded for a manufacturing unit are at **Annexure II**.

4.5 All eligible industrial units will be required to fulfil the following conditions:-

- (a) it is not formed by splitting up, or reconstruction of a business already in existence.
- (b) it is not formed by transfer to the new unit of plant or machinery previously used for any other purpose.
- (c) it has not relocated from elsewhere and/or is not an existing unit reopened under a new name and style.

5. Definitions

(a) ‘Commencement of Commercial Production’ means starting of manufacture of finished products on commercial scale which is preceded by trial production and installation of complete plant and machinery and on that day the plant must be ready in all respects for manufacture of finished products in commercial quantity and all raw materials, consumables, etc. required for manufacture are available and as per date of registration with Central Excise/Goods and Services Tax (GST) authorities.

(b) ‘Effective steps’ means one or more of the following steps:-

- (i) that 10% or more of the capital issued for the industrial unit has been paid up.
- (ii) that any part of the factory building has been constructed.
- (iii) that a firm order has been placed for any plant and machinery required for the industrial unit.

(c) ‘Finished Goods’ means the goods actually produced by an industrial unit and for which it is registered.

(d) ‘Industrial Unit’ means any industrial undertaking or eligible service sector unit, other than that run departmentally by Government, which is a registered business enterprise under Goods & Services Tax.

(e) **‘Manufacturing Activity’** means “an activity which brings about a change in non-living physical object or article or thing (i) resulting in transformation of the object or article or thing into a new and distinct object or article or thing having a different name, character and use; or (ii) bringing into existence of a new and distinct object, article or thing with a different chemical composition or integral structure”.

(f) **‘Eligible Service Sector Unit’** is an enterprise in the services sector that requires significant capital expenditure and has significant employment generation potential.

(g) **‘New industrial unit’** means an industrial unit which registers itself on MHA portal on or after the first day of April, 2018 but not later than 31st day of March, 2020. Such units have to commence commercial production/operation within 18 months of registration.

(h) **‘Existing Industrial unit’** means an industrial unit which commences commercial production/ operation before 01.04.2018.

(i) **‘Substantial Expansion’** means increase by not less than 25% in the value of fixed capital investment in Plant & Machinery of an existing industrial unit for purpose of expansion of capacity / modernization.

(j) **‘Physical Working Capital’** is defined to include all physical inventories owned, held or controlled by the factory as on the closing day of the accounting year such as the materials, fuels & lubricants, stores etc., that enter into products manufactured by the factory itself or supplied by the factory to other for processing. Physical working capital also includes the stock of materials, fuels & stores etc., purchased expressly for re-sale, semi-finished goods and work in progress on account of others and goods made by the factory which are ready for sale at the end of the accounting year. However, it does not include the stock of the materials, fuels, stores etc. supplied by others to the factory for processing. Finished goods processed by others from raw materials supplied by the factory and held by them are included and finished goods processed by the factory from raw materials supplied by others are excluded.

(k) **‘Raw Material’** means any raw material actually required and used by an industrial unit in manufacturing of the finished goods for which it is requested.

(l) **‘Working Capital’** is the sum total of the physical working capital as defined in Para (i) above and the cash deposits in hand and at bank and the net balance of amounts receivable over amounts payable at the end of the accounting year.

Working capital, however, excludes unused overdraft facility, fixed deposits irrespective of duration, advances for acquisition of fixed assets, loans and advances by proprietors and partners irrespective of their purpose and duration, long term loans including interest thereon and investments.

(m) **‘Plant and Machinery’** shall cover the cost of newly purchased industrial plant and machinery as erected at site. Relocated/Recycled/Refurbished plant and machinery is not eligible for assistance under the Scheme. The purchase of machinery should be from open market at normal market price. It will be ascertained whether the purchase has been made from a Related Party or without following an arms-length price discovery, before sanctioning the claim thereof.

6. The total incentives availed by an eligible industrial unit under the scheme should not exceed the total investment in plant and machinery, subject to a maximum limit of Rs. 200.00 crores per unit. The following incentives will be provided to eligible industrial units on reimbursement basis:

1. Central Capital Investment Incentive for access to credit (CCIIAC)
2. Central Interest Incentive (CII)
3. Central Comprehensive Insurance Incentive (CCII)
4. Goods and Services Tax (GST) Reimbursement
5. Income Tax (IT) Reimbursement
6. Transport Incentive (TI); and
7. Employment Incentive (EI)

6.1 Central Capital Investment Incentive for access to credit (CCIIAC)

6.1(a) All eligible new industrial units and existing industrial units on their substantial expansion in the manufacturing and service sector located anywhere in the Lakshadweep and Andaman & Nicobar Islands will be provided Central Capital Investment Incentive for access to credit (CCIIAC) @ 30% of the investment in plant and machinery with an upper limit of Rs.5.00 crore.

6.1(b) The project cost will need to be appraised by a Scheduled Commercial Bank or Financial Institution before the proposal of assistance is approved by the Empowered Committee of MHA . The specific absolute amount of total assistance shall be indicated in the government sanction.

6.1(c) The government does not commit itself to increase in the scale of assistance in case of cost escalation. In case the project is foreclosed or abandoned midway the entire assistance released by government will be refunded to MHA.

6.2 Central Interest Incentive (CII)

6.2(a) All eligible new industrial units and existing industrial units on their substantial expansion located anywhere in the Lakshadweep and Andaman & Nicobar Islands shall be given an interest incentive @3% on working capital credit advanced by the Scheduled Banks or Central/State financial institutions for first 5 years from the date of commencement of commercial production/ operation. The incentive will be so restricted as to ensure that subsidized interest rate is not below the Marginal Cost of funds based Lending Rates (MCLR) of the lending institution.

6.2(b) For the purpose of this Scheme, the working capital requirement of a unit shall be capped at @ 25 % of their annual turnover. Inventory norms may be applied, if necessary, after providing for aforesaid maximum level. In respect of such units for which norms have not been laid down/ are not applicable, the request of working capital should be considered favorably by the Empowered Committee so long as the working capital is not very much above such maximum level. Special norms can also be evolved for inventory and receivables.

6.3 Central Comprehensive Insurance Incentive (CCII)

6.3(a) All eligible new industrial units and existing industrial units on their substantial expansion located anywhere in the Lakshadweep and Andaman & Nicobar Islands will be eligible for reimbursement of 100% insurance premium on insurance of building and Plant & Machinery for a maximum period of 5 years from the date of commencement of commercial production/ operation.

6.3(b) For the purpose of insurance incentive, Industrial Unit shall mean any industry which is included in Fire Policy 'C' as per All India Fire Tariffs. The policy shall be issued by the Insurance Company on market valuation to be declared by the proposer.

6.4 Goods and Services Tax (GST) Reimbursement

All eligible new industrial units and existing industrial units on their substantial expansion located anywhere in the Lakshadweep and Andaman & Nicobar Islands shall be eligible for reimbursement of Goods and Services Tax (GST) paid on finished products manufactured up to the extent of central share of the CGST and IGST for period of 5 years from the date of commencement of commercial production subject to the following condition:

GST reimbursement on finished goods is applicable only on the net GST paid, other than the amount of Tax paid by utilization of Input Tax credit under the Input Tax Credit Rules, 2017.

Accordingly, the amount of GST reimbursed* shall be a sum total of:

(a) 58% of the Central tax paid through debit in the cash ledger account maintained by the unit in terms of sub-section(1) of section 49 of the Central Goods and Services Act, 2017 after utilization of the Input tax credit of the Central Tax and Integrated Tax.

(b) 29% of the integrated tax paid through debit in cash ledger account maintained by the unit in terms of section 20 of the Integrated Goods and Services Act, 2017 after utilization of the Input tax credit Tax of the Central Tax and Integrated Tax
Provided where inputs are procured from a registered person operating under the Composition Scheme under section 10 of the Central Goods and Services Act, 2017, the amount i.e., sum total of (a) & (b) above shall be reduced by the same percentage value of inputs procured under Composition scheme out of total value of inputs procured.

*Note: This percentage of reimbursement shall be changed as per the change in devolution of finances to the States by the Finance Commission.

