



ODISHA COASTAL ZONE MANAGEMENT AUTHORITY

Forest, Environment and Climate Change Department, Government of Odisha

Letter No. 204 /OCZMA

File No. FE-OCZMA-Meeting-0001-2023

Dt. 20.10.2023

From

Dr. K. Murugesan, IFS
Member Secretary, OCZMA

To

Principal Secretary to Govt. Housing and Urban Development Department, Govt. of Odisha	Member
Commissioner-cum-Secretary to Govt. Fisheries and Animal Resources Development Department, Government of Odisha	Member
Principal Chief Conservation of Forest (WL) and Chief Wildlife Warden, Odisha	Member
Member Secretary, State Pollution Control Board, Odisha	Member
Chief Conservator of Forest, Regional Office of MoEF&CC, Bhubaneswar	Member
Dr. Ajit Pattnaik Retd. PCCF, Odisha	Member
Prof. P.K. Mohanty, Professor & Head Dept. of Marine Science, Berhampur University	Member
Dr. K.V. Thomas, Former Director, National Centre for Earth Science Studies (NCESS)	Member
Prof. K.C. Rath, Professor & Head PG Dept. of Geography, Utkal University	Member
M/s. Action for Protection of Wild Animals (APOWA), Kendrapada	Member

Sub: Proceedings of 48th meeting of the Odisha Coastal Zone Management Authority (OCZMA).

Sir,

I would like to transmit herewith the proceedings of 48th meeting of the Odisha Coastal Zone Management Authority held on 17.10.2023 at 03:30 pm through virtual mode under the chairmanship of Addl. Chief Secretary, Forest, Env. & CC Department and Chairman, OCZMA for your kind perusal and necessary action.

Encl: As above

Yours faithfully,


MEMBER SECRETARY

Memo No. 205 /OCZMA

Copy submitted to the Private Secretary to Additional Chief Secretary, FE&CC Department for kind information of ACS, FE&CC Department.


MEMBER SECRETARY

Proceedings for the 48th meeting of the Odisha Coastal Zone Management Authority scheduled to be held on 17.10.2023 at 03.30 PM through video conferencing mode.

A. Confirmation of the minutes of the 47th meeting of OCZMA held on 17.08.2023

The 47th meeting of OCZMA was held under the Chairmanship of Additional Chief Secretary, Forest, Environment & Climate Change Department, Govt. of Odisha through video conferencing mode on 17.08.2023 at 03.30 PM. The minutes of the meeting were sent to all the members on 23.08.2023. No response has been received so far and accordingly the minute is treated as confirmed.

The list of members present in the meeting is attached as Annexure-A.

B. Compliance of the decision taken in the last OCZMA Meeting.

Sl. No.	Name of the Project and applicant	Decision taken	Compliance
C.1	Establishment of Fishing Harbour at Chudamani, in Bhadrak District of Odisha for stage-II development has been submitted by the Executive Engineer, Fishery Engineering Division Bhubaneswar.	Authority discussed the importance of the project as well as the field observation of the team and agreed to grant CRZ Clearance to the project under CRZ Notification, 2019. Authority also requested NCZMA for necessary rectification of the CZMP Map No. 80	Clearance order was issued vide letter No. 153/OCZMA dt. 28.08.2023. National Coastal Zone Management Authority was also requested for necessary rectification of the map No. 80.
C.2	Development of Ro-Pax Jetty and allied infrastructure at Krushnaprasad Garh in Puri District by Executive Engineer (Civil) Port & IWT, South Division Berhampur	The Sea grass Management Plan prepared by project Proponent for this project was approved by the expert members and Authority grant CRZ clearance to the project under CRZ notification, 2019 with the following conditions: I.Silt fencing should be provided prior to commencement of construction work.	Clearance order was issued vide letter No. 158/OCZMA dt.28.08.2023.



		II. Anchoring of the boat near the sea grass meadow areas should be strictly prohibited.	
C3	Development of Ro-Pax Jetty and allied infrastructure at Talchua in Kendrapada District by Executive Engineer (Civil) Port & IWT, South Division Berhampur.	Authority decided to grant clearance on CRZ angle under CRZ notification, 2019. As per the recommendation of the DFO, Mangrove Forest Division, (WL), Rajnagar, project proponent is asked to get Wildlife Clearance from National Board of Wildlife (NBWL) prior to commencement of the work	Decision of the Authority was communicated to the applicant vide letter no. 170/OCZMA dt. 28.08.2023 for necessary action.
D.1	Construction & Improvement of surge protection Embankment from Nua Sandhakuda village to Abhaya Chandpur of Jagatsinghpur District by Divisional Head of Odisha Industrial Infrastructure Development Corporation (IDCO)	OCZMA discussed the proposal cleared the project under CRZ Notification, 2019.	Clearance order was issued vide letter no.165/OCZMA dt. 28.08.2023 .
D.2	Operation of Water sports and floating Jetty at Puri by ADV India Sea Tourism Pvt.Ltd.	OCZMA discussed the proposal in details and decided that as it is a sea tourism project thus the safety provisions proposed for the structures as well as tourist during disaster period is required. Authority provisionally cleared the project under CRZ Notification, 2019	The decision of the Authority was communicated to the applicant vide Letter No. 149/OCZMA dt. 28.8.2023. Accordingly, P.P submitted the Disaster Management Plan of the project which was send to all the members of the

