

Agenda notes for the 37th meeting of the Odisha Coastal Zone Management Authority (OCZMA) scheduled on 30.4.2021 at 11.00 AM through virtual mode

A. Confirmation of the minutes of the 36th meeting of OCZMA held on 19.03.2021

The 36th meeting of OCZMA was held under the Chairmanship of Additional Chief Secretary, F&E Department through video conferencing on 19.3.2021. The minutes of the meeting were sent to all the members of the Authority vide letter no. 93/OCZMA Dt. 19.3.2021. Since no response has been received, the minutes may be treated as confirmed.

B. Compliance of the decision taken in the 36th OCZMA Meeting.

Sl. No.	Project / Project Proponent	Decision taken	Compliance
1	Approval of coastal zone management plan of Odisha, 2019	The 11 th Technical Scrutiny Committee of NCSCM held on 10.3.2021 scrutinized the CZMP of all 7 coastal district of Odisha and recommended the final draft CZMP map and Land use map to OCZMA for submission before the NCZMA for approval. OCZMA approved the CZMP maps and land use maps submitted by the NCSCM and decided to place the final CZMP before NCZMA, MoEF & CC, Government of India for approval of CZMP, 2019	The draft CZMP Maps along with recommendation of OCZMA were submitted to NCZMA Vide Letter No. EE-18/2019-6100/F&E Dt. 19.3.2021. NCZMA in its 42 nd meeting of held on 23.3.2021 approved the CZMP of Odisha and congratulated Odisha being the first state for completing CZMP as per CRZ Notification, 2019.

C. Fresh Proposal

1. Construction of Hotel for Department of Tourism by Padma Eastern Hotels at Gopalpur, Ganjam District.

The Managing Director, Padma Eastern Hotels has submitted a proposal namely “Construction of Hotel at Gopalpur for Department of Tourism” for CRZ Clearance.

As report submitted by Project proponent

- a. The proposed construction is a G+1 storied hotel building on land bearing plot no. 166/411 & 182/301, Khata no. 23/163 in mouza Udayapur under Gopalpur NAC. The total land area acquired for the proposed project is 3.25 Acre and it belongs to Department of Tourism. Padma Eastern Hotels Pvt. Ltd has taken the land on lease basis from Department of Tourism for a period of 30 years for construction, operation and maintenance of hotel building. As per the design, total 80 rooms are proposed. The ground floor area of the building will be 4485.6 sqm, first floor area covers 1781.67 sqm, with a parking area of 2912.28sqm. Thus the total built up area of the proposed building is estimated to be 6267.3 sq.m. Height of the building is 9 mtrs. The cost of the Project is 10.00 Crore.

- b. The Water demand of the project is estimated to be 50 KLD and will be met from ground water Supply for which NOC from ground water Authority has been received. During operation phase, the solid waste generated will be handed over to the NAC solid waste collection agency. The effluent generated is estimated to be 20 KLD and will be released to the NAC sewerage drain after treatment. The Electricity demand of 200 KW will be sourced from TPCOLD.
- c. The geographical location of the project site is 19° 15' 13.0"N & 84° 85' 01.2"E. The project proponent submitted project location superimposed CRZ Map in 1:4000 scale prepared by NCSCM, Chennai, the authorised agency of MoEF & CC. The maps indicates that the project site is falling in CRZ-II area of Gopalpur and is about 260 mtr from the HTL line. Several existing authorised structures are present between the proposed site and the HTL Line.
- d. The building construction is a permissible activity in CRZ area as per CRZ Notification, 2011 and its subsequent amendment vide S.O.1955 dt. 15.6.2015.

Para 8. II. CRZ-II (i) (i) "building shall be permitted only on the land ward side of the existing road or on the landward side of the existing authorised structures".

Para 8. II. "buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level".

The project does not attract Environment Clearance under EIA Notification, 2006. (Total built up area is less than 20,000 sq.m). The project requires approval from the Planning Authority after recommendation of Coastal Zone Management Authority as per Para 4(i) (d) of CRZ Notification, 2011.

- e. OCZMA may discuss the proposal and if considered, may recommend the proposal to Local Town Planning Authority (Berhampur Development Authority) for grant of approval in accordance with CRZ Notification, 2011.

2. Construction of Youth Hostel Building at Gopalpur, Ganjam by Youth Hostel Association Trust, New Delhi.

The Secretary of National Youth Hostel Association Trust & the Chief Executive officer, Youth Hostel Association of India has submitted a proposal namely "Construction of Youth Hostel Building at Gopalpur, Ganjam "for CRZ clearance.

