



ODISHA COASTAL ZONE MANAGEMENT AUTHORITY

Forest, Environment and Climate Change Department, Government of Odisha

Letter No. 76 /OCZMA

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

Dt. 13/03/2024

From

Dr. K. Murugesan, IFS
Member Secretary, OCZMA

To

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

Sub: Proceedings of 50th meeting of the Odisha Coastal Zone Management Authority (OCZMA).

Slr,

I would like to transmit herewith the proceedings of 50th meeting of the Odisha Coastal Zone Management Authority held on 02.03.2024 at 03:30 pm through virtual mode under the chairmanship of Addl. Chief Secretary, Forest, Environment & Climate Change Department and Chairman, OCZMA for your kind perusal and necessary action.

Yours faithfully,

Encl: As above


MEMBER SECRETARY

Memo No. 77 /OCZMA

Dt. 13/03/2024

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


MEMBER SECRETARY

Minutes of the 50th meeting of the Odisha Coastal Zone Management Authority (OCZMA) held on 02.03.2024 at 3.30 PM through video conferencing mode

A. The 50th meeting of OCZMA was held under the Chairmanship of Additional Chief Secretary to Govt., Forest, Environment & Climate Change Department through video conferencing mode on 02.03.2024 at 3.30PM. The list of members present in the Video Conference is enclosed at Annexure-1.

B. Confirmation of the minutes of the 49th meeting of OCZMA held on 09.01.2024

The 49th meeting of OCZMA was held under the Chairmanship of Additional Chief Secretary to Govt., Forest, Environment & Climate Change Department through video conferencing mode on 9.01.2024 at 5.30 PM. The minutes of the meeting were communicated to all the members vide Letter No.14/OCZMA Dt. 25.01.2024. As no response has been received, the minutes of the meeting is treated as confirmed.

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

Sl. No.	Project / Project Proponent	Decision taken by Authority	Action taken by OCZMA	Status
1.	Clearing of Water way and Construction of river training wall with associated structures in Bahana Nalla near Markandi in Ganjam district proposed by Drainage Division, Berhampur.	Approved	Clearance order was issued by OCZMA vide Letter No. 33/OCZMA Dt. 03.2.2024.	Noted
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.	Approved	Clearance order was issued by OCZMA vide Letter No. 35/OCZMA Dt. 03.2.2024.	Noted
3.	Setting up of a Floating Storage and Regasification Unit (FSRU) based LNG terminal and Jetty at	Authority discussed the proposal and decided to recommend the proposal to	Project was recommended to MoEF&CC, Govt. of India vide letter No. 37/OCZMA Dt.	Noted



[Handwritten signature]

	Gopalpur Port, Odisha by M/s. Petronet LNG Limited.	MoEF&CC as per Para 7(ii) of the CRZ-Notification 2019	03.02.2024 of OCZMA	
4.	Improvement of Passenger Jetty at Brahmapur in Chilika Lake under Krushnaprasad Block of Puri District, Odisha	Approved	Clearance order was issued by OCZMA vide Letter No. 25/OCZMA Dt. 03.2.2024.	Noted
5.	Improvement of Passenger Jetty at Mahensha Village in Chilika Lake under Krushnaprasad Block of Puri District, Odisha	Approved	Clearance order was issued by OCZMA vide Letter No. 23/OCZMA Dt. 03.2.2024.	Noted
6.	Development of existing Fishing Base to a Fish Landing Jetty with associated facilities at Chandinipal in Bhadrak District, Odisha	Approved	Clearance order was issued by OCZMA vide Letter No. 30/OCZMA Dt. 03.2.2024.	Noted
7.	Operation of water sports Activity at Talsari Udyapur Beach of Baleswar by Sibasakti Adventure Water Sports.	Authority decided that a site inspection is required by the Expert Member before taking a decision in this matter. On receipt of the field visit report the proposal may be considered in the next Authority meeting	The expert member informed that it is a flat beach where water sports can be operated and also informed that as the area is close to Digha beach of West Bengal state, proper safety measures shall be verified before grant of approval.	Project proponent was absent during presentation. Accordingly, project is deferred.
8.	Redevelopment /renovation of the Satapada Yatri Nivas for M/s Sailabala Infrastructure Pvt. Ltd	Approved	Clearance order was issued by OCZMA vide Letter No. 20/OCZMA Dt. 03.2.2024.	Noted
9.	Construction of a Hotel	Authority agreed to	Clearance order	Noted