		subject to submission of Disaster Management Plan of the project.	Authority. As decided CRZ Clearance order was issued in favour of the applicant vide letter no xxx dt xxx.
D.3	Construction of a Guest House at Puri, Mouza Sipasarubali in Puri District by Mr Sibanarayan Mohapatra.	Authority after detailed deliberation decided that the solid and liquid waste disposal plan is not properly given in the report. Thus, project proponent is asked to submit the waste disposal plan along with NOC from H&UD Dept. regarding disposal of treated waste to the nearest sewerage line. Accordingly, the proposal is deferred to the next OCZMA Meeting.	The decision of the Authority was communicated to the applicant vide letter no. 161/OCZMA dt.28.08.2023. Project proponent submitted the waste disposal plan of the project and report from WATCO regarding non availability of the sewerage connection to the site.
D.4	Construction of a 5 star hotel named HYATT Regency at Puri by MGM Resorts Pvt. Ltd	OCZMA after detailed deliberation decided to grant CRZ clearance to the aforesaid project under CRZ Notification, 2019 subject to strict compliance of Annexure-III of CRZ Notification,2019. The CRZ Clearance is subject to final approval of Puri Konark Development Authority.	CRZ Clearance order was issued vide letter no. 167/OCZMA dt. 28.08.2023.
D.5	Construction of a Lodge building over plot no. 1323/2387, Khata No.85/917 at Mouza Sipasarubali, Puri Town by Sri Krushna Chandra Das.	OCZMA discussed the proposal and decided that the solid and liquid waste disposal plan is not properly given in the report. Thus, project proponent is asked to submit the waste disposal plan along with NOC from H&UD Dept. regarding disposal of treated waste	The decision of the Authority was communicated to the applicant vide Letter No. 160/OCZMA dt. 28.08.2023. Project proponent submitted the waste disposal plan of the project and report from WATCO

		to the nearest sewerage line. Accordingly, the proposal is deferred to the next OCZMA Meeting	regarding non availability of the sewerage connection to the site.
D.6	Construction of a Hotel Building named Sonar Bangla at Jambhirai Beach in Balasore District by Sri Avishek Pal Chaudhury, Director of Sonar Bangla Group.	OCZMA discussed the proposal and decided to grant CRZ clearance to the aforesaid project under CRZ Notification, 2019. The CRZ Clearance is subject to strict compliance of the conditions as mentioned in Annexure-III of CRZ Notification, 2019.	CRZ Clearance order was issued vide letter no.162 dt. 28.08.2023.
D.7	Extension of the existing building of Victoria Club Hotel at Puri by Debashis Kumar, Director of M/s Victoria Club Hotel.	The project proponent is absent in the meeting. Accordingly, the proposal is deferred for the next meeting of OCZMA.	The decision of the Authority was communicated to the applicant vide letter no. 144/OCZMA dt. 28.08.2023.
D.8	Setting up of a Coastal Laboratory in the Existing premises of 'Centre for Management of Coastal Ecosystem (CEMC) at Paradeep, District Jagatsinghpur by SPCB, Odisha	Authority discussed the proposal and decided to grant CRZ clearance to the aforesaid project under CRZ Notification, 2019.	CRZ Clearance order was issued vide letter no. 145/OCZMA dt. 28.08.2023.

C. Deferred Proposal

1. Clearing of Water way and Construction of river training wall with associated structures in Bahana Nalla near Markandi in Ganjam district by Drainage Division Berhampur.

The Chief Engineer, Drainage Division Berhampur made a presentation on the proposal Clearing of Water way and Construction of river training wall with associated structures in Bahana Nalla near Markandi for CRZ clearance.

- i. Authority noted that the project is for Clearing of Water way of Bhana Nalla near Markandi of Ganjam District. The surface runoff from its catchment of 244.80 sq.kms. during rainy season passes through the nalla.
- ii. The inlet confluence location is mostly choked due to sand bar formation which does not allow to drain water to outfall into sea and results in land submergence of 730 ha along Bahananala. Thus every year dredging is required to open the river mouth.
- iii. About 730 ha of land submergence every year and about 8000 farmers losses their crops every year. Most of the affected villages belong to Markandi' Indrakshi, Lohadigam, Kirtipur, Khajuria, Ambapur, Lathi, Ranjipur, Jhadankuli, Bendalia, Hatipadi, Gonju, Burukudi and Phulta etc'.
- iv. The present project is aim to overcome the above issues by proposing the activities like
 - Two river training walls up to 5 m contour are to be built at a spacing of 220 m c/c.
 - Five groynes on the northern side of north training wall are proposed to avoid erosion on the northern side.
 - The dredging will be carried out for a width of 100 m from shoreline up to 3m contour.
- v. Office of SRC has recommended and sanctioned from SDMF Rs.50 crore for this project vide memo no.545 dated 04.02.2023. The total cost of the project is Rs. 96.03 Crores.
- vi. IIT, Madras prepared the DPR & design of the structures.
- vii. The area is falling within the accretion area as per the CZMP map. The GPS location of the site is 19° 11' 6.4104'N&84° 50' 3.001"E
- viii. The proposed activities falls under different CRZ classification i.e CRZ-IB (Inter tidal area), CRZ-IVB BhadaNalla& IVA Sea area.
- ix. As per CRZ notification 2019 the proposed activities area permissible under Para
 - 5.L.2 CRZ-I B - The inter tidal areas
 - (e) Maintenance and clearing of waterways, channels, ports and hover ports for coast guard;
 - (f) Measures to prevent sand bars
 - 5.4 CRZ-IV (water body)
 - (c) Measures for control of erosion
 - (d) Maintenance and clearing of waterways, channels and ports;
 - (e) Measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structure for prevention of salinity ingress and freshwater recharge