As per the documents submitted by the project proponent

- a. The proposed project is to provide the accommodation facilities to the members and volunteers of the Youth Association of states and country. The total area acquired for the proposed project is 1.4 Ac. The proposed construction involves G+1 storied building on the land over plot no. 217/445, Khata No. 23/205 Mouza-Udayapur, Tehsil-Berhampur, Dist-Ganjam. As per the drawing and design of the construction, the ground coverage of the building will be 969.08 sqm. and the first floor will be 822.48 sqm. The total built up area of the proposed building will be 1791.56 sqm with an FAR of 0.31. Height of the building will be 10.35 mtrs. The ground floor includes one conference hall, two gents dormitory halls, one

committee hall, one Indoor game hall, kitchen with dining. And toilets. First floor contains two ladies dormitory halls, one common room, two rooms and toilets.

- b. Water demand of the project is estimated to be 20KLD and will be met from the Gopalpur NAC supply. The Electricity demand of the project is estimated to be approx.100 KW which will be sourced from TPCOLD. The solid waste generated during construction phase will be dumped in the low lying area and during operation phase it will be handed over to the Gopalpur NAC solid waste collection agency. The effluent generated is estimated to be 20KLD will be released to the NAC sewerage drain.
- c. The GPS Co-ordinates of the project is $84^{\circ} 54' 17.49''E$ & $19^{\circ} 15' 24.96''N$. The project proponent submitted the CRZ Map no.7 in 1:25000 scale indicates that the project site falls under CRZ-II area of Gopalpur.
- d. The building construction is a permissible activity in CRZ area as per CRZ Notification, 2011 and its subsequent amendment vide S.O.1955 dt. 15.6.2015.

Para 8. II. CRZ-II (i) (i) "building shall be permitted only on the land ward side of the existing road or on the landward side of the existing authorised structures".

Para 8. II. "buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level".

The project does not attract Environment Clearance under EIA Notification, 2006. (Total built up area is less than 20,000 sq.m). The project requires approval from the Planning Authority after recommendation of Coastal Zone Management Authority as per Para 4(i) (d) of CRZ Notification, 2011.

- e. OCZMA may discuss the proposal and if considered, may recommend the proposal to Local Town Planning Authority (Berhampur Development Authority) of CRZ Notification, 2011 for grant of approvals in accordance with CRZ Notification, 2011.

3. Construction of "Luxery Resorts" at plot no. 545/1546, thana- Puri sadar, Mouza-Sipasarubuli, Puri by M/s Jyoti Infrastructure Pvt. Ltd.

The Managing Director of Jyoti Infrastructure Pvt. Ltd has submitted a proposal namely "Construction of "Luxery Resorts at Puri" "for CRZ clearance.

- a. As per the report submitted by the project proponent, the proposal is for construction of beach resorts that comprises of Basement+ Lower Ground+ Ground+ 5 upper (B+2G+5) floor buildings on land bearing plot no. 545/1546, thana- Puri sadar, Mouza-Sipasarubuli, Puri. The total area acquired for the proposed project is 5.29 Ac. The units for the resorts comprises suite, changing room, restaurant, lobby, guest rooms staff cafeteria, training room, security office, kitchen, etc.

The construction details as follows:

- The ground coverage: 7460 sqm.
- Basement : 3441.82 sq.m
- Lower ground floor: 575.87sqm

- Ground floor: 6385.4sq.m
 - First floor: 3151.25 sqm.
 - Second floor: 1545.06sq.m
 - Third floor: 1985.04sq.m
 - Fourth floor: 1985.04sq.m
 - Fifth floor: 833.58sq.m
 - Total built up area: 19903.06 sq.m
 - The FAR: 0.9.
 - Height of the building is 21 mtrs.
 - Parking area: 4470 sqm (40% of the built up area)
- b. The solid waste generated during operation phase is estimated to be 395 kg/day. The biodegradable wastes will be segregated at source and will be used as organic manure inside the premises. The non-degradable wastes will be disposed through the Govt. approved agency. The effluent generated is estimated to be 182 KLD will be treated through STP. The Electricity demand is estimated as approx.1015 KW which will be sourced from TPCODL. For backup power supply (2 x750 KVA) DG Set will be kept as standby. Water demand of the project will be 213 KLD met from the PHD supply.
- c. The GPS Co-ordinates of the project is (i) $85^{\circ} 47' 8.08''E$ & $19^{\circ} 47' 7.74''N$. (ii) $85^{\circ} 47' 11.20''E$ & $19^{\circ} 47' 8.51''N$ (iii) $85^{\circ} 47' 11.37''E$ & $19^{\circ} 47' 1.42''N$ (iv) $85^{\circ} 47' 8.44''E$ & $19^{\circ} 47' 0.68''N$. Project location superimposed over the CRZ Map in 1:4000 scale and the report prepared by Institute of Remote Sensing, Anna University, Chennai indicates that the project site falls under CRZ-II area of Puri. As per approved CZMP of 2011, map no. 25, Sheet no. E 45 B 13/SW the project site is located on the landward side of the existing road.
- d. The building construction is a permissible activity in CRZ area as per CRZ Notification, 2011 and its subsequent amendment vide S.O.1955 dt. 15.6.2015.
- Para 8. II. CRZ-II (i) (i) "building shall be permitted only on the land ward side of the existing road or on the landward side of the existing authorised structures".
- Para 8. II. "buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level".
- The proposed project does not attract EIA Notification, 2006 as the total built up area is less than 20,000 sq.m. The project requires approval from the Planning Authority after recommendation of Coastal Zone Management Authority as per Para 4(i) (d) of CRZ Notification, 2011.
- e. OCZMA may discuss the proposal and if considered, may recommend the proposal to Local Town Planning for grant of approvals in accordance with CRZ Notification, 2011.