6.5. Income Tax (IT) Reimbursement

The industrial unit set up under this scheme can claim reimbursement of central share of income tax for first 5 years, including the year of commencement of commercial production by the unit.

6.6. Transport Incentive (TI)

All eligible new industrial units and existing industrial units on their substantial expansion located anywhere in the Lakshadweep and Andaman & Nicobar Islands can avail incentive on Transportation of only finished goods through shipping, railways or the railway public sector undertaking, inland waterways or scheduled airlines for a period of 5 years from the date of commencement of commercial production / operation, subject to production of actual receipt. The terms and conditions of transport incentive through different modes are as follows:-

- (a) Up to 20% of the cost of transportation for finished goods for shipping from the port nearest to the location of the industrial unit to the mainland port directly, or via the main port of the island.
- (b) 20% of the cost of transportation including the incentive currently provided by railways or the Railway PSUs for movement of finished goods by rail from the railway station nearest to the mainland port to the railway station nearest to the location of the buyer.
- (c) 33% of the cost of transportation of Air Freight by scheduled airlines and non-scheduled operator permit (NSOP) holders approved by DGCA for perishable items / goods (as defined by IATA) from the airport nearest to the location of industrial unit to any airport within the country, nearest to the location of the buyer.

6.7. Employment Incentive (EI)

MHA shall be paying additional 3.67% of the employer's contribution to Employees' Provident Fund (EPF) in addition to Government bearing 8.33 % Employee Pension Scheme (EPS) contribution of the employer in the Pradhan Mantri Rojgar Protsahan Yojana (PMRPY).

6.8. The benefits shall be given on the basis of reimbursement.

7. Empowered Committee

7.1 There will be an Empowered Committee chaired by Secretary, Ministry of Home Affairs with representatives from DIPP, D/o Expenditure, NITI Aayog and Secretary of the concerned Ministries/Departments of Government of India dealing with the subject matter of that industry, the concerned Chief Secretary/ Secretary (Industry) of the UT Administration of the Lakshadweep Islands and Andaman & Nicobar Islands where the beneficiary unit claiming incentive is located, as members, for selection of beneficiaries under the scheme. While examining the proposals for incentive, due consideration will be given to factors like cost disadvantage, project viability, bankability, employment generation and promoters' risk capital. Preference will also be given to eligible industrial units under the Micro, Small and Medium Enterprises (MSME).

7.2 The final grant of registration/ in-principle approval will be decided by the Empowered Committee, which will, inter-alia, consider the prima-facie eligibility of the industrial unit, availability of budget and decide the eligibility for registration under the Scheme. No Industrial unit will have the right to register under LANIDS or claim the benefits unless it is specifically approved by the Central Government. No interest on account of delay in payment of incentive can be claimed by the unit. The beneficiary of this Scheme has to furnish an undertaking to abide by the terms and conditions of the Scheme

8. Online Registration

8.1 The Scheme requires that all eligible industrial units would have to register under the Scheme with Ministry of Home Affairs, Govt. of India, through the portal prior to being eligible for any benefit under this scheme. In this regard, an online application process shall be developed under which the applicants have to submit applications along with the DPR.

8.2 The MHA would separately issue detailed instructions for the use of online portal for LANIDS and registration of eligible units.

9. Commercial Production

9.1 The units should mandatorily start commercial production within 18 months of approval.

10. Nodal agency

10.1 The Islands Administration (A&N or Lakshadweep) will be the nodal agency for disbursement of incentives under various components of the Scheme. Islands Administration (A&N or Lakshadweep) will release incentive only through e-transfer to designated bank accounts of the eligible industrial units.

11. Process of Scrutiny of claims

11.1 Incentive claims under Capital Investment Incentive and Transport Incentive received in MHA will be pre-scrutinized by a recognized independent audit agency. Islands Administration (A&N or Lakshadweep) will conduct post-audit of 10% of claims released every time. The Chief Controller of Accounts of MHA will also conduct post-audit of 20% of incentive claims released in each financial year.

11.2 Government reserves the right to modify any part of the Scheme in public interest.

11.3 All concerned Ministries/Department of Government of India are required to amend their respective Acts/Rules/Notification etc. and issue necessary instructions for giving effect to these decisions.

12. Rights of the Centre/ UT Administration/ Financial Institutions

12.1 If the Central Government/ UT Administration/ Financial Institution concerned is satisfied that an industrial unit has obtained incentive(s) by misrepresenting an essential fact, furnishing of false information or if the unit goes out of commercial production/ operation within 5 years after commencement of commercial production/ operation, the Central Government/ Union Territories / Islands Administration (A&N or Lakshadweep) may ask the unit to refund the grant or incentive after giving an opportunity of being heard to the unit. The incentive(s) will be released through digital payment and Islands Administration (A&N or Lakshadweep) would collect all information required by the DBT Mission in respect of beneficiary industrial units. Islands Administration (A&N or Lakshadweep) may take an affidavit in this regard from authorized signatory of the beneficiary unit. An indemnity bond may also be signed between the industrial unit and Islands Administration (A&N or Lakshadweep) prior to disbursement of incentives, providing for undertaking on the part of the beneficiary unit to comply with all the requirement of the scheme.

12.2 Concealment of input supplies or routing of third party or non- Islands Administration (A&N or Lakshadweep) production for claims or malpractices of similar kinds will render the industrial unit liable for forfeiture of further claims and recovery of all previous subsidies with interest @ 15% per annum.

12.3 Without taking prior approval of MHA/State Government/Financial Institution concerned, no owner of an industrial unit after receiving a part or the whole of the incentive will be allowed to change the ownership of the whole or any part of industrial unit or effect any substantial contraction or dispose of a substantial part of its total fixed capital investment within a period of 5 years after its going into commercial production. The unit will also be required to keep MHA informed about change in location or contact information.

12.4 In respect of all units to whom the incentive is disbursed by Islands Administration (A&N or Lakshadweep), certificate of utilization of the incentive(s) in Form 12(C) of General Financial Rules, 2017 for the purpose for which it was given shall be furnished to the MHA by the financial institution/UT Administration concerned, within a period of three months from the date of receipt of the last installment/full amount.

12.5 After receiving the incentive(s), each industrial unit shall submit Annual Progress Report (APR) to the MHA/ UT Administration concerned, about its working for a period of 5 years after going into production.

13. Budgetary Head

13.1 The budget for the scheme should be made available and administered by Ministry of Home Affairs under the Demands for Grants of the respective Union Territory.

14. This issues with approval of Hon'ble Commerce and Industry Minister.

RAJIV AGGARWAL, Jt. Secy.

Annexure - I**Negative List:**

The following industries will not be eligible for benefits under LANIDS, 2018.

- (i) All goods falling under Chapter 24 of the First Schedule to the Central Excise Tariff Act, 1985 (5 of 1986) which pertains to tobacco and manufactured tobacco substitutes.
- (ii) Pan Masala as covered under Chapter 21 of the First Schedule to the Central Excise Tariff Act, 1985 (5 of 1986).
- (iii) Plastic carry bags of less than 20 micron as specified by Ministry of Environment and Forests Notification No. S.O. 705 (E) dated 02.09.1999 and S.O. 698 (E) dated 17.6.2003.
- (iv) Goods falling under Chapter 27 of the First Schedule to the Central Excise Tariff Act, 1985 (5 of 1986) produced by Petroleum or Gas refineries.
- (v) Plantation, Refineries and Power generating Units above 10 MW.
- (vi) Coke (including Calcined Petroleum Coke), Fly Ash, Cement, Steel Rolling Mills.
- (vii) Units not complying with environment standards or not having applicable Environmental Clearance from M/o Environment & Forests and Climate Change or State Environmental Impact Assessments Authority SEIAA) or not having requisite consent to establish and operate from the concerned Central Pollution Control Board/State Pollution Control Board also will not be eligible for incentive under the scheme.
- (viii) Low value addition activities like preservation during storage, cleaning, operations, packing, repacking or re-labelling, sorting, alteration of retail sale price etc. take place excluding high value packaging and processing.
- (ix) Any other industry/activity placed in negative list through a separate notification as and when considered necessary by the Government. It will be effective from the date of such notification.
- (x) Gold and gold dore.