The proposal was discussed in the 46th meeting and decided that before taking any decision in this matter a field visit by the Expert members is required. After

getting the field visit report the proposal will be discussed in the next meeting of OCZMA.

As decided, the Expert members of OCZMA along with Officials of WR Dept. & others visited the Bahana Nalla project site near Markandi on 20.09.2023. The site inspection report is attached as Annexure-I

Field Observation of the team:

- The local fishermen, present mentioned that the discharge from the nalla to sea takes place during monsoon and during the rest of the season the mouth of the Nalla gets closed due to deposition of sand.
- Closing of the Nalla mouth causes hardship to the fishermen as they could not go out to the sea by their mechanised boat into the sea from the fishing harbour. They mentioned that though investment is made by the Fishery Department, for construction of the harbour, it is not used by the fishers due to above predicament and fish landing is not taking place in this harbour. They also mentioned that they are compelled to park their vessels outside the harbour endangering their craft particularly during extreme weather events. They only operate with traditional boats which they land on the beach.
- Local fishermen suggested that steps should be taken to keep the mouth of the Nalla open round the year. This will be very useful as they will have easy access to the sea, their vessel would be safe, the fishing harbour can be put to use and will have positive impact on their earning and livelihood.

Recommendations of the team:

1. As the existing mouth of Bahana Nalla gets closed almost 8 months in a year, about 8000 fishermen along with two fisherman cooperatives lose their earning from the sea due to non-access of their boats into the sea. Further, the safety of the mechanised boats of the fishers is extremely important and hence maintaining the mouth of the nalla to keep it open will help the fishers for safe landing of the boats and catch. This would also lead to use of the Markandi fish harbour developed by the Fishery Department. This would ameliorate the economy of the fishers.
2. However, as there is no baseline study in the proposed locality as regards to beach profile, shoreline and accretion/erosion volume, it is suggested that prior to execution of the project the above said information, at 2km to the south and 2km to the north at an interval of every 100m may be collected. This will help in assessing the impacts of the structures on shoreline and the erosion/accretion trends which is vital for the construction of the proposed structures.

3. As the long shore transport along this part of the coast is very high, there is a possibility of sand deposition at the mouth and the mouth may get closed after three years, and at frequent intervals thereafter, which has also been remarked by the Central Water and Power Research Station (CWPRS) from their numerical modelling study. As suggested by CWPRS, and the team based on their observations are also of the opinion that periodical dredging of the mouth shall be essential.
4. Therefore, participation of local fishermen in this endeavour is suggested in maintaining the structures as well as in dredging out the deposited sand from the mouth. The fishers had been putting their efforts, particularly during monsoon in keeping the mouth open for operating their fishing vessels in and out to the sea for fishing through opened mouth. The fishers are willing to cooperate the WRD.
5. Monitoring the depth and width of the Nalla at regular interval is also equally important, as the tidal prism at the nalla mouth is very poor and does not provide the required depth for the easy movement of the boats.
6. In view of the welfare of the fishermen population, fruitful utilisation of the infrastructure developed by the Fishery Department at Markandi and easy discharge of the monsoon flow to address waterlogging, the team of the opinion that construction of the River Training wall and associated structures in Bahana Nalla as suggested by the Water Resources Department are essential. The team recommend that the implementing agency should make a real time assessment of the socio-economic benefits of the people within 10km radius of the Nalla.

The project requires clearance from OCZMA vide MoEF & CC Office Memorandum No. IA3-12/1/2022.IA.III dt. 29.11.2022.

After detailed deliberation and as per the observations made by the field visit team, Authority decided to grant CRZ Clearance to the project under CRZ Notification, 2019 with a condition that a drain disposal plan need to be prepared by Project proponent before starting the activity.

2. Clearing of Water way and Construction of river training wall with associated structures in Bahada Nalla near Haripur in Ganjam district by Drainage Division Berhampur.

The proposal for "Clearing of Water way and Construction of river training wall with associated structures in Bahada Nalla near Haripur" Ganjam was proposed by the Chief Engineer, Drainage Division Berhampur for CRZ clearance.

The proposal was discussed in the 46th meeting held on 20.05.2023 and decided that before taking any decision in this matter a field visit by the Expert members is required and on receipt of the field inspection report proposal will be discussed for a decision.

Accordingly, a field inspection was carried out by the expert members of OCZMA on 20.09.2023.

