

परि Section of Secretary (.....) ११६१

प्रति सख्या ..... दिनांक .....

R.D. No. 1137 F.No. 11-6/2019-IA III

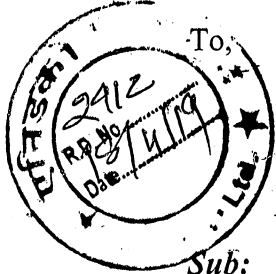
Government of India

Ministry of Environment, Forest and Climate Change

(IA.III Section)

Indira Paryavaran Bhawan,  
Jorbagh Road, New Delhi-3

Dated: 28<sup>th</sup> 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 17<sup>th</sup> 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 207<sup>th</sup> meeting held on 25.01.2019 and again in the 209<sup>th</sup> 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) 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 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 8<sup>th</sup> 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 9<sup>th</sup> 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.

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- (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



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:**

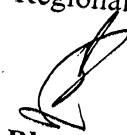
- (i) A copy of the clearance letter shall be uploaded on the websites of the Company/Proponent and concerned State Pollution Control Board. The Clearance letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) Adequate 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

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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 31<sup>st</sup> 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'

1MP  
CS-  
Surge (IPZ)  
11.8.19  
10/9/19  
AM (Projects)  
23/9/19

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

Government of India

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

J. C. B. Gupta  
C. P. Condon  
M. S. R. D. No. 5751  
Date: 18.09.19

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi-3  
Dated: 9<sup>th</sup> 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 219<sup>th</sup> 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%).
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(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 31<sup>st</sup> 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 निम्न अनुभाग

Minister of Secretary (T/m)

प्रति सम्मान्य दिनांक

R.D. No. 113T Dt. 18/4/19

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

Government of India

Ministry of Environment, Forest and Climate Change

(IA.III Section)

Indira Paryavaran Bhawan,  
Jorbagh Road, New Delhi-3

Dated: 28<sup>th</sup> 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/73840/2018 dated 17<sup>th</sup> 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 207<sup>th</sup> meeting held on 25.01.2019 and again in the 209<sup>th</sup> 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.

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- (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, HVAC 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 9<sup>th</sup> 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

- (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.

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- (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.

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- (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 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 31<sup>st</sup> 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: 9<sup>th</sup> October, 2019

*MD*  
*gm (proj)*  
*7/83*  
*23/10/19*  
*23/10/19*  
**To: 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](mailto: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,

*S. She*  
*23/10*  
This has reference to your online proposal No. IA/AN/MIS/97931/2019 dated 25<sup>th</sup> 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 42<sup>nd</sup> meeting held during 10-12 July, 2019 and 43<sup>rd</sup> 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.

*J. Kose*



- (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 30<sup>th</sup> 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 205<sup>th</sup> and 209<sup>th</sup> 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 43<sup>rd</sup> 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 4<sup>th</sup> 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:-

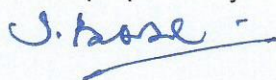
**A. Specific Conditions:**

- (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 209<sup>th</sup> meeting of the Expert Appraisal Committee for projects related to Coastal Regulation Zone held on 18<sup>th</sup> 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.





- (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 1<sup>st</sup> May 2018, and proposed by the project proponent, an amount





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. PM<sub>10</sub> and PM<sub>2.5</sub>) 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

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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.

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- 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.

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**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 27<sup>th</sup> August, 2003 and 25<sup>th</sup> 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.

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- 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

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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

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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, I<sup>st</sup> and II<sup>nd</sup> 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)  
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