Annexure-II**A. Components to be included for computing the value of Plant and Machinery under CCIAC in the manufacturing sector:**

- (i) Cost of Industrial Plant & Machinery including taxes and duties i.e. cost of mother production equipment used for carrying out manufacturing activities.
- (ii) Cost of Productive equipment such as tools, jigs, dyes and moulds, insurance premium etc. including taxes and duties.
- (iii) Electrical components necessary for plant operation on the plant side from where meter is installed up to the point where finished goods is to be produced/ dispatched (i.e. H.T. Motors, L.T. Motors, Switch Boards, Panels, Capacitors, Relay, Circuit Breakers, Panel Boards, Switchgears).
- (iv) Freight charges paid for bringing Plant & Machinery and equipment from the supplier's premises to the location of the unit.
- (v) Transit Insurance premium paid.
- (vi) The amount invested in goods carriers to the extent they are actually utilized for transport of raw materials and marketing of the finished products.

B. Components which will not be considered for computing the value of Plant & Machinery under CCIAC in the manufacturing sector:

- | | |
|--------|--|
| (i) | Loading and unloading charges |
| (ii) | Sheds/ buildings for Plant & Machinery |
| (iii) | Miscellaneous fixed assets such as DG sets, Excavation/ Mining equipments, handling equipments, electrical components other than those mentioned at A (iii) above. |
| (iv) | Working Capital including Raw Material and other consumable stores. |
| (v) | Commissioning cost |
| (vi) | Captive Power Plants |
| (vii) | Storage equipments |
| (viii) | Weigh bridge, Laboratory testing equipment. |

C. Admissibility of erection and installation charges in the manufacturing sector

Erection and installation charges will be payable on actual basis and will be restricted to the cost indicated in the Appraisal Note of the Financial Institutions which provided loan to the industrial unit.

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EXTRAORDINARY

प्राधिकार से प्रकाशित

Published by Authority

निकोबार राजपत्र
Nicobar Gazette

सं. 278, पोर्ट ब्लेयर, मंगलवार, 22 अक्टूबर, 2019
No. 278, Port Blair, Tuesday, October 22, 2019

**ANDAMAN AND NICOBAR ADMINISTRATION
SECRETARIAT**

NOTIFICATION

Port Blair, Dated the 22nd October, 2019.

No. 275/2019/F. No. 3-21/SR/Stamp Duty/2015.— In exercise of the power conferred by Section 78 of the Indian Registration Act, 1908 (XVI of 1908) read with the Notification of the Government of India in the late Home Department No. 12/37-Public dated the 1st April, 1937 and in supersession of all Notifications and Orders on the subject, the Lt. Governor (Administrator), Andaman & Nicobar Islands, hereby prescribes the following table of Fees and Stamp Duty charges payable for registration of :-

- (a) Conveyance and bills for sale;
- (b) Deeds of gifts and dower;
- (c) Settlements;
- (d) Lease;
- (e) Deeds of mortgage or instruments of further charge;
- (f) Bonds;
- (g) Assignments of any interest secured by a bond or mortgage deed;
- (h) Policies of insurance;
- (i) Bills of exchange;
- (j) Promissory notes; and
- (k) Generally all other documents of the nature of those herein before mentioned;

Calculated by the following scale according to the value of right, title or interest affected, namely :-

S.No.	Stamp Duty Charges	Registration Fees
1 (i)	4% for female and 6% for male on instruments effecting transfer of interest in land/immovable property on the total valuation as per prescribed minimum Circle Rates or Sale Consideration (whichever is higher).	1% on instruments effecting total valuation as per prescribed minimum Circle Rates or Sale Consideration (whichever is higher).
(ii)	5% in case of joint property (50% male and 50% female share) on instruments effecting transfer of interest in land/immovable property on the total valuation as per prescribed minimum Circle Rates or Sale Consideration (whichever is higher).	

(iii)	In case of joint property with un-equitable share between male and female, the duty shall be on pro-rata basis depending upon the percentage of share on instruments effecting transfer of interest in land/immovable property on the total valuation as per prescribed minimum Circle Rates or Sale Consideration (whichever is higher).	
(iv)	6% in case of Company, Society, Firm, Trust, Non-Government Organisation and such other Institutions etc. on instruments effecting transfer of interest in land/immovable property on the total valuation as per prescribed minimum Circle Rates or Sale Consideration (whichever is higher).	

Admiral D.K. Joshi, PVSM, AVSM, YSM, NM, VSM (Retd.)
Lieutenant Governor,
 Andaman and Nicobar Islands.

By order and in the name of the Lt. Governor,

Sd./-
(R.K. Baral)
Deputy Secretary (Rev.)
 A & N Administration

परि Section of Secretary (.....) *945*
 प्राप्ति संख्या दिनांक
 R.D. No. 1137 Dt. 19/4/19
 F.No.11-6/2019-IA III
 Government of India

Ministry of Environment, Forest and Climate Change
 (IA.III Section)

Indira Paryavaran Bhawan,
 Jorbagh Road, New Delhi-3
 Dated: 28th March, 2019

To,
 M/s Andaman and Nicobar Islands Integrated Development Corporation Ltd
 Vikas Bhawan, PB No. 180,
 Port Blair 744 101
 Andaman & Nicobar Islands

Sub: **CRZ Clearance for Development of Luxury Tents at Aves Island at Survey Nos. 2/1 and 2/2, Districts North and Middle Andaman, Andaman & Nicobar - reg.**

Sir,

This has reference to your proposal No. IA/AN/MIS/75841/2018 dated 17th January, 2019, received in this Ministry for CRZ Clearance in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 issued under the Environment (Protection) Act, 1986.

2. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 207th meeting held on 25.01.2019 and again in the 209th meeting held on 18.02.2019. The details of the project as per the documents submitted and presented during the aforesaid meeting are as under:

- (i) The proposed premium Luxury Tents is proposed at Suvey Nos. 2/1 and 2/2 at Aves Island and will comprise of 50 Keys / Rooms).
- (ii) Built up area will be 5000 sq.m
- (iii) Desalination plant of 27 KLD is also proposed.
- (iv) CRZ maps has been prepared by NCSCM, Chennai.
- (v) The Island is managed by IIMP.
- (vi) The project will not entail FC clearance as no diversion of forest land will be involved. However, a letter from the DFO is contrary to this which states that due to canopy cover of more than 40% it attracts FC. A clarification on this is thus necessary.
- (vii) Intake point for the desalination plant will be at 300 m from LTL into the sea and outfall at 310 m from LTL into the sea.
- (viii) The depth on intake will be at 5 m Chart Datum (CD) and outfall at 5 m CD.
- (ix) The diameter of pipes (Intake and Outfall) will be 50 mm.
- (x) Solar Power Plant of 0.43 MW will be installed. In addition, a DG Set of 0.1 MW will also be installed.
- (xi) About 3.9 MT/month of solid waste will be generated during operational phase of the resorts. Out of 3.9 MT/month of solid waste, 2.34 MT will be biodegradable, 1.56 MT non-biodegradable waste.
- (xii) Sewage generated will be treated in the 38 KLD STP proposed to be set up using MBBR technology.