The proposal was placed in the 48th meeting of OCZMA and after detail discussion with the Chief Engineer, Drainage Division, consultant of IIT Madras & the field observation of expert members, Authority opined that for a detail analysis of the project and its impact on shoreline, the flow data of Bahada nalla provided by water resource Dept. along with the project report prepared by IIT Madras, CRZ Map & Report prepared by IRS, Chennai need to be circulated once again among the expert members for a detail study. The expert members are also requested to submit their valuable observation/comments/ views within a period of 15 days so that the proposal can be discussed before the Authority.

3. Construction of a Guest House at Puri, Mouza Sipasarubali in Puri District by Mr Sibanarayan Mohapatra.

The project proponent made a presentation before the Authority for the project Construction of a Guest House at Puri, Mouza Sipasarubali in Puri District.

- i. Authority noted that the project is for construction of a guest house at Puri. The guest house is proposed over plot no. 1229/2670, Khata No. 129/1199, in Mouza-Sipasarubali, Tahasil-Puri Sadar in Puri District. The kissam of the land is Gharabari.
- ii. The construction activity includes one S+3 storied guest house building. The plot area is 323.75 sqm. Total Built Up area is 618 sqm. Stilt floor is 115.875m², 1st, 2nd& 3rd floor area will be 154.500 m² each. The building FAR is 1.939. Height of the building is 11.5 metre. The cost of the Project is 90 Lakhs.
- iii. The geographical location of the project is 19° 47'23.16" N 85° 48'10.65" E.
- iv. The project site is located in CRZ-II area of Puri as per the CRZ map in 1:4000 scale prepared by NCSCM, Chennai. The map shows that the proposed project site is 141 metres from the HTL Line and hazard line as marked in the CZMP Map. Existing road and many authorised structures are present between the proposed site and the sea.
- v. The water requirement of the project is 4 KLD which will be sourced from ground water supply. Accordingly, NOC has been obtained from Central Ground Water Authority.
- vi. Provision of a 3x1 m septic tank for the treatment of sewage.
- vii. The electricity requirement of 25KW will be sourced from TPCODL, however, there will be provision of 20 KLD DG Set as backup power supply.

viii. Project site comes under the Local Planning Authority of Puri Konark Development Area.

ix. Permissibility: The proposed project is a permissible activity in CRZ-II area as per the provision of CRZ Notification,2019under Para:

5.2 (ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures:

5.2 (v) "Development of vacant plot in the designated area for construction of beach resorts or hotels or tourism development project subject to the conditions or guidelines as Annexure-III to this notification.

The proposal was discussed in the 47th meeting of OCZMA held on 17.8.2023 and project proponent was asked to submit the solid and liquid waste disposal plan of the project along with NOC from H&UD Dept. regarding disposal of treated waste to the sewerage line.

In response to the query of the Authority, Project proponent submitted solid and liquid waste disposal plan proposed for the project and the letter received from WATCO. The details of management plan proposed by PP is as follows:

Liquid Waste Management:

The approximate water use has been calculated based on NBC guideline-2016. The water requirement and waste water calculation are made and given in the following table.

Description	Number	Total users/ Seat	water demand per capita per day (NBC 2016; vol 2)	Total Demand In KLD
Guest Room	21	42	180	7560
Staff		5	45	225
Total				7785
Sewage Treatment Plant Capacity (considering 90% sewage of total water demand)				7006.50 Say 7.00 KLD

The sewage treatment plan will be setup for the guest house premises for treatment of wastewater. The STP will process and treat wastewater/sewage, breaking it down into a cleaner effluent in a safer, eco-friendly form. Wastewater from the guest house will be collected in the treatment facility, where it is treated in different stages using drains and collectors and then treatment systems for mechanical, chemical, and biological treatments/techniques to remove the

majority of solid and organic material before it is clean enough of the chemical content. The treated water will be available with chemical and biological quantity within the permissible limit.

The treated water will be used as gardening, toilet flushing and cleaning of the floor areas of the building. In this process the ground water requirement for the guest house will be less and the water cost will be reduced substantially.

Solid Waste Management:

During construction phase, generated solid waste will be used for filling in the areas. During operation phase, Solid waste generated in Project area will be household waste nature. There is no kitchen and dining facility in the guest house, hence the quantity of solid waste is negligible. Approximately, 2 to 3 kg/daily of solid waste is estimated in the guesthouse which will be disposed to local solid waste collection agency and disposed in the designated area in the locality.

However, regarding NOC from H&UD Department, the PP submitted that the project site comes under development area of Puri Konark Development Authority (PKDA) but located outside of Puri Municipality area. Water Corporation of Odisha (WATCO) in their letter no. 5917 Dt. 31.08.2023 informed that there is no sewage facility setup by WATCO at the site as it is not coming under the jurisdiction of General Manager WATCO Division Puri.

Project proponent submitted an under taking that the total quantity of treated waste water from STP will be reused in the project area and zero discharge norms will be adopted.

The Additional Secretary H&UD Dept. informed that there is a Faecal Sludge Treatment Plant (FSTP) operating in the Puri Municipality area and suggested to dispose the treated water from STP to FSTP Site. Regarding Solid waste disposal, he informed that there are solid waste management centres are available in Municipality Area & suggested to proponent for source segregation and disposal to the designated solid waste treatment centre.