	building “Eastern Dham” at Puri mouza Sipasarubali in Puri District.	grant CRZ Clearance to the project subject to submission of Land verification report from Collector, Puri. Collector & DM Puri furnish the land verification report on 17.02.2024.	was issued by OCZMA vide Letter No. 63/OCZMA Dt. 26.2.2024.	
10.	CRZ Clearance for Proposed “Hotel Garuda” (S+3) Plan of Vitara Sevayat Nijog, Shree Jagannath Temple, at Plot No. 67, Khata No. 88/77, Mouza- Puri Sahar Unit No. 25, Gandhighat, Tahasil No. 665 Puri, Thana- Puri Town, DistPuri, Odisha	Authority agreed to grant CRZ Clearance to the project subject to submission of Land verification report from Collector, Puri. Collector & DM Puri furnish the land verification report on 17.02.2024.	Clearance order was issued by OCZMA vide Letter No. 66/OCZMA Dt. 26.2.2024	Noted
11.	Development of Hotel-cum Residential Building named “Ananya Celebration” at Puri by Prabhukrupa Estates and Properties.	Authority agreed to grant CRZ Clearance to the project subject to submission of Land verification report from Collector, Puri. Collector & DM Puri furnish the land verification report on 17.02.2024.	Clearance order was issued by OCZMA vide Letter No. 60/OCZMA Dt. 26.2.2024	Noted
12.	Construction of (B+G+3) Block-A & Single Storied Block-B Hotel Building “Mayfair Bay Resort”, at Paradeep, Mz. Nuasandhakuda, Dist-Jagatsinghpur, Odisha a unit of M/s MAYFAIR Hotels & Resort	Proposal recommended to State Environmental Impact Assessment Authority, Odisha (SEIAA) for grant of composite EC+CRZ Clearance.	Project was recommended to SEIAA Vide Letter No.39/OCZMA Dt. 3.2.2024 of OCZMA.	Noted

	Limited.			
13.	Modification the existing Floating Jetty to concrete Jetty for operation of House boat at Chilika by Vikash Eco Resort Private Limited	Authority agreed to grant CRZ Clearance subject to submission of NOC from Chilika Development Authority.	NOC Awaited	Noted
14.	Request for NOC/Comments for Setting up of Integrated Steel Plant for production of 7.0 MTPA Liquid Steel Facility, at Jagatsinghpur District by M/s. Arcelor Mittal Nippon Steel India Limited- Paradeep	It was decided to grant NOC based on CRZ Notification, 2019 to the aforesaid project subject to submission of an undertaking that the area falling within the CRZ Area should not be used for any activity without the prior permission of the Odisha Coastal Zone Management Authority as well as MoEF & CC, New Delhi except green belt development suggested by MoEF & CC, New Delhi.	NOC was granted by OCZMA vide Letter No. 43/OCZMA Dt. 03.02.2024.	Noted
15.	Modification CRZ Classification of the land parcel bearing Khata No. 567, Plot No:2658, in Mouza Chaitana, Belleswar, Dist by TS Beach Resorts Pvt. Ltd.	Authority decided to recommend the proposal to MoEF & CC for necessary rectification under clause 7(i) of CRZ Notification, 2019.	Proposal was recommended to MoEF & CC vide Letter No. 3182/EF& CC Dt. 26.04.2024 of FE & CC Department, Govt. of Odisha.	Noted
16.	Development of Puri Konark Marine Drive Beach Front, Chandrabhaga, Puri by R&B Division, Puri.	Approved	Clearance order was issued by OCZMA vide Letter No. 27/OCZMA Dt. 03.02.2024.	Noted



D. Fresh Proposal

1. Development of Greenfield Shree Jagannath International Airport at Sipasarubali, Puri District, Odisha by Commerce and Transport Department, Govt. of Odisha.

The Additional Secretary, Commerce and Transport Department, Govt. of Odisha made a detailed presentation of the proposal for development of an aviation infrastructure "Greenfield Shree Jagannatha International Airport" at Sipasarubali village, Brahmagiri Tehsil, Puri district, Odisha for CRZ Clearance.

M/s Engineers India Limited (EIL), an accredited consultant carried out the EIA studies of the project and made a detail presentation before the Authority.