- mechanism for appropriate site for obtaining Control
- (xiii) It is proposed to bring the treated sewage water close to drinking standard by subjecting it to Reverse Osmosis system. The dried sludge can be used or co-composted with other organic waste produced.
 - (xiv) The treated waste water will be utilised for toilet flushing, HVACC cooling, landscaping etc.
 - (xv) About 3.9 MT/month of solid waste will be generated during operation phase., out of which 2.3 MT will be biodegradable and 1.6 MT non-biodegradable.
 - (xvi) Water requirement will be 37 KLD, out of which 15 KLD will be met from rain water harvesting system and 22 KLD from desalination plant.
 - (xvii) Energy requirement will be 178 kVA and will be met from 0.43 MW Solar Power Plant and 0.1 MW DG set.
 - (xviii) A floating jetty is also proposed. The tourist footfall will be strictly within the tourism carrying capacity carried out for the Island.
 - (xix) Part of the project falls begins right after 20 m of HTL.
 - (xx) Construction will be based on eco-friendly material and pre-fabricated concrete with minimal use of RCC.
 - (xxi) Cost of the project will be Rs 38 Crores.
 - (xxii) ANZMA has recommended CRZ Clearance vide its Letter No. APCCF/EPA/1/Vol.XIII/361, dated 30.11.2018

3. Based on the information submitted as at para no. 2 above and others and information made during the presentation before the EAC, the Ministry of Environment, Forest and Climate Change in acceptance of the recommendation of the EAC hereby accords CRZ Clearance to the above project viz '*Development of Luxury Tents at Aves Island at Survey Nos. 2/1 and 2/2, Districts North and Middle Andaman, Andaman & Nicobar*' under the provision of CRZ Notification, 2011 and amendments thereto and circulars issued thereon, and subject to compliance of the following specific and general conditions as under:

PART A – SPECIFIC CONDITIONS:

- (i) This clearance is subject to approval of the IIMP for Aves Island with provision for development from 20m from HTL as per the notification issued by Ministry of Environment, Forest and Climate Change vide S.O 1242(E) dated 8th March, 2019.
- (ii) This clearance is subject to obtaining clearance from the Standing Committee of National Board of Wildlife, as may be applicable.
- (iii) The project proponent shall ensure that the guidelines for building and construction projects issued vide this Ministry's OM No.19-2/2013-IA.III dated 9th June, 2015, are followed to ensure sustainable environmental management.
- (iv) The project shall be developed as a role model for tourism industry where environmental jurisprudence is implemented in letter and spirit and a third party monitoring agency of repute like NIOT, NEERI, NCSCM etc. shall be appointed by ANIIDCO. The said agency shall not only report compliance status of the conditions in the clearance letters to the authorities concerned but also shall make its observations from time to time in pursuit of protection and conservation of the CRZ ecosystem in the area.

- (v) The project proponent shall ensure that an inbuilt mechanism for appropriate management of solid waste is in place which, shall be a pre-requisite for obtaining CTO under Air and Water Acts from the Andaman & Nicobar Pollution Control Committee.
- (vi) All large, medium and small trees shall be counted and geo-referenced and shall not be allowed to be cut/felled. Details of the same to be provided to the office of PCCF, A & N and the regional office of MoEFCC
- (vii) Project proponent needs to clearly define and demarcate diesel storage areas for the generator along with its spillage prevention plan. Project proponent need to also provide details of provision for loading and unloading of diesel at the location.
- (viii) No construction (including cemented/concretised parking space for vehicles) shall be made in the NDZ area.
- (ix) Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
- (x) The project proponent shall examine possibility of installing solar Panels all along open spaces available and rooftops for generation of renewable energy.
- (xi) All conditions/recommendations stipulated by the Andaman & Nicobar Coastal Zone Management Authority (MCZMA) vide their letter No. APCCF/EPA/1/Vol.XIII/361, dated 30.11.2018, shall strictly be complied with.
- (xii) 'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
- (xiii) Ground water shall not be extracted for operation of the project.
- (xiv) A robust rainwater harvesting system shall be installed in consultation with the concerned authority. In addition, water conservation measures shall be adopted for which a standard operating system shall be developed in a time bound matter during the development of the project itself.
- (xv) The treated wastewater shall be recycled and reused to reduce the demand of fresh water.
- (xvi) 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, of the Ministry along with six monthly monitoring reports.
- (xvii) There shall be no dressing or alteration of the sand dunes present in the vicinity and the same shall be kept undisturbed. No alteration of natural features including landscape changes shall be undertaken for beautification, recreation and other such purpose.

504

- (xviii) Construction shall be strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (xix) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (xx) 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.
- (xxi) 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.
- (xxii) 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.
- (xxiii) All liquid waste arising from the proposed development will be disposed of as per the norms prescribed by Central/State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea/coastal water bodies. It shall be ensured that the wastewater generated is treated in the STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. 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 standard parameters of the effluent discharge from STP under intimation to the SPCB.
- (xxiv) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxv) Project Proponent shall ensure regular operation and maintenance of the STP to meet the effluent discharge standards laid down under the rules and should also meet conditions (if any) stipulated in Consent to Establish and Consent to Operate.
- (xxvi) 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 ambient noise standards.
- (xxvii) Diesel power generating sets proposed as source of back-up power should conform to rules notified under the Environment (Protection) Act, 1986 for diesel generator sets.
- (xxviii) 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

503

before project commissioning. Used 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.

- (xxix) 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.

PART B - GENERAL CONDITIONS:


- (i) A copy of the clearance letter shall be uploaded on the websites of the Company/Proponent and 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) Adequate provision for infrastructure facilities including water supply, fuel and sanitation must be ensured for construction workers during the construction phase of the project to avoid any damage to the environment.
- (iii) A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned regional Office of this Ministry regarding the implementation of the stipulated conditions.
- (iv) The Ministry of Environment, Forest & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (v) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- (vi) The above stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, the EIA Notification, 2006 and the CRZ Notification, 2011.
- (vii) Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
- (viii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (ix) The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including



(502)
revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non compliance.

- (x) 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 proponent from the respective competent authorities.
- (xi) 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 concerned Regional Office of this Ministry.


4. 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.
5. 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.
6. 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.
7. The proponent shall upload the status of compliance of the stipulated 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.
8. 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 clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.


(W. Bharat Singh)
Director / Sc 'F'

Copy to:

1. The Chief Secretary, Andaman & Nicobar Administration, Environment & Forests Department, Van Sadan, Port Blair.

2. The Chairman, Andaman & Nicobar Coastal Zone Management Authority, Environment & Forests Department, Andaman & Nicobar Administration, Van Sadan, Port Blair.
3. The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 32
4. The Member Secretary, Andaman & Nicobar Pollution Control Committee, Department of Science & Technology, Dollygunj, Port Blair - 744103, South Andaman, A & N Islands
5. The Member Secretary, Andaman & Nicobar Coastal Zone Management Authority, Environment & Forests Department, Andaman & Nicobar Administration, Van Sadan, Port Blair.
6. The APCCF (C), MoEF&CC, Regional Office (SEZ), I and II Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam, Chennai - 34
7. Guard File/Monitoring Cell.


(W. Bharat Singh)
Director / Sc 'F'

F.No.11-21/2019-IA-III

Government of India

Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi-3
Dated: 9th September, 2019

To,

M/s Andaman and Nicobar Islands Integrated Development Corporation Ltd
Vikas Bhawan, PB No. 180,
Port Blair - 744 101
Andaman & Nicobar Islands

Sub: ICRZ Clearance for development of an Island resort at Survey No. 148 at Bharatpur village, Shaheed Dweep, Andaman & Nicobar - reg.

Sir,

This has reference to your online proposal No. IA/AN/CRZ/107924/2019 received in this Ministry for ICRZ Clearance of the above mentioned project proposal, in accordance with the provisions of the Island Protection Zone (IPZ) Notification, 2011 issued under the Environment (Protection) Act, 1986.

2. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 219th meeting held on 25.07.2019. The details of the project as per the documents submitted and presented during the aforesaid meeting are as under:

- (i) The proposed Island resort at Survey No. 148 at Bharatpur village, Shaheed Dweep and will comprise of 120 Keys / Rooms.
- (ii) FSI will be 0.19 and height of structures will be less than 9m.
- (iii) The site area is 9.7 Ha out of which, the built up area will be 1.9 Ha
- (iv) The structures will be eco-friendly and shall be LEED/GRIHA certified.
- (v) A desalination plant of 133 KLD capacity is also proposed. The distance of intake from LTL will be 500m and its depth will be at 4 m. The outfall will be at 700 m from LTL and at 5 m depth.
- (vi) ICRZ map in 1:4000 scale has been prepared by NCSCM, Chennai.
- (vii) The proposed project falls in ICRZ- III as per the ICRZ plan of Shaheed Dweep.
- (viii) No forest land is involved.
- (ix) There are two existing jetties on Bharatpur Beach.
- (x) Water requirement will be 239 KLD, out of which 133 KLD will be met from sea water and 106 KLD from recycled water. It is also proposed to explore the option of rain water harvesting which will be used for the operation of the resort.
- (xi) An STP of 139 KLD is proposed to be set up. The treated water will be utilized for various purposes like Toilet Flushing, HVAC Cooling, Landscaping etc. Around 32 KLD of treated wastewater shall be discharged in sea during monsoon after proper treatment.
- (xii) The requirement of power for one hotel key is assumed to be 25000 kWh/year in line with the industry standards. Energy requirement will be met from 1.3 MW Solar Power Plant (50%) and 0.3 MW Diesel Generator Set (50%).