After detailed deliberation OCZMA agreed to grant CRZ clearance to the aforesaid project under CRZ Notification, 2019 with the following conditions as per Annexure-III of the Notification along with some specific condition:

- a. Construction shall be permitted only to the landward side of an existing road or existing authorized fixed structures.
- b. Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach.
- c. No flattening of sand dunes shall be carried out.
- d. No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts.
- e. The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986 (29 of 1986);
- f. Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach.
- g. Hazard line as demarcated in the CZMP map should be taken in account during construction of the proposed project.
- h. 30 % of the plot area should be used for greenery by way of plantation.
- i. 10% of the energy consumption should be through renewable energy sources.
- j. The solid waste and sewage should not be discharged on the coast or coastal water.

The Chairman, OCZMA informed that 1504 nos. of leased out land cases in Puri municipality area is pending with Collector, Puri. Thus, status of the proposed land parcel is needed to be verified from Collector, Puri before issuance of CRZ Clearance. Additional Secretary, H&UD Dept. is requested for verification of the land status of the projects from the Collector, Puri and furnishes a report for taking further action.

The CRZ Clearance is subject to final approval of Puri Konark Development Authority.

4. Construction of a Lodge building over plot no. 1323/2387, Khata No.85/917 at Mouza Sipasarubali, Puri Town by Sri Krushna Chandra Das.

The project proponent made a presentation before the Authority for the project Construction of a lodge building at Puri, Mouza Sipasarubali in Puri District.

- i. Authority noted that the project is for construction of a lodge building at Puri. The land area selected for the project is plot no. 1323/2387, Khata No.85/917 at

Mouza Sipasarubali, Puri Town. Total land area is 0.17 Ac. The kissam of the land is gharabari.

- ii. The proposed project is for construction of S+3 storied building. The total built up area is 1315.8sqm. and super built-up area is 1770.32sqm with an FAR of 1.75.the height of the building is 14.4m. An area of 395.80 sqm of area is provided for parking.
- iii. Project cost is Rs 2.5 Crore.
- iv. The GPS Co-ordinates of the project is as follows -19° 47' 18.57" N & 85° 48' 3.56".
- v. National Centre for Sustainable Coastal Management (NCSCM), Chennai prepared the CRZ map in 1:4000 scale which indicates that the site falls in CRZ-II area of Puri and is about 77 m from the HTL Line & Hazard line. Proposed activity falls within Sheet No. E 45 B13/SW, Map No. OD-25. The site does not falls under any hazard line as per the CZMP map. No Eco Sensitive Area is present in and around the project site.
- vi. The water requirement of the project is 9.9 m³/day. Central Ground Water Authority accorded NOC for extraction of Ground water. Electricity requirement is 160kw which will be sourced from TPCODL.
- vii. Provision of septic tank for treatment of waste water.
- viii. **CRZ Permissibility:** The proposed projects is a permissible activity in CRZ-II area as per the provision of CRZ Notification, 2019under Para :
- ix. 5.2 (ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures:
- x. 5.2 (v) "Development of vacant plot in the designated area for construction of beach resorts or hotels or tourism development project subject to the conditions or guidelines as Annexure-III to this notification.
- xi. The project sites come under the area of Puri Konark Development Authority, the local Town Planning Authority.

The proposal was discussed in the 47th meeting of OCZMA held on 17.8.2023 and Authority asked for the solid and liquid waste disposal plan of the project along with NOC from H&UD Dept. regarding disposal of treated waste to the nearest sewerage line. Accordingly, the proposal is deferred to the next OCZMA Meeting.

In response to the query of the Authority Project proponent submitted solid and liquid waste disposal plan proposed for the project and the details is as follows:

Liquid Waste Management:

The approximate water use has been calculated based on NBC guideline-2016. The water requirement and waste water calculation are given in the following table.

Description	Number	Total users/ Seat	water demand per capita per day (NBC 2016 ; vol 2)	Total Demand In KLD
Guest Room	45	80 (both single & double)	180	14400
Staff		5	45	225
Total				14625
Sewage Treatment Plant Capacity (considering 90% sewage of total water demand)				13158 Say 13.00 KLD

The sewage treatment plan will be setup for the building premises for treatment of wastewater. the STP will process and treat wastewater/sewage, breaking it down into a cleaner effluent in a safer, eco-friendly form. Wastewater from the lodge house will be collected in the treatment facility, where it is treated in different stages using drains and collectors and then treatment systems for mechanical, chemical, and biological treatments/techniques to remove the majority of solid and organic material before it is clean enough of the chemical content. The treated water will be available with chemical and biological quantity within the permissible limit. The following is a flow chart of the treatment method for STP.

The treated water will be used as gardening, toilet flushing and cleaning of the floor areas of the building. In this process the ground water requirement for the lodge house will be less and the water cost will be reduced substantially.

Solid Waste Management:

During construction phase, generated solid waste will be used for filling in the areas. During operation phase, Solid waste generated in Project area will be household waste nature. There is no kitchen and dining facility in the lodge house, hence the quantity of solid waste is negligible. Approximately, 4 to 5 kg/daily of solid waste is estimated in the lodge house which will be disposed to local solid waste collection agency and disposed in the designated area in the locality.