4. Construction of Hotel at Matimandapasahi, Puri by Eastern Marines Pvt. Ltd.

The Director of Eastern Marine Pvt. Ltd. has submitted a proposal namely “Construction of Hotel Building at Matimandapasahi Puri “for CRZ clearance.

As per the documents submitted by the project proponent

- a. The proposed construction involves G+2 storied hotel building on the land over plot no. 279, Khata No. 221/1, plot no. 279/403, Khata no. 221/92, Mouza-Matimandapa sahi, Puri. The total area acquired for the proposed project is 1218.54 SQ.M. As per the drawing and design of the construction area of all floors will be 528.71sqm. The total built up area of the proposed building will be 1586.15 sqm with an FAR of 1.30. Height of the building will be 11.67 mtrs. There is a provision of an open parking area of 565.79 sq.m. The project Cost is 4.21 Crores.
- b. Water demand of the project is estimated to be 15KLD and will be met from the existing municipality supply. The Electricity demand of the project is estimated to be approx.75 KW which will be sourced from OPTCDL. The solid waste generated will be handed over to the Puri Municipality collection agency. The effluent generated is estimated to be 20KLD will be released to the Municipality sewerage drain.
- c. The GPS Co-ordinates of the project is $85^{\circ} 49' 20.53''E$ & $19^{\circ} 47' 55.19''N$. project location superimposed over the CZMP Approved CRZ Map no.25 in 1:25000 & 1:4000 scale prepared by IRS, Anna University, Chennai indicated that the project site falls under CRZ-II area of Puri and is about 447.2 m away from the HTL Line. The aforesaid project site falls landward side of existing road as per approved CZMP map.
- d. The building construction is a permissible activity in CRZ area as per CRZ Notification, 2011 and its subsequent amendment vide S.O.1955 dt. 15.6.2015.

Para 8. II. CRZ-II (i) (i) “building shall be permitted only on the land ward side of the existing road or on the landward side of the existing authorised structures”.

Para 8. II. “buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level”.

The project does not attract Environment Clearance under EIA Notification, 2006. (Total built up area is less than 20,000 sq.m). The project requires approval from the Planning Authority after recommendation of Coastal Zone Management Authority as per Para 4(i) (d) of CRZ Notification, 2011.

- e. OCZMA may discuss the proposal and if considered, may recommend the proposal to Local Town Planning Authority for grant of approvals in accordance with CRZ Notification, 2011.

5. Modification of building area for construction of Residential building by Ekadanta Paradise at Puri.

The project proponent Mr. Pradipta Mohanty has submitted an application for Modification of building area for construction of Residential building at Puri.

The project proponent was submitted a proposal namely “Construction of Residential builds at Puri

for construction of Stilt+3 storied building” vide letter no. Nil dt. 13.07.2018 for CRZ Clearance. The proposal was placed in the 31st meeting of OCZMA held on 25.01.2019 and authority grant clearance under CRZ and decided to recommend the proposal to Local Town Planning Authority for grant of approval subject to submission of the following documents

- I. Superimposing the project location in 1:4000 scale maps, prepared by and duly authenticated by one of the Authorized agency identified by MoEF&CC, Govt. of India.
- II. Documents on ROR
- III. Land Ownership as per Sabik Record
- IV. NOC from Collector regarding solo ownership.

Accordingly the project proponent furnished the documents related to above point no. I,II & III. However the NOC from Collector is still awaited.