(xiii) The solid waste management and its disposal methods shall be as follows:

<i>Type of Waste</i>	<i>Quantity likely to be generated (tonnes/month)</i>	<i>Components/ Remarks</i>	<i>Waste Management Method</i>
Biodegradable	5.6	Organic kitchen waste & garden waste	To be treated onsite through Organic Waste Processor (OWP)
Non-Biodegradable	3.7		
	3.6 (Recyclable)	Plastic, Tetra Pack and laminated plastic, Aluminum, paper, cardboard, glass.	Segregated waste to be handed over to licensed vendors for recycling or disposal.
	0.1 (Residue)	Food/kitchen waste, used or dirty paper and wrapping, plastic wrapping or bags, composted wrappers.	Project proponent to transport the waste to Port Blair or mainland for safe and scientific disposal.
E-waste	-	Electric and electronic devices.	Will be handed over to CPCB/ANPCC licensed vendors for safe processing and disposal.
Oil and Grease	0.075	Used oil from kitchen; engine oil and grease from DG Set of 0.3 MW capacity.	Collected separately in leak proof drums, labeled and handed over to the authorized ANPCC/CPCB vendors in Port Blair or mainland for treatment and reuse
Total Waste likely to be generated	9.375		

- (xiv) Project Management Authority i.e M/s ANIIDCO will ensure periodic third party monitoring of solid waste management.
- (xv) Employment likely to be generated is 200-250 persons (approx.) during construction phase and 440 persons (approx.) during operation phase.
- (xvi) Cost of the project will be Rs. 172 Crores.
- (xvii) ANCZMA has recommended ICRZ Clearance vide its Letter No. PCCF(CRZ&FC) /EPA/1/Vol.XIV/626, dated 25.03.2019.

3. Based on the recommendation of the Andaman & Nicobar Coastal Zone Management Authority issued vide its letter No. PCCF(CRZ&FC) /EPA/1/Vol.XIV/626, dated 25.03.2019, and information submitted as at para no. 2 above and information provided during the presentation before the Expert Appraisal Committee and others, the Ministry of Environment, Forest and Climate Change, in acceptance of the recommendation of the Expert Appraisal Committee (CRZ), hereby accords CRZ Clearance to the above project viz 'Development of an Island resort at Survey No. 148 at Bharatpur village, Shaheed Dweep, Andaman & Nicobar', under the provision of IPZ Notification, 2011 and amendments thereto and

circulars issued thereon, and subject to compliance of the following specific and general conditions as under:

PART A – SPECIFIC CONDITIONS:

- (i) The project shall be developed as a role model for tourism industry where environmental jurisprudence is implemented in letter and spirit and a third party monitoring agency of repute like NIOT, NEERI, NCSCM etc. shall be appointed by ANIIDCO. The said agency shall not only report compliance status of the conditions in the clearance letters to the authorities concerned but also shall make its observations from time to time in pursuit of protection and conservation of the CRZ ecosystem in the area.
- (ii) The distance of the outfall pipe for brine discharge shall be kept at a distance not less than 1 km from the LTL and accordingly the project proponent shall submit for records an undertaking to this effect to the Ministry and members of the Committee, along with a revised brine discharge modelling by NIOT (with 1 km distance of outfall point from LTL).
- (iii) The project proponent shall submit for records to the Ministry a written confirmation from the Wildlife Office to confirming that there are no turtle nesting sites near the project site.
- (iv) The project proponent shall ensure that Nitrogen and Phosphorous removal from STP effluent is carried out and a pond is created for discharge of treated effluent from STP. It shall be ensured that under any circumstances STP effluent is not directly released to the sea.
- (v) The project proponent shall work towards achieving 70% generation of power from non-conventional energy sources and shall phase out requirement of DG Set proposed at 50% requirement for base load. Within one year of the operation of the resort, the project proponent shall phase out DG Set as source of power for 50% base load and shall only keep for standby (back up) power.
- (vi) The project proponent shall ensure that an inbuilt mechanism appropriate for management of solid waste is in place which shall be a pre-requisite for obtaining CTO under Air and Water Acts from the A&NPCC.
- (vii) The boundary of the area shall be appropriate fenced off to prevent tourist / visitors straying into forest areas.
- (viii) Ground water shall not be extracted for operation of the project.
- (ix) No construction (including cemented/concretised parking space for vehicles) shall be made in the NDZ area.
- (x) Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.



- (xi) All conditions/recommendations stipulated by the Andaman & Nicobar Coastal Zone Management Authority (ANCZMA) issued vide its letter No. PCCF(CRZ&FC) EPA/1/Vol.XIV/626, dated 25.03.2019, shall strictly be complied with.
- (xii) 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, of the Ministry along with six monthly monitoring reports.
- (xiii) There shall be no dressing or alteration of the sand dunes present in the vicinity and the same shall be kept undisturbed. No alteration of natural features including landscape changes shall be undertaken for beautification, recreation and other such purpose.
- (xiv) Construction shall be strictly in accordance with the provisions of IPZ Notification, 2011 and as amended from time to time.
- (xv) No permanent labour camp, machinery and material storage shall be allowed in IPZ area.
- (xvi) 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.
- (xvii) 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.
- (xviii) All liquid waste arising from the proposed development will be disposed of as per the norms prescribed by Central/State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea/coastal water bodies. It shall be ensured that the wastewater generated is treated in the STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. 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 standard parameters of the effluent discharge from STP under intimation to the SPCB.
- (xix) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xx) Project Proponent shall ensure regular operation and maintenance of the STP to meet the effluent discharge standards laid down under the rules and should also meet conditions (if any) stipulated in Consent to Establish and Consent to Operate.
- (xxi) 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 ambient noise standards.

- (xxii) Diesel power generating sets proposed as source of back-up power should conform to rules notified under the Environment (Protection) Act, 1986 for diesel generator sets.
- (xxiii) Construction materials and structures/scaffoldings erected for construction at site shall be cleared immediately after finishing construction and it shall be ensured that no construction waste, garbage and machinery or equipment are left post construction.

PART B - GENERAL CONDITIONS:

- (i) A copy of the clearance letter shall be uploaded on the website of the concerned State Coastal Zone Management Authority/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) A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned regional Office of this Ministry regarding the implementation of the stipulated conditions.
- (iii) The Ministry of Environment, Forest & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (iv) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- (v) The above stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, the EIA Notification, 2006 and the extant CRZ regulations.
- (vi) Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
- (vii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (viii) The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non compliance.



(ix) 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 proponent from the respective competent authorities.

(x) 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 concerned Regional Office of this Ministry.

4. 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.

5. 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.

6. 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.

7. The proponent shall upload the status of compliance of the stipulated 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.

8. 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 clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.


(W. Bharat Singh)
Director (CRZ)

Copy to:

1. The Chief Secretary, Andaman & Nicobar Administration, Environment & Forests Department, Van Sadan, Port Blair.
2. The Chairman, Andaman & Nicobar Coastal Zone Management Authority, Environment & Forests Department, Andaman & Nicobar Administration, Van Sadan, Port Blair.

(.....) का निधि अनुभाग
Minister of Secretary (.....)

प्राप्ति संख्या दिनांक
R.D. No. 1137 Dt. 18/4/19

F.No.11-5/2019-IA III

Government of India

Ministry of Environment, Forest and Climate Change
(IA.III Section)

Minira Paryavaran Bhawan,
Jorbagh Road, New Delhi-3
Dated: 28th March, 2019

To,

M/s Andaman and Nicobar Islands Integrated Development Corporation Ltd
Vikas Bhawan, PB No. 180,
Port Blair - 744 101
Andaman & Nicobar Islands

Sub: CRZ Clearance for Development of premium Tents and Tree Houses at Smith Island at Survey Nos. 96 and 98, Districts North and Middle Andaman, Andaman & Nicobar - reg.

Sir,

This has reference to your proposal No. IA/AN/MIS/75840/2018 dated 17th January, 2019, received in this Ministry for CRZ Clearance in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 issued under the Environment (Protection) Act, 1986.

2. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 207th meeting held on 25.01.2019 and again in the 209th meeting held on 18.02.2019. The details of the project as per the documents submitted and presented during the aforesaid meeting are as under:

- (i) The proposed premium tents and tree houses are proposed at Suvey Nos. 96 and 98 at Smith Island and will comprise of 70 Keys / Rooms).
- (ii) The Island is managed under Integrated Island Management Plan (IIMP) and the total plot area where the premium tents and tree houses are proposed is about 25 Ha.
- (iii) Desalination plant capacity will be now 14 KLD only as a standby, and it is proposed to develop rain water harvesting system to meet 100 % of water requirement. The storage capacity will be 6 MLD.
- (iv) Ross Wildlife Sanctuary is at 5 Km from the site.
- (v) CRZ maps has been prepared by NCSCM, Chennai.
- (vi) The proposed project falls in ICRZ- III (beyond 50 m of HTL) as per IPZ Notification, 2011.
- (vii) Intake point will be at 280 m from LTL into the sea and outfall at 280 m from LTL into the sea.
- (viii) The depth on intake will be at 3 m Chart Datum (CD) and outfall at 3 m CD.
- (ix) The diameter of pipes (Intake and Outfall) will be 25 mm.
- (x) FSI will be 0.036.
- (xi) No forest land is involved and there will be no tree felling /cutting.
- (xii) Solar Power Plant of 1.2 MW will be installed. In addition, a DG Set of 0.3 MW will also be installed.
- (xiii) Turtle nesting sites are present at 1.5 to 2 kms from the site.

- 54
- (xiv) About 5.48 MT/month of solid waste will be generated during operational phase of the resorts. Out of 5.48 MT/month of solid waste, 3.2 MT will be biodegradable, 2.2 MT non-biodegradable waste.
 - (xv) Water requirement will be 69 KLD, out of which 28 KLD will be met from rain water harvesting system and 41 KLD from desalination plant.
 - (xvi) Construction will be based on eco-friendly material and pre-fabricated concrete with minimal use of RCC.
 - (xvii) Sewage generated will be treated in the 67 KLD STP proposed to be set up using MBBR technology.
 - (xviii) It is proposed to bring the treated sewage water close to drinking standard by subjecting it to Reverse Osmosis system. The dried sludge can be used or co-composted with other organic waste produced.
 - (xix) The treated waste water will be utilised for toilet flushing, HVACC cooling, landscaping etc.
 - (xx) Cost of the project will be Rs 65 Crores.
 - (xxi) ANCZMA has recommended CRZ Clearance vide its Letter No. APCCF/EPA/1/Vol.XIII/361, dated 30.11.2018

3. Based on the information submitted as at para no. 2 above and others and information made during the presentation before the EAC, the Ministry of Environment, Forest and Climate Change in acceptance of the recommendation of the EAC hereby accords CRZ Clearance to the above project viz '*Development of premium Tents and Tree Houses at Smith Island at Survey Nos. 96 and 98, Districts North and Middle Andaman, Andaman & Nicobar*' under the provision of CRZ Notification, 2011 and amendments thereto and circulars issued thereon, and subject to compliance of the following specific and general conditions as under:

PART A – SPECIFIC CONDITIONS:

- (i) This clearance is subject to obtaining clearance from the Standing Committee of National Board of Wildlife, as may be applicable.
- (ii) The project proponent shall ensure that the guidelines for building and construction projects issued vide this Ministry's OM No.19-2/2013-IA.III dated 9th June, 2015, as may be applicable, are followed to ensure sustainable environmental management.
- (iii) The project shall be developed as a role model for tourism industry where environmental jurisprudence is implemented in letter and spirit and a third party monitoring agency of repute like NIOT, NEERI, NCSCM etc. shall be appointed by ANIIDCO. The said agency shall not only report compliance status of the conditions in the clearance letters to the authorities concerned but also shall make its observations from time to time in pursuit of protection and conservation of the CRZ ecosystem in the area.
- (iv) The project proponent shall ensure that an inbuilt mechanism appropriate management of solid waste management is in place which shall be a pre-requisite for obtaining CTO under Air and Water Acts from the A&NPCC.
- (v) All large and medium trees shall be counted and geo-referenced and shall not be allowed to be cut/felled. Details of the same to be provided to the office of PCCF, A & N and the regional office of MoEFCC

513

- (vi) Natural streams flowing parallel and close to the project areas shall be used effectively through check dams based on natural watershed. The same can be developed in consultation with A&N Forest Department or any other concerned agency in the UT administration.
- (vii) Project proponent needs to clearly define and demarcate diesel storage areas for the generator along with its spillage prevention plan. Project proponent need to also provide details of provision for loading and unloading of diesel at the location.
- (viii) The sea turtle nesting areas (Green Sea Turtle, Hawksbill Turtle and Olive Ridley Turtle) as identified by the Committee be clearly demarcated on the island map and made 'No Go Areas' for the tourists or any other visitors. The 'No Go Areas' should also cover atleast 1000 m on either side along the HTL lines.
- (ix) No construction (including cemented/concretised parking space for vehicles) shall be made in the NDZ area.
- (x) Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
- (xi) The project proponent shall examine possibility of installing solar Panels all along open spaces available and rooftops for generation of renewable energy.
- (xii) All conditions/recommendations stipulated by the Andaman & Nicobar Coastal Zone Management Authority (MCZMA) vide their letter No. APCCF/EPA/1/Vol.XIII/361, dated 30.11.2018, shall strictly be complied with.
- (xiii) 'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
- (xiv) Ground water shall not be extracted for operation of the project.
- (xv) A robust rainwater harvesting system shall be installed in consultation with the concerned authority. In addition, water conservation measures shall be adopted for which a standard operating system shall be developed in a time bound matter during the development of the project itself.
- (xvi) The treated wastewater shall be recycled and reused to reduce the demand of fresh water.
- (xvii) 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, of the Ministry along with six monthly monitoring reports.
- (xviii) There shall be no dressing or alteration of the sand dunes present in the vicinity and the same shall be kept undisturbed. No alteration of natural features including landscape changes shall be undertaken for beautification, recreation and other such purpose.



512

- (xix) Construction shall be strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (xx) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (xxi) 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.
- (xxii) Topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xxiii) 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.
- (xxiv) 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.
- (xxv) All liquid waste arising from the proposed development will be disposed of as per the norms prescribed by Central/State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea/coastal water bodies. It shall be ensured that the wastewater generated is treated in the STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. 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 standard parameters of the effluent discharge from STP under intimation to the SPCB.
- (xxvi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxvii) Project Proponent shall ensure regular operation and maintenance of the STP to meet the effluent discharge standards laid down under the rules and should also meet conditions (if any) stipulated in Consent to Establish and Consent to Operate.
- (xxviii) 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 ambient noise standards.
- (xxix) Diesel power generating sets proposed as source of back-up power should conform to rules notified under the Environment (Protection) Act, 1986 for diesel generator sets.

- (xxx) 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. Used 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.
- (xxxi) 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.

PART B - GENERAL CONDITIONS:

- (i) A copy of the clearance letter shall be uploaded on the websites of the Company/Proponent and 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) Adequate provision for infrastructure facilities including water supply, fuel and sanitation must be ensured for construction workers during the construction phase of the project to avoid any damage to the environment.
- (iii) A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned regional Office of this Ministry regarding the implementation of the stipulated conditions.
- (iv) The Ministry of Environment, Forest & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (v) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- (vi) The above stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, the EIA Notification, 2006 and the CRZ Notification, 2011.
- (vii) Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
- (viii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

- 510
- (ix) The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non compliance.
 - (x) 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 proponent from the respective competent authorities.
 - (xi) 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 concerned Regional Office of this Ministry.


4. 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.

5. 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.

6. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.

7. The proponent shall upload the status of compliance of the stipulated 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.

8. 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 clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.