- i. Authority noted that the project is for development of a new aviation infrastructure in the name of "Shree Jagannatha International Airport" at Sipasarubali village, Brahmagiri Tehsil, Puri.
- ii. The proposed site is 65 km away from the Biju Pattnaik International Airport(BPIA). Bhubaneswar. Due to non-availability of the land no further expansion or extension of runway is possible in BPIA site. Airport Authority of India (AAI) and Govt. of Odisha mutually decided for the proposed development based on the significant airside capacity constraints.
- iii. The objectives of the project are to undertake flights of VVIPs/VIPs and high dignitaries of the State/Central Govt. for emergent public works like aerial survey of natural calamities, review of various developmental works, supervision of flood and drought relief works and law & order in different districts and increase in domestic and international flight connectivity to/from the State besides these the project also intended to cater the increasing tourist demand at Puri and increase connectivity to all corners of Odisha including coastal cities to world through aviation network. The airport will also complement to the Biju Pattnaik International Airport, Bhubaneswar.
- iv. The proposed airport shall be developed for ATR-72, Q-400, A-320, A-321, A-350 & B-777- 300 ER type of aircrafts.
- v. The total estimated capital cost for the proposed project is Rs. 5631 Crores including the Rs. 2203 Crores for proposed Phase-I development.
- vi. The development is proposed in different phases. The details of the activities proposed in different phases is as:

Major Features	Specifications-Phasel
Runway	3700mX 45m
Apron	1500m X 275 m for 35 numbers Code C Aircraft with built in capacity to accommodate up to 11 numbers Code E aircraft.
Taxiway	2 Link Taxi and Parallel End to End Taxiway
Integrated Terminal Building	54000 sq.m for Peak 1337 pax. Capacity
Air Traffic Control cum Technical Building	3063 sq. m.
Cargo Terminal Building	7000 sq. m.
Admin Buidling	3000 sq. m.
Car & Bus Parking	800 cars, 100 Bikes and 8 Buses
Utilities Service Block	5000 sq. m.
Operational wall	2.9 m

Fire Station	Category-9
Power House	Electrical Substation
	Distribution Substation
	AGL and Visual Aids to support CAT 1 operations
	METFARM
Property Boundary Wall, E &M	
Facilities, Isolation Bay	
Major Features-PhaseII	
Expansion of Terminal Building by 39000 sq. m for peak 3121 Pax. Capacity	
Apron expansion to achieve overall size of 2000m X 275 m for additional 25 Code C aircraft bays and 3 additional Code E aircraft bays	
Two rapid Exit Taxi track fo Runway 05/23	
Expansion of Cargo Terminal Building by 23890 sq. m so as to achieve Total Built-up Area of 30890sq. m	
Two Hangers to accommodate 2 aircarft of Code 4C or 1 aircarft of Code E	
Augmentation of all the utilities to match the enhanced infrastructure	
Major Features-PhaseIII	
Apron expansion to achieve overall size of 3400m X 275 m for additional 67 aircraft bays	
Construction of New Terminal Building of 1,57,650 sq. m. to cater for 5255 peak hour passengers	
Expansion of Cargo Terminal Building by 37,000 sq. m so as to achieve Total Built-up Area of 67,000sq. m	
One Hanger to accommodate 2 aircraft of Code 4C or 1 aircraft of Code E	
Up- gradation to Cat II approach lights	
MRO Facilities	
Augmentation of all the utilities to match the enhanced infrastructure	

- i. Ministry of civil aviation has issued a site clearance Certificates vide Letter No. AV-2001 5/1 12012-AD dated 22.09.2023.
- ii. The total land area acquired for the proposed project is 471.401 Ha. Out of which 353.883 Ha. is Government land, 89.632 Ha.is Private land and 27.854 Ha of Forest land comes under Sipasarubali area.
- iii. Forest Clearance has already been submitted vide proposal no. FP/OR/Airport/426096/2023 date: 14.04.2023 which was recommended by Regional Empowered Committee, Bhubaneswar to RO, MoEF&CC, New Delhi for the diversion of Forest Land.
- iv. The development proposed over the land area includes plot no. 96,99,109,113,115,116,132,133,137,139 & 221 in village Sipasurubili, Brahmagiri tehsil, Puri district, Odisha
- v. The estimated total water demand for Phase-I is 6 MLD, and for final Phase is 25 MLD. The total fresh water/potable water demand in Phase I is 1.6 MLD. The water demand will be fulfilled by Water Corporation of Odisha (WATCO). The overall estimated sewerage generation is 15 MLD, while for Phase-I it would be 1.07 MLD. A Sewage Treatment Plant (ETP) will be developed for treating the waste water from all the units/sources. In Phase- I, MBBR based Sewage Treatment Plant (STP) of 1.3 MLD has been proposed. In final phase two separate STPs have been planned for Puri Airport.
- vi. Total power requirement for Phase-I is 16 MW approximately. The power demand for the project shall be sourced from Tata Power Central Odisha Distribution Limited and 10% of the total power shall be met through solar energy.