Now the applicant requested for some modification for construction in the submitted proposal as follows:

Project details	submitted Project	Proposed modification
Land area	570.21 sqm	575.46 sqm as demarcated by Amin PKDA Puri
Construction	Stilt+3	Stilt+4
Ground coverage	284.96 sq.m	287.73 sqm
Built up area	1139.84 (including stilt floor)	1150.92 sq.m (excluding stilt floor as per new building regulation)
FAR	1.753	2.0 (within permissible limit)
Height of the building	12 metre	15 metre approx.
NOC from Collector regarding solo ownership	Awaited	--

OCZMA may discuss the proposal and if consider may recommend the proposal to Local Planning Authority subject to submission of NOC from Collector regarding solo ownership.

6. Improvement to swargadwar, Puri by Odisha Bridge & Construction Corporation Limited (OBCC).

The Sr. Project Manager, OBCC has submitted a proposal namely “Improvement to Swargadwar, Puri “for CRZ clearance.

As per the documents submitted by the project proponent

- a. The proposed project is the improvement of existing Swargadwar of Puri by adding some scientific structures for cremation. The improvement facilities includes construction of 14nos. of pyres attached with exhaust system to dispel the fume and dirt to higher outer atmosphere, administrative building and construction hall for waiting accompanied persons for cremation.

The total built up area for the proposed project will be 1628.36 sq.ft. The total plot area of the project of 1.27 Ac. The F.A.R of the construction is 0.32. The project Cost is 4.21 Crores.

- b. Water demand of the project is estimated to be 5KLD and will be met from the existing municipality supply. The Electricity demand of the project is estimated to be approx.1.5 KW which will be sourced from TPCOL.
- c. The GPS Co-ordinates of the project is (i) 19⁰ 47' 36.4"N, 85⁰ 49' 1.5"E, (ii)19⁰ 47'36.1"N, 850 49' 3.5"E,(iii) 190 47' 33.9"N, 850 49' 1.49"E ,(iv)190 47' 34.4"N, 850 49' 3.8"E
As per the CZMP Approved CRZ Map 2011 MAP no.25, the project under reference falls in CRZ-II area of Puri and is located on the landward side of existing road as per approved CZMP map.
- d. The proposed construction is a permissible activity in CRZ area as per CRZ Notification, 2011 under:

Para 8. II. CRZ-II (i) (i) "building shall be permitted only on the land ward side of the **existing road** or on the Indwardside of the existing authorised structures".

Para 8. II. CRZ-II (i) (i) "buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road:

Para 8. II.(iii) "reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms without change the land use pattern"

Para 8. III. CRZ-III (A) (iii)(j) "Construction of dispensaries, school, public rain shelter, community toilets, bridges, roads, provisions of water supply, drainage, sewerage, crematoria, cemeteries and electric substation which are required for the local inhabitants may be permitted on a case to case basis by CZMA.

Para 8. III. CRZ-III (A) (iii)(j) "Construction of dispensaries, school, public rain shelter, community toilets, bridges, roads, provisions of water supply, drainage, sewerage, **crematoria**, cemeteries and electric substation which are required for the local inhabitants may be permitted on a case to case basis by CZMA.

The project does not attract Environment Clearance under EIA Notification, 2006. (Total built up area is less than 20,000 sq.m). The project requires approval from the Planning Authority after recommendation of Coastal Zone Management Authority as per Para 4(i) (d) of CRZ Notification, 2011.

- e. OCZMA may discuss the proposal and if considered, may recommend the proposal to Local Town Planning Authority for grant of approvals in accordance with CRZ Notification, 2011.

7. Construction of Swosti Premium Beach Resort at Puri by Swosti Primium Ltd.

The Managing Director of Swosti Premium Beach Resort has submitted a proposal namely "Swosti Premium Beach Resort" for CRZ Clearance.

As per the report submitted by the project proponent:

- a. The proposed project is for construction of a B+G+13 Floor building over plot no. 696/1555, khata no. 361/169, mouza Sipasarubali. The kissam of the land is Gharabari. The total area acquired of the plot is 2.02 Ac. The built up area of the proposed project will be 14,143.59 sq.m (FAR) area and 5, 581.13 sq.m of non-FAR Area. The total Built up area is 19,724.72sqm. and the FAR of the building is 1.88.
- b. Water demand of the project will be 93KLD met from ground water supply and NOC from Central Ground Water Authority has been obtained. The Electricity demand of the project will be approx.1250 KW which will be sourced from TPCODL. There will be provisions of STP for the treatment of Effluents. & solid waste will be handed over to Municipal collection agency.
- c. The GPS Co-ordinates of the project site are (i) 19° 47' 08.4"N & 85° 47' 37.6"E (ii) 19° 47' 12.5"N & 85° 47' 36.5"E (iii) 19° 47' 12.7"N & 85° 47' 36.9"E (iv) 19° 47' 12.4"N & 85° 47' 31.3"E . The project proponent submitted CZMP approved CRZ Map 1:25000 scale & 1:4000 scale prepared by the Authorised agency of MoEF&CC which indicates that the reference project site falls in CRZ-II area of Puri and is located landward sides from the HTL line.
- d. The building construction is a permissible activity in CRZ area as per CRZ Notification, 2011 and its subsequent amendment vide S.O.1955 dt. 15.6.2015.

Para 8. II. CRZ-II (i) (i) "building shall be permitted only on the land ward side of the existing road or on the landward side of the existing authorised structures".

Para 8. II. "buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level".

The project does not attract Environment Clearance under EIA Notification, 2006. (Total built up area is less than 20,000 sq.m). The project requires approval from the Planning Authority after recommendation of Coastal Zone Management Authority as per Para 4(i) (d) of CRZ Notification, 2011.

- f. OCZMA may discuss the proposal and may recommend the proposal with grant of CRZ clearance to Local Town Planning Authority.

8. Construction of pipelines crossing bridge on Santra creek at IOCL Paradip Refinery and petrochemical Complex for PX-PTA and GNCU-CCU Project by Indian Oil Corporation Limited.

The Chief General Manager(HSE) , Indian Oil Corporation Limited has submitted a proposal namely "Construction of pipelines crossing bridge on Santra creek at IOCL Paradip Refinery and petrochemical Complex for PX-PTA and GNCU-CCU Project" for CRZ Clearance.

- a. Presently IOCL has commissioned 15.0 MMTPA fuel Refinery at Paradip under Paradip Refinery Project (PDRP). In addition to fuel products, PDRP included production of some petrochemicals products viz. Polypropylene (PP), Para-xylene (PX) and Styrene Monomer(SM).

Considering the demand of Purified Terephthalic Acid (PTA) and to meet the market potential IOCL proposed to set up an integrated Para-xylene & Purified Terephthalic Acid

(PX-PTA) unit of 1.2 MMTPA Capacity each and Green Needle Coker Unit & Coke Calcination Unit (GNCU-CCU) at Paradip inside the Existing complex of IOCL.

- b. The existing IOCL Complex is divided by Santra creek. Thus materials will be transported through pipeline from material storage to production unit through pipeline which involves crossing bridge on Santra creek. The total length of pipeline alongside the bridge is 817 m out of which 443.54 m. is falling under the CRZ area.
- c. The project proponent submitted the route of pipeline superimposing CRZ Map in 1:4000 scales and the report prepared by Institute of Remote Sensing, Anna University, Chennai indicated that the project site is falling in CRZ-II & IV (B) area and the length of the pipeline falls under CRZ-II is 240.4m & in CRZ IV (B) is 203.14 m.

Description	CRZ - Classification	Area in Sq.m
NRL COT Site	CRZ - II	103175.59
	CRZ - IVB	1524.03
	Non - CRZ	715737.73
	Total	820437.35

- d. **CRZ Permissibility** : The Proposed Project is a Permissible Activity In CRZ area as per CRZ notification 2011 under Para:

Para 3(i) (a) “those directly related to water front or directly needing foreshore facilities”
 Explanation: The expression “foreshore facilities” means those activities permissible under this notification and they require waterfront for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, **pipelines**, lighthouses, navigational safety facilities, coastal police stations and the like.; and

Para 4. II (d) laying of pipelines, conveying systems, transmission line

Para 8(i) (I) (i) (b) “pipeline, conveying systems including transmission lines”

Para 8-(i) CRZ- I. (i) (b) “pipelines, conveying systems including transmission lines”

Para 8-(II) (iv) “Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification.....”.

However, the project requires CRZ clearance from MoEF & CC, Govt. of India, under CRZ Notification, 2011 as per Para 4(ii) (d) after being recommended the concerned CZMA.

The project attracts EIA Notification, 2006 and received ToR from MoEF&CC vide letter no. J-11011/395/2012.IA(I) DT. 30.09.2018.

OCZMA may discuss the proposal and if considered may recommend the proposal to MoEF & CC, Govt. of India under Para 4(ii) (d) of CRZ Notification, 2011 for considering grant of CRZ clearance.

D. Any other issues with the permission of Chair.