(W. Bharat Singh)
Director / Sc 'F'

F.No. 21-46/2019-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: 9th October, 2019



M/s Andaman and Nicobar Islands Integrated Development Corporation (ANIIDCO) Ltd,
Vikas Bhawan, PB No.180,
Port Blair - 744101, Andaman & Nicobar Islands
E Mail: aniidco@gmail.in

Subject: Premium Island Resort at Survey No. 1/1, 1/1/1, 1/2, Lalaji Bay, Long Island by M/s Andaman and Nicobar Islands Integrated Development Corporation (ANIIDCO) Ltd - Environmental and CRZ Clearance - reg.

Sir,

This has reference to your online proposal No. IA/AN/MIS/97931/2019 dated 25th May, 2019, submitted to this Ministry for grant of Environmental and CRZ Clearance in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986 and CRZ Notification, 2011.

2. The proposal for grant of environmental and CRZ clearance to the project Premium Island Resort at Survey No. 1/1, 1/1/1, 1/2, Lalaji Bay, Long Island by M/s Andaman and Nicobar Islands Integrated Development Corporation (ANIIDCO) Ltd, was considered by the Expert Appraisal Committee (Infra-2) in its 42nd meeting held during 10-12 July, 2019 and 43rd meeting held during 20-22 August, 2019. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) The project is located at 12°24'27.61"N Latitude and 92°56'45.76"E Longitude.
- (ii) The project is new development. The total plot area is 4,20,000 sqm, FSI area is 0.093 sqm and total construction (Built-up) area of 39,600 sqm. The project will comprise of 220 keys shall be developed. Maximum height of the building is 9m. The details of building are as follows: (Table may be extended / expanded as per requirement). Key Infrastructure requirements for the Long Island tourism project are summarized in the table below

Project Island	Long Island (Premium Island Resort)
Keys/ No. of Rooms	220
Land Area (Ha)	42
Built Up Area (sqm)	39600
MSW (MT/month)	17
Fresh Water Requirement (KLD)	240
Desalination plant (KLD)	240
STP (KLD)	255
Solar Power Plant (MW)	2.4
Diesel Power Plant (MW)	0.6

- (iii) During construction phase, total water requirement is expected to be very minimal which will be met by Rain Water Harvesting (with minimum dependency on Ground Water). During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

S. S. S.

- (iv) During operational phase, total water requirement of the project is expected to be 433 KLD and the same will be met by 240 KLD fresh water from Desalination Plant and 193 KLD Recycled Water. Waste water generated (204 KLD) will be treated in One STP of total 255 KLD capacity. 193 KLD of treated waste water will be recycled and re-used for flushing, DG set cooling, HVAC makeup and landscaping/gardening etc.
- (v) About 17.15 TPM solid wastes will be generated in the project. The biodegradable waste (10.2 TPM) will be processed in OWC and the non-biodegradable waste generated (6.8 TPM) will be handed over to authorized local vendor.
- (vi) The total power requirement during construction phase is 127 KVA and will be met from DG sets and total power requirement during operation phase is 785 KVA and will be met from 50% from solar energy and 50% from Diesel.
- (vii) Roof top rain water of buildings will be collected in tanks of total 76 ML per annum capacity for harvesting after filtration (optional).
- (viii) Proposed energy saving measures would save about 50% of power.
- (ix) It is not located within 10 km of Eco Sensitive Zone. Hence, NBWL Clearance is not required.
- (x) Forest Clearance is not required.
- (xi) No Court case is pending against the project.
- (xii) Andaman & Nicobar Coastal Zone Management Authority (A&N CZMA) has recommended the project vide letter No. APCCF/EPA/1.Vol-XIII/359 dated 30.11.2018.
- (xiii) Investment cost of the project is Rs. 391 Crore.
- (xiv) Employment potential: 440 manpower.
- (xv) Benefits of the project: The Proposed development of Island resort shall increase the tourism potential in the area. The project shall provide employment to the local population during construction and operation phase.

3. The project/activity is covered under category 'B' of item 8(a) 'Building and Construction projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to absence of SEIAA/SEAC in Andaman & Nicobar Island, the proposal has been appraised at Central level by sectoral EAC.

4. The EAC noted that Andaman & Nicobar Coastal Zone management Authority (ANCZMA) vide its minutes No. APCCF/FPA/1/Vol-XIII/359 dated 30th November, 2018 recommended the proposal for CRZ clearance. Thereafter, the proposal was appraised by EAC (CRZ) of MoEF&CC for projects related to coastal regulation zone in its 205th and 209th meeting held on 25.01.2019 and 18.02.2019 respectively. Based on the deliberations made and documents produced, the Committee in its meeting held on 18.02.2019, recommended the proposal from CRZ perspective.

5. The EAC in its 43rd meeting held during 20-22 August, 2019, based on the information submitted and clarifications provided by the Project Proponent and detailed discussions held on all the issues, recommended the project for grant of environmental and CRZ clearance with stipulated specific conditions along with other Standard EC Conditions as specified by the Ministry vide OM dated 4th January, 2019 for the said project/activity, while considering for accord of environmental and CRZ clearance. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental and CRZ Clearance to the project Premium Island Resort at Survey No. 1/1, 1/1/1, 1/2, Lalaji Bay, Long Island by M/s Andaman and Nicobar Islands Integrated

J. Rose

Development Corporation (ANIIDCO) Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

A. Specific Conditions:

- (i) Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (ii) All the recommendations and conditions specified by the Andaman & Nicobar Coastal Zone Management Authority (A&N CZMA) who has recommended the project vide letter No. APCCF/EPA/1.Vol-XIII/359 dated 30.11.2018 shall be complied with.
- (iii) As per the minutes of the 209th meeting of the Expert Appraisal Committee for projects related to Coastal Regulation Zone held on 18th February, 2019 in the Ministry, following conditions shall be complied:
 - The project shall be developed as a role model for tourism industry where environmental jurisprudence is implemented in letter and spirit and a third party monitoring agency of repute like NIOT, NEERI, NCSCM etc. shall be appointed by ANIIDCO. The said agency shall not only report compliance status of the conditions in the clearance letters to the authorities concerned but also shall make its observations from time to time in pursuit of protection and conservation of the CRZ ecosystem in the area.
 - The project proponent shall ensure that an inbuilt mechanism appropriate management of solid waste management is in place which shall be a pre-requisite for obtaining CTO under Air and Water Acts from the A&N PCC.
 - The boundary of the area shall be appropriate fenced off to prevent tourist / visitors straying in to forest areas.
 - Un-utilized areas within the premises of the 42.2 ha of land shall be managed such that the foraging areas of the migratory birds are maintained.
 - All huts shall be built on stilts (at least 2 m height above ground level) in order to ensure protection from flooding due to storm surge or Tsunami.
 - Beach front areas shall be open to public access and for local fishermen and other public.
 - The proponent proposed 60 (desalination)-40 (rain water) formula for meeting water requirement of proposed project. Plan for storage of rain water harvesting needs to be provided.
 - All large and medium trees shall be counted and geo-referenced and shall not be allowed to be cut/felled. Details of the same to be provided to the office of PCCF, A & N and the regional office of MoEFCC.
 - Project proponent needs to clearly define and demarcate diesel storage areas for the generator along with its spillage prevention plan. Project proponent need to also provide details of provision for loading and unloading of diesel at the location.
- (iv) The project proponent shall provide for adequate fire safety measures and equipment as per National Building Code/required by Fire Service Act of the State and instructions issued by the local Authority/Directorate of fire, from time to time. Further, the project proponent shall take necessary permission/NOC regarding fire safety from Competent Authority as required.