However, regarding NOC from H&UD Department the PP submitted that the project site is located outside of Puri Municipality area but comes under development area of Puri Konark Development Authority (PKDA). Hence there is no sewage facility setup by Sewage Board (WATCO) as information provided by WATCO vide letter No. 5916 Dt. 31.08.2023. Project proponent submitted an under taking that the total quantity of treated waste water from STP will be reused in the project area and zero discharge norms will be adopted.

The Additional Secretary H&UD Dept. informed that there is a Faecal Sludge Treatment Plant (FSTP) operating in the Puri Municipality area and suggested to dispose the treated water from STP to FSTP Site. Regarding Solid waste disposal informed that solid waste management centres are available in Municipality Area & suggested for source segregation and disposal to the designated solid waste treatment centre.

After detailed deliberation OCZMA agreed to grant CRZ clearance to the aforesaid project under CRZ Notification, 2019 with the following conditions as per Annexure-III of the Notification along with some specific condition:

- a. Construction shall be permitted only to the landward side of an existing road or existing authorized fixed structures.
- b. Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach.
- c. No flattening of sand dunes shall be carried out.
- d. No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts.
- e. The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986 (29 of 1986);
- f. Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach.
- g. Hazard line as demarcated in the CZMP map should be taken in account during construction of the proposed project.
- h. 30 % of the plot area should be used for greenery by way of plantation.
- i. 10% of the energy consumption should be through renewable energy sources.

- j. The solid waste and sewage should not be discharged on the coast or coastal water.

Authority decided that for the Hotel/guest house & lodge building a detail land status verification report from Collector, Puri is required. Clearance order will be issued only after receipt of the land stats report.

The CRZ Clearance is subject to final approval of Puri Konark Development Authority.

5. Extension of the existing building of Victoria Club Hotel at Puri by Debashis Kumar.

The proposal was placed in the 47th meeting of OCZMA held on 17.8.2023. The project proponent was absent in the meeting. Accordingly, the proposal was deferred.

Sri Debashis Kumar, Director of M/s Victoria Club Hotel puri made a detailed presentation of the project "additional construction of two floors over of the existing building of Victoria Club Hotel at Puri for CRZ Clearance.

The brief of the project as per document submitted is as follows:

- i. The project is for extension of the existing Victoria Hotel at Puri.
- ii. The land area selected for the project is plot no. 1201, 1201/1387, 1203, 1203/1388, Khata No. 55&Village Nolia Sahi Puri Sadar, Puri. Total land area is 0.985 Ac.
- iii. The project proponent accorded approval from Puri Konark Development Authority vide letter no 2795/PKDA dt. 29.10.2011 for construction B+G+ 2 upper floors Hotel Building.
- iv. The proposed project is for extension of the existing building.

Project details	Existing	Proposed
Total plot area	3986 sqm	3986sqm
Floor	B+G+2	B+G+4
Built Up Area	4307.8 sqm	2224 sqm (6012.85 sqm)
FAR	0.91	1.51
Building Height	9.6m	16m
Car parking	1053.1 sqm	2063.56 sqm
Ground coverage	38% of the plot area	

- v. Project cost is Rs 2.5 Crore.

- vi. The GPS Co-ordinates of the project is as follows -19° 47' 41.50" N & 85° 49' 22.04" E.
- vii. Proposed activity falls within Sheet No. E 45 B13/SW, Map No. OD-25. The site is located in CRZ-II area of Puri and is about 44 m from the HTL Line. The site does not fall under any hazard line as per the CZMP map. No Eco Sensitive Area is present in and around the project site.
- viii. The water requirement is met from Municipality supply. The electricity requirement is met from OPTCL.
- ix. There is an existing STP for treatment of Waste water from the hotel building is treated through the STP and treated water from STP released to the existing sewerage line.
- x. The project accorded Consent to Operate from State Pollution Control Board, Odisha vide Letter No.1748 dt. 08.06.2022.
- xi. **CRZ Permissibility:** The proposed projects are permissible activity in CRZ-II area as per the provision of CRZ Notification, 2019 under Para:
5.2 (ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures:
5.2 (v) "Development of vacant plot in the designated area for construction of beach resorts or hotels or tourism development project subject to the conditions or guidelines as Annexure-III to this notification".
- xii. The project sites come under Puri Municipality area as well as the development area of Puri Konark Development Authority (PKDA), the local Town Planning Authority, Puri.

It is informed by the Member Secretary; OCZMA that there is an allegation of CRZ Violation received on 16.10.2023 in the name of the applicant along with the photographs of the site which shows that the construction of 4th floor is going on. Applicant informed that the roof started leaking with huge seepages in many places and to protect the roof instantly he constructed one floor over the existing one.

Authority noted that construction without prior CRZ Clearance is a violation of CRZ Norms and decided to forward the case to Collector & DM, Puri for inquiry and to take legal action and submit a report for further action.

New Proposals

1. Construction of B+S+5 Storied Hotel Building “Jagannath Villa” at Puri by TB Construction Pvt. Ltd.

The Director of TB Construction Pvt. Ltd. made a presentation of the proposal for Construction of B+S+5 Storied Hotel Building at Puri.