- vii. It is a greenfield airport thus the impact on the environmental parameters is negligible and restricted to Construction period only and regular monitoring is proposed for this project to identify the impacts both during construction as well as operation period.
- viii. The estimated total solid waste generation for Phase-I is 3tons/day, while for the final phase it is expected to touch 20tons/day.
- ix. The project will generate employment opportunities to about 2000 persons.
- x. The Disaster Management Plan is prepared considering the Natural disaster as well as aircraft accident-related disasters. Provisions for constitution of an Airport Emergency Managing Committee for Operation and Management Control of Disasters.
- xi. The geographical co-ordinates of the project boundaries are (i) 19°45'52.9"N&85°43'15.0"E(ii)19°46'11.8"N,85°43'38.5"E(iii)19°46'29.4"N,85°43'23.9"E(iv) 19°47'48.3"N, 85°45'01.7" E (v) 19°47'30.7"N,85°45'16.4"E (vi) 19°47'51.0"N, 85°45'41.5"E (vii) 19°47'41.2"N, 85°45'49.6"E (viii) 19°45'43.2"N,85°43'23.2"E.
- xii. Part of the project site falls within CRZ Map no. 24 & Sheet No. E 45 B9/SE and Map No. OD-25 Sheet No. E 45B 13/SW. National Centre for Sustainable Coastal Management (NCSCM) has carried out the CRZ study of the area and prepared the CRZ report CRZ Map. As per report the proposed Project boundary of Airport falls on No Development Zone and CRZ IIIB (200mto500mfromHTL) category.

	CRZ Categories (Area in Hectares)		
	No Development Zone CRZ-III A	200 m to 500 m from HTL - CRZ IIIB	Out of CRZ Area
Proposed Project Site			
Proposed Airport Boundary	0.0204 Ha.	15.0929	455.118

- xiii. The project comes under Category A - 7(a) Airports (Sector-29) of EIA notification, 2006. The project accorded TOR from MoEF & CC vide letter / file no. 21-40/2023-IA.III dated 20th November, 2023.
- xiv. The proposed project is 9.95 km from the ESZ of Balukhand Wildlife Sanctuary.
- xv. As per the EIA Report an amount of Rs. 1130 Lakhs is kept towards capital cost and Rs. 150 Lakhs towards recurring cost per annum for implementation of Environmental Management Plan.
- xvi. The proposed activity is a permissible activity in CRZ -III area under the following clause of CRZ Notification, 2019:

5.3(v) Development of airports in wastelands and non-arable lands in CRZ-III areas with adequate environmental safeguards.

Authority after detail deliberation and discussion decided that the area of 0.02 Ha. falls in CRZ- IIIA i.e. No Development Zone area and advised the project proponent to exclude the area from proposed development. With the above conditions, it was agreed to recommend the proposal to MoEF & CC, Govt. of India as per Para 7(ii) of the CRZ-Notification 2019 for grant of composite EC & CRZ Clearance.

2. Construction and improvement of Erosion Control Embankment for Preservation/ Protection of Coastal area at Ramachandi, Puri by Tourism Department, Govt. of Odisha.

The Director, Dept. of Tourism made a detailed presentation of the proposal "Construction and improvement of Erosion Control Embankment for Preservation/ Protection of Coastal area at Ramachandi, Puri" for CRZ Clearance under CRZ Notification, 2019.