J. Bose

- (v) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (vi) As proposed, fresh water requirement from Desalination plant shall not exceed 240 KLD.
- (vii) Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, HVAC cooling DG set cooling, landscaping and horticulture. As proposed, excess treated water shall be discharge to the sea in an environmentally responsible manner.
- (viii) The project proponents would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coliforms and other pathogenic bacteria.
- (ix) The project proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- (x) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, Rain water from roof will be collected in the ground ferro cement tanks situated within clusters or individual keys.
- (xi) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from project will be sent to dumping site.
- (xii) Traffic Management Plan as submitted shall be implemented in letter and spirit. Further, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time. Traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- (xiii) No tree cutting/transplantation of existing trees has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The landscape planning should include plantation of native species. The plantation species should be carefully chosen to avoid bird nesting and to improve pollution control and noise control measures. Water intensive and/or invasive species should not be used for landscaping. Adequate area shall be provided for green area development.
- (xiv) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013. As per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 1st May 2018, and proposed by the project proponent, an amount

J. Bose

of Rs. 5.685 Crore(@ 1.5% of project Cost) shall be earmarked under Corporate Environment Responsibility (CER) for the activities such as education facilities, health care and medical facilities, infrastructure development, avenue plantation, awareness campaign and training. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the Regional Office as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

B. Standard Conditions:

I. Statutory compliance:

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- iii. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- iv. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- v. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- vi. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- vii. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation:

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental and CRZ Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least

J. Bose

3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to rules made under the Environment (Protection) Act, 1986.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation:

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. 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.
- iv. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- v. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vi. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- vii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

J. Bane

- viii. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- ix. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- x. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xi. All recharge should be limited to shallow aquifer.
- xii. No ground water shall be used during construction phase of the project.
- xiii. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xiv. 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.
- xv. No sewage or untreated effluent water would be discharged through storm water drains.
- xvi. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xvii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xviii. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention:

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

J. Bose

V. Energy Conservation measures:

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management:

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall 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.
- iii. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- iv. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- v. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vi. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- vii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- viii. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

J. Rose

- ix. Used 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.

VII. Green Cover:

- i. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.

- ii. 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 be operated only during non-peak hours.

IX. Human health issues:

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility:

- i. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
- iii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection

J. Bose

measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Miscellaneous:

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental and CRZ clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and commitment made during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
- x. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental and CRZ clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xi. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xii. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiii. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xiv. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other

J. Bose

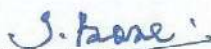
orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

- xv. Any appeal against this EC 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.
6. This issues with the approval of the Competent Authority.


(Dr. Subrata Bose)
Scientist F

Copy to:

- 1) The Principal Secretary to the Government, Department of Environment and Forest, Andaman and Nicobar Islands, Port Blair.
- 2) Chief Conservator of Forests and Member Secretary, A&N CZMA, Van Sadan, Port Blair.
- 3) The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum- Office Complex, East Arjun Nagar, Delhi - 32.
- 4) The Addl. Principal Chief Conservator of Forests (Central), Ministry of Environment, Forests and Climate Change, 1st and 11th Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam, Chennai – 34.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.
- 7) MoEFCC website.


(Dr. Subrata Bose)
Scientist F

भारत सरकार

GOVERNMENT OF INDIA

पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय

MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE CHANGE

Regional Office (South Eastern Zone),

1st & 2nd floor, HEPC Building, No.34, Cathedral Garden Road,

Nungambakkam, Chennai - 600034, Tel. 044-28222041,

e-mail: ro.moefccc@gov.in / roefccc@gmail.com

महोदय जयते

GN (Proj)

F.No.4-ANB032/2019-CHN/ H30

Date 19 May, 2020

To,

The Principal Chief Conservator of Forests,
Department of Environment & Forests,
Andaman & Nicobar Administration,
Vansadan, Hadoo, Andaman & Nicobar, Port Blair



Subject: Diversion of 0.89 ha of revenue land (Deemed forest) for Aves Island eco-tourism project in favour of Senior Manager (Projects), ANIIDCO, Port Blair, Andaman & Nicobar Islands -reg

Sir,

Please refer to the Andaman & Nicobar UT Administration letters No PCCF/FCA/317/298 dated 01.10.2019, PCCF/FCA/317/495 dated 10.01.2020 and PCCF/FCA/317/619 dated 03.03.2020, seeking prior approval of the Central Government for diversion of revenue land (deemed forest) in accordance with Section '2' of Forest (Conservation) Act, 1980 for the above mentioned project.

After careful consideration of the proposal of the State Government, I am directed to convey the Central Government's in-principle approval (*Stage-I*) under Section '2' of Forest (Conservation) Act, 1980 for diversion of 0.89 ha of revenue land (deemed forest) for Aves Island eco-tourism project in favour the Senior Manager (Projects), ANIIDCO, Port Blair, Andaman & Nicobar Islands, subject to the following conditions:

1. The legal status of the forest land proposed for diversion shall remain unchanged;
2. The demarcation of the proposed forest area shall be carried out by erecting 4 feet height ecofriendly materials with its serial number and the distance between any two pillars shall be kept at 20 meters interval at the cost of User Agency before execution of the project;
3. As per condition No (vi) of CRZ clearance (specific condition) no tree shall be cut. **Hence, no tree felling shall be carried out in the diverted area.** Undertaking from the User Agency may be submitted to that effect;

- 231
4. The Andaman & Nicobar UT Administration shall charge the Net Present Value of the diverted land measuring 0.89 ha from User Agency as per the orders of the Hon'ble Supreme Court dated 28.03.2008 and 09.05.2008 in IA Nos.826 in 566 with related IA's in Writ Petition (Civil) No.202/1995;
 5. Additional amount of Net Present Value (NPV) of the diverted land, if any, becoming due after revision of the same by the Hon'ble Supreme Court of India in future, shall be charged by the State Government from User Agency. The User Agency shall furnish an undertaking to this effect;
 6. All the funds received from the User Agency under the project shall be transferred/ deposited to CAMPA fund only through e-portal (<https://parivesh.nic.in/>);
 7. The diverted land shall under no circumstances be transferred or sublet to any other agency, department or person without prior approval of the Central Government;
 8. **All activities and structures to be built shall be as per the specification under CRZ clearance dated 28.03.2019 issued for the subject proposal;**
 9. Disturbance shall be kept minimum by creating labour camps outside the forest area as far as possible and it shall be the responsibility of the User Agency to ensure that the labourers & staff engaged in execution of work do not destruct nearby forest flora & fauna;
 10. The user agency shall provide fire wood preferably alternate fuel to labourers working at the site to avoid damage/tree felling;
 11. The User Agency shall ensure no waste material (specifically plastic) shall be disposed in and around diverted area;
 12. The User Agency shall comply with all mitigation measures as proposed in the Rapid Environmental Impact Assessment (EIA) report at the project cost;
 13. The total forest area utilized for the project shall not exceed 0.89 ha and the forest area diverted shall not be used for any purpose other than those shown in the diversion proposal;
 14. The UT Administration shall upload the proposal details in the Ministry's web portal in consultation with the NIC, New Delhi and shall report along with the compliance report;

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15. The layout plan of the proposal shall not be changed without the prior approval of the Central Government;
16. The UT Administration may inform to the User Agency that, deemed forest (revenue land) area being diverted will attract FCA, 1980 and Rules, Guidelines thereunder and all relevant Court Orders, hence, the User Agency shall abide to the same in future also. Undertaking from the User Agency to that effect shall be furnished.
17. The DFO concerned shall monitor the project regularly and the User Agency shall submit compliance report on the conditions stipulated in this order to the UT Administration and the Regional Office, Chennai regularly;
18. The approval under the Forest (Conservation) Act, 1980 is subject to the clearance under all other Acts, Rules, Regulation, Court Orders and Guidelines applicable to the project;
19. Any other conditions that the Central Government or DDG(Central), Regional Office, Chennai may impose from time to time in the interest of afforestation, conservation and management of flora and fauna in the area, shall be complied by the User Agency;
20. In the event of failure to comply with any of the above conditions the User Agency is liable for penal action as per the provisions under Rules / guidelines framed under FCA, 1980;

After receipt of the compliance report on above mentioned conditions, the proposal will be considered for final approval. This in-principle approval shall be valid for a period of 5 years from the date of issue of this letter. In the event of non-compliance of the above conditions, this in-principle approval may be revoked as per rules.

Yours faithfully,

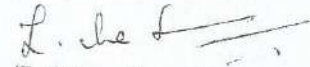
(L.Chandrasekar)

Deputy Inspector General of Forests (Central)

Copy to:

1. The APCCF & Nodal Officer (FCA), O/o the Principal Chief Conservator of Forests, Andaman & Nicobar Administration, Van Sadan, P.O-Hadoo, Port Blair.

2. The Senior Manager (Projects), ANIIDCO, Port Blair, Andaman & Nicobar Islands.
3. Guard file.


(L.Chandrasekar)

Deputy Inspector General of Forests (Central)