The project is falling within the CRZ-II area of Puri and attracts CRZ Notification, 2019, thus project proponent submitted the proposal for CRZ permission.

Authority noted that:

- i. The project is for construction of a Basement+Stilt+5 storied Hotel Building at Puri, Mouza Balukhand in Puri district.
- ii. The construction of hotel-cum guest house is proposed over plot no. 50/100, 50/403, 50/402, 50/290 & 40/405, Khata No. 42, 87/150, 87/149, 87/154, 87/41 in Mouza-Balukhand, in Puri District. The kissam of the land is converted to Gharabari.
- iii. Total plot area is 1006.11 sqm and the Built-Up area proposed construction is 3735.08 sqm. The construction area of Basement floor is 512.85 sqm, Stilt floor is 479.63 m², and 1st to 5th floor area is 547.12 m² each. The building FAR is 2.72. Height of the building is 18 metres. Total 998 sqm area is kept for parking. The cost of the Project is 4.5 Crores.
- iv. The geographical location of the project is (1) 190 48'16.40" N 850 50' 57.52" E (2) 190 48'16.49" N 850 50' 58.01" E, (3) 190 48'14.60" N 850 50' 58.32" E & (4) 190 48'14.54" N 850 50' 57.83" E.
- v. The project site is located in CRZ-II area of Puri as per the CRZ map in 1:4000 scale prepared by NCSCM, Chennai. As per the map the proposed project site is 245 metres away from the High Tide Line (HTL) and is not falling within the hazard line. No ESA area is present within and around the project site. There are many Existing Roads and many authorised structures are present between the proposed site and the sea.
- vi. The site is coming under the Puri Municipality area as well as the development area of Puri Konark Development Authority (PKDA), Local Town Planning Authority. The site is well connected with sewerage line and water supply by WATCO. Water requirement of the project is 15 KLD. The project proponent obtained permission from PHED Puri for water Supply & sewerage connection.

- vii. Provision of a 10KLD Sewerage Treatment Plant (STP) for the treatment of sewage and the treated water from the STP will be released to the existing sewerage line passing in front of the project area. There is also Provision of reuse of some quantity of treated waste water in flushing and gardening. There is a provision of rain water harvesting by constructing 1 storage tank of capacity 5 KLD and 6 nos of recharge pit with 1.5m dia recharge well.
- viii. Regarding construction of basement applicant received NOC from State Ground Water Authority. Project proponent applied for Jagannath temple NOC and applied to OSPCB for Consent to establish (CTE).
- ix. The electricity requirement of 225KW will be sourced from TPCODL, However, there will be provision of 2X100 KW DG Set as backup power supply. The stack height of the DG Set is kept as 20 m based on the building height.
- x. Permissibility: The proposed project is a permissible activity in CRZ-II area as per the provision of CRZ Notification,2019under Para:
- xi. 5.2 (ii)(v) Development of vacant plots in the designated areas for construction of beach resorts and Hotels or Tourism Development projects subject to the conditions or guidelines at Annexure-III to this Notification.
- xii. The project falls under Puri Konark Development Authority, the Local Town Planning Authority.

After detailed deliberation OCZMA agreed to grant CRZ clearance to the aforesaid project under CRZ Notification, 2019 with the following conditions as per Annexure-III of the Notification along with some specific condition:

- a. Construction shall be permitted only to the landward side of an existing road or existing authorized fixed structures.
- b. Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach.
- c. No flattening of sand dunes shall be carried out.
- d. No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts.
- e. The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986 (29 of 1986);

- f. Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach.
- g. Hazard line as demarcated in the CZMP map should be taken in account during construction of the proposed project.
- h. 30 % of the plot area should be used for greenery by way of plantation.
- i. 10% of the energy consumption should be through renewable energy sources.
- j. The solid waste and sewage should not be discharged on the coast or coastal water.

Authority decided that clearance order will be issued only after receipt of land status report from Collector, Puri.

The CRZ Clearance is subject to final approval of Puri Konark Development Authority.

2. Construction of residential building at Puri by Sri Sibanarayan Dalal.

Sri Siba Prasad Dalal, project proponent made a presentation for construction of an S+4 storied residential house at Puri for CRZ Clearance.

The project is falling within the CRZ-II area of Puri and attracts CRZ Notification, 2019. Thus, as per CRZ Notification 2019 the project proponent submitted the proposal for CRZ permission:

- i. Authority noted that, the project is for construction of a residential building at Mouza- Matimandap Sahi, Tahasil-Puri, in Puri district.
- ii. The land area selected for the project is plot no. 271, Khata no. 221/138. Total plot area is 493.89sqm. The kissam of the land is Gharabari.
- iii. The project involves construction of S+4 storied building. The total built up area is 910.75 sqm with an F.A.R area of 738.95 sqm. The Height of the structure is 17.50 m. FSI Ratio is 1.50. The stilt floor area of 171.80 sq.m is kept for parking.
- iv. The water demand of 5 KLD will be met from WATCO. Proponent applied to WATCO for water supply as well as sewerage connection.
- v. The geographical co-ordinates of the site are 19° 47' 55" N & 85° 49' 24" E. site is located in CRZ-II area of Puri and is 460m away from the HTL Line and hazard line. No ESA area is present within the project site.
- vi. The electricity requirement is 10 KW will be sourced from TPCODL.
- vii. As per CRZ-2019 Notification- construction of building is a permissible activity under clause:

- 5.2-CRZ-II (ii) "Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: 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".
- viii. The project falls under Puri Konark Development Authority, the Local Town Planning Authority.