The Authority noted the following:-

- i. The bank of the river Kushabhadra under goes regular erosion near Ramachandi area located in Sahukhanata village in Gop blocks of Puri district. The existing marine Drive Road from Puri to Konark is damaged due to continuous erosion of the river bank. To protect the area from erosion, embankment of gabion structure is proposed on the bank of the river Kushabhadra.
- ii. The proposed work envisages construction and improvement of Erosion Control Embankment for Preservation/ Protection of Coastal area at Ramachandi, Puri. The total length of the embankment will be 555 m length out of which new construction is 420 m length and improvement of existing embankment is 135 m length. Renovation of existing culvert has also been proposed on the existing patch of the embankment for passage of flood water. The height of embankment is 9.0 m. The toe width of the embankment will be 4.2 m and top width will be 1.8 m on all along the total length of embankment. The embankment will be a gabion filled within a wired mesh structure. The top of the embankment will be used as a pathway.
- iii. The project is being undertaken on the government land.
- iv. Govt. of Odisha will be responsible for day-to-day management of all the construction packages. The embankment will be maintained by Govt. of Odisha out of Annual State Budget. The project cost is 14.39 Crores.
- v. The project location falls in CRZ III (NDZ) and IV B as per the CZMP (Map No OD 27). The proposed activities are permissible under the CRZ-2019 Notification as per following clause.

5.3 CRZ-III: Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable:

Activities shall be regulated or permissible in the CRZ-I B areas as under: -

(i) Land reclamation, bunding, etc. shall be permitted only for activities such as, -

(d) **measures for control of erosion;**

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, **erosion control measures**, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like.

5.4 CRZ-IV: Activities shall be permitted and regulated in the CRZ IV areas as under: - (i) Land reclamation, bunding, etc to be permitted only for activities such as. - measures for control of erosion;

Authority after detailed deliberation decided to grant CRZ Clearance to the Project under CRZ Notification, 2019 with the following conditions:

- i. The nature of the river mouth is very dynamic. Thus, before putting the structure the shoreline changes should be taken in account for the sustainability of the embankment.
- ii. Authority advised that Tourism Department shall prepare the Tourism Management Plan for their future projects and get it approved by the OCZMA for sustainability and wise use.

3. Laying of Pipeline from sea (Bay of Bengal) to existing Abhaya Aqua Hatchery in Puri District under Chilika Wildlife Division, Balugaon.

The Project proponent of Abhaya Aqua Hatchery, made a detailed presentation of the proposal "Laying of Pipeline from sea (Bay of Bengal) to existing Abhaya Aqua Hatchery in Puri District" for CRZ Clearance.

The Authority noted the following:-

- i. Abhaya Aqua Hatchery is an existing hatchery located 1 km away from the sea and outside the CRZ area. Saline water is a vital requirement for the operation of the hatchery. Two pipelines are proposed to be laid from sea (Bay of Bengal) to existing Abhaya Hatchery to intake the saline water from sea.
- ii. The quantity of water to be sourced is 20KLD.
- iii. Two pipelines are proposed to be laying in a same corridor, one for sourcing of water and another is for disposal of treated water.
- iv. The intake water will be treated in a STP where sedimentation, chlorination and dichlorination process will take place and the treated water will be disposed to the sea. The disposal point is 1.0 m from the shore. No hazardous chemical is used in the process.
- v. The total length of pipeline is 1.0 km out of which 500 m falls in CRZ area.
- vi. The water intake & Outfall location is 85° 11' 31.980E & 19° 28' 54.440" N.
- vii. Total cost of the project is Rs. 25.00 Lakhs
- viii. The pipeline passes through Pitisa PRF of Chilika Wildlife Division, in Puri District which involves 0.023Ac (0.01ha) of forest land (PRF). Accordingly, the project proponent has applied on 23.08.2023 for diversion from forest area.
- ix. As per CRZ report the site falls in CRZ-IA (forest area), CRZ-IB (intertidal area) & CRZ-IV(A) Sea. However, laying of pipeline is a permissible activity in, CRZ-IB & CRZ-IV area as per CRZ Notification, 2019 under
 Clause-5.1.1 (ii) In the mangrove buffer, only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities.
 Clause 5.1.2(xv) Pipelines, conveying systems including transmission lines.
 Clause 5.4 CRZ-IV (xiii) Pipelines, conveying systems including transmission lines.

After thorough discussion Authority decided to consider the proposal after obtaining the views of Director of Fisheries, F & ARD Department.

4. Construction of a S+3 Storied Residential building over plot No.1630/2673 & 698/1630, Khata No.155/1202 & 266/155, in Mz. Sipasurubili, Puri Sadar, Puri Dist.

The proponent, Mr. Laxmi Nrusingha Mishra, made a presentation of the proposal "Construction of a S+3 Storied Residential building over plot No.1630/2673 & 698/1630, Khata No.155/1202 & 266/155, in Mz. Sipasurubili, Puri Sadar, Puri Dist."