After detailed deliberation OCZMA agreed to grant CRZ clearance to the aforesaid project under CRZ Notification, 2019 with the following conditions;

- a. The Building plan parameters shall be in conformity with the existing local town & country planning regulations as applicable from time to time and the norms of Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of the Notification during plan approval.
- b. Suggested for live fencing and barbed wire fencing with vegetative around private properties.
- c. Public access to the beach should not block in any manner.
- d. Hazard line as demarcated in the CZMP map should be taken in account during construction of the proposed project.
- e. It must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach
- f. 10% of the energy consumption should be through renewable energy sources.

The clearance is subject to final approval from the Puri Konark Development Authority (PKDA).

3. Additional and alteration of existing building of "Park Beach Resort" at Puri.

Sri Lal Saheb Singh, the Managing Director of M/s Park Beach Resort Pvt. Ltd. Made a presentation of the proposal 'construction of Additional two floors over the existing building of Park Beach Resort at Puri' for CRZ Clearance.

- i. Authority noted that, the proposed project is for construction of an additional 2 floors over the existing Hotel Building of Park Beach Resort constructed over plot no. 89/382 khata no. 88/34 at Puri Town, Mouza Gandhighat in Puri district.
- ii. There is an existing building of G+2 Floor for which the proponent accorded approval from Puri Konark Development Authority in the year 1998.

The details of the existing and proposed building parameters are given in the table below:

iii.	Existing Building parameters as per approval obtained from PKDA	Proposed construction
Plot Area	596.99 sqm	
Floor	G+2	Additional 2 more floor over the existing building.
Built up area	561.34 sqm	967.80 sqm
FAR	0.94	1.749
Parking	111.48 sqm	327.01 sqm
Height of the building	12m	17.39m
Ground Coverage	33% and will remain same after proposed construction	

For the existing resort building water is sourced from P.H Division Puri and applied for the additional demand of 5 kld. Existing Sewerage connection is available to the site.

iv. Rain water harvesting is proposed in the plan for which 3 recharge pit and 1 storage tank is kept.

v. The project accorded Consent to Operate from State Pollution Control Board, Odisha on 17.07. 2023.

vi. The geographical co-ordinates of the site are Coordinates:19°47'42.62"N, 85°49'26.83"E. site is located in CRZ-II area of Puri and is 45m away from the HTL Line and hazard line.

vii. The electricity requirement is 30 KW will be sourced from TPCODL.

viii. CRZ Permissibility- As per CRZ-2019 Notification- construction of building is a permissible activity under clause:

ix. 5.2-CRZ-II (ii) "Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: 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".

5.2-CRZ-II (iv) "Reconstruction of authorised buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time"


- x. The project falls under Puri Municipality area & development area of Puri Konark Development Authority, the Local Town Planning Authority.

After detailed deliberation OCZMA agreed to grant CRZ clearance to the aforesaid project under CRZ Notification, 2019 with the following conditions as per Annexure-III of the Notification along with some specific condition:

- a. Construction shall be permitted only to the landward side of an existing road or existing authorized fixed structures.
- b. Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach.
- c. No flattening of sand dunes shall be carried out.
- d. No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts.
- e. The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986 (29 of 1986);
- f. Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach.
- g. Hazard line as demarcated in the CZMP map should be taken in account during construction of the proposed project.
- h. 30 % of the plot area should be used for greenery by way of plantation.
- i. 10% of the energy consumption should be through renewable energy sources.
- j. The solid waste and sewage should not be discharged on the coast or coastal water.

The CRZ Clearance is subject to final approval of Puri Konark Development Authority.

The meeting ended with vote of thanks to the chair and the members present.


20/10/23
**Additional Chief Secretary to Govt.,
Forest, Environment & CC Department
and Chairman, OCZMA**

48th meeting of the Odisha Coastal Zone Management Authority

Venue: - Virtual Mode (Ms Team)



Date: 17th October, 2023
Time: 03:30 PM

Sl. No.	Participants
1.	Addl. Chief Secretary to Govt., Forest, Environment & CC Department, Government of Odisha CHAIRMAN
2.	Additional Secretary to Govt., Housing & Urban Development Department
3.	Representative from Fisheries & ARD Department
4.	Director Environment-cum-Special Secretary to Govt., FE&CC Department and Member Secretary, OCZMA
5.	Member Secretary, Odisha State Pollution Control Board
6.	Dy. Director General of Forest (Central) Regional Office, MoEF&CC, Bhubaneswar
7.	Dr. Ajit Pattnaik Retd. PCCF, Odisha
8.	Dr. K.V. Thomas Former Director, NCESS
9.	Representative of PCCF (WL), Odisha
10.	Prof. P.K. Mohanty Professor & Head, Dept. of Marine Science, Berhampur University
11.	Dr. Krishna Chandra Rath HoD, Geography, Utkal University, Bhubaneswar