The Authority noted the following: -

- i. This is a residential building project. The proposed construction involved a Stilt +3 floor building in Mz. Sipasurubili, Puri Sadar, Puri Dist.
- ii. The construction proposed over plot No.1630/2673 & 698/1630, Khata No.155/1202 & 266/155, in Mz. Sipasurubili, Puri Sadar, Puri Dist. The plot area is 282.19 sqm. The built-up area of all floors including parking is 493.91 sqm. Parking area provided is 92.798 sqm. The height of the building is 11.67m with a FAR of 1.73. Ground coverage of the proposed construction is 49.67% of the plot area.
- iii. The water requirement of the project will be met from surface supply. The waste water will be disposed in the soak pit. Solid waste generated will be domestic in nature and will be collected by the Municipal waste collection agency. Power requirement will be fulfilled by OPTCL Supply.
- iv. The CRZ Map superimposing the project site shows that the site location falls on CRZ-II area of Puri and is about 246 m away from the High Tide Line as well as Hazard line. No ESA areas marked in the CZMP is present within and around the project site.
- v. The project is permissible as per CRZ Notification, 2019 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 authorized fixed structures".
- vi. Project proponent submitted the NOC from sub-Collector, consolidation Puri regarding the consolidation status of the land and NOC from Shree Jagannath Temple, Puri.
- vii. The area is coming under the development area of Puri Konark Development Authority.

Authority after detailed deliberation opined that it is purely a residential building which is a permissible activity in CRZ –II area and decided to grant CRZ Clearance to the project under CRZ Notification, 2019 subject to submission of the following documents:

- a) Documents on Land conversion to Gharabari.
- b) Water supply permission Letter from WATCO.
- c) Electricity supply permission Letter.

After verification of the documents by the Additional Secretary, H & UD Department and Member Secretary, OCZMA, the project will be considered for CRZ Clearance.

5. Renovation of the existing Resort building of Saanaira Resorts & Spa at Gopalpur, Kanisi Tahasil, Ganjam District by Saanaira Resorts & Spa.

Sri Biploba Patro, Director of Saanaira Resorts & Spa made a detailed presentation of the proposal "Renovation of the existing Resort building of Saanaira Resorts & Spa at Gopalpur, Kanisi Tahasil, Ganjam District" for CRZ Clearance.



The Authority noted the following: -

- i. Applicant informed that the existing building is a 100 years old property and made up of stones and due to regular decaying renovation is required to preserve the property. Thus, the project is basically for the renovation of the existing building located on the beach road Gopalpur on Sea, Ganjam, Odisha. No new construction is proposed in this project.
- ii. The resort building is established over plot no. 944 & 998/1017, Khata No.- 30/389, Mouza-Gopalpur, Kanisi Tahasil in Ganjam District, Odisha.
- iii. As per the land record the structure is established before 1983.
- iv. Total plot area-0.751 Ac (3039.166 m²). Existing Resort & Spa Building is G+1 storied. Ground Floor-459.50 sqm, First Floor-265.10 sqm. Ground Floor Banquet-170.0 sqm. The Built-up area of the building is 894.80 sqm with a F.A.R of 0.48. Total 15nos of Rooms are there. Plantation and lawn area is 82% of the plot area. Parking Area-10 nos. of cars and 10 nos. of two wheelers space area provided. The height of the building is 6m.
- v. At present the waste water generated is treated through a STP and the treated water is disposed in the sewage drain is passing in front i.e landward side of the project area. The water demand of 10 KLD is met from the Municipality supply. However, the applicant accorded Ground Water NOC for extraction of 9.5 KLD of water. The solid waste is handed over to the waste collection agency of municipality.
- vi. The project cost is 90 Lakhs.
- vii. As per CZMP map-2019, Sheet no.7, the project site falls in CRZ-II Area of Gopalpur. However, the resort is located on the seaward side of the existing road. The seaward boundary of the project area is parallel to the HTL Line. No Eco sensitive area is present close to the project site. The nearest ESA area is sand dunes which is 1 km away from the project site.
- viii. The proposed activities are permissible under CRZ Notification,2019 as per Para 5.2 –CRZ-II (iv) “**reconstruction of the Authorized building shall be permitted** without change in the land use pattern subject to local Town & country planning regulations as applicable from time-to-time”.

It was decided to grant clearance to the project for the proposed renovation work under CRZ Notification, 2019.

6. Operation of water sports activities in Chilika lake by Shidika Water Sports.

The project proprietor of M/s Sidhika Water Sports made a detailed presentation of the proposal“Operation of water sports activities in Chilika lake” for CRZ Clearance under the provision of CRZ Notification, 2019.

The Authority noted the following: -

- i. It is a temporary tourism activity. The area selected for the of operation of water sports items are from Balugaon- Barkul-Kalijai of Chilika.
- ii. The proposed items for water sports are
 - Jet ski-2 nos
 - Speed Boat-2 nos
 - Inflatable Boats -3 nos
 - Floating restaurant
 - Floating jetty-40sqmt
 - Winch parasail boat-2 nos



- iii. A small temporary set up of 750 sqft. area near Balugaon is also proposed for security staff & equipment. No RCC construction is proposed in this project.
- iv. One Floating jetty of 40 sqm is proposed for the operation of water Sports activities.
- v. Necessary safety measures proposed during operation are Fast Aid Box, stretcher, immobilizer, firebox, life Jackets, helmets and trained life guards, Life insurance for the Tourist. One 40 HP powered speed boat for rescue during emergency. Safety audit of the equipments will be carried out by the National Institute of Water Sports.
- vi. Total project cost is Rs. 92 Lakhs.
- vii. The KML File provided project activity area is verified with the CZMP Map in 1:25000 scale and found that the activity area will be used CRZ-IV (B) Chilika Water area. The project activities are not falling in any ESA Area. Nalabana Sanctuary is 8 km away from the site.
- viii. The proposed activity is permissible as per the Provisions of CRZ Notification, 2019 under clause 5.1.2 CRZ-IV (iii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like.
- ix. The project proprietor informed vide their letter on 06.03.2024 to remove the floating restaurant from the project proposal.

It was decided to consider the project after obtaining considered views of PCCF, Wild Life, Odisha as the site is close to the Dolphin Congregation area and Nalabana Bird Sanctuary.

7. Operation of Water sports activities in Puri beach from Mayfair to Hotel Sapphire International, Puri by Kalinga Water Sports Adventure.

The Project proposal was not considered as the project proponent was absent in the meeting. Accordingly, the project is deferred.

8. Construction of Commercial cum Residential Building Puri by Krishna Eastern Builders (India) Pvt. Ltd.

The Director, Krishna Eastern Builders (India) Pvt. Ltd. made a detailed presentation of the proposal "Construction of B+S+19 Storied Commercial cum Residential Building over Plot No. 304/407 (P), Khata No. 51, Mouza- Sipasurubuli, Tehsil-Puri Sadar-78, District Puri" For CRZ Clearance.

The Authority noted the following: -

- i. It is a residential cum commercial building. The construction is for Basement + Stilt+ 19 upper floors.
- ii. The plot area is 1.8 Ac. The kissam of the land is Gharabari.
- iii. Total built up area is 19989.28 m². Height of the building is 59.85 m. Parking area provided is 3813m². F.A.R of the building is 2.37.
- iv. The proponent got permission from Central Ground Water Authority for sourcing of groundwater, NOC from Shree Jagannath Temple, Puri on 4.11.15, and NOC from Sub-Collector Consolidation, Puri on 11.06.2020.
- v. For the treatment of effluent one STP of 100 KLD is proposed. The treated water will be reused as there is no sewerage drain available. Solid waste generated is domestic in nature and will be handover to the Municipal waste collection agency.
- vi. The cost of the project is Rs. 47.50 Crore.

- vii. Institute of Remote Sensing, Chennai carried out the CRZ Study of the project site. The CRZ Map indicates that the project area falls in CRZ-II area and is about 390 m away from the High Tide Line & Hazard line.
- viii. Building construction is permissible activity in CRZ -II area under following clause of CRZ Notification,2019:
 - 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 authorized fixed structures.
 - Clause 5.2 –CRZ-II (v) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at **Annexure-III** to this notification.
- ix. The project area falls on the development area of Puri Konark Development Authority, the local Town Planning Authority, Puri.

Authority after detailed deliberation decided to consider the proposal after due verification of the following documents by the Additional Secretary, H&UD Department and Member Secretary, OCZMA.

- a) Electricity Permission
- b) Land clearance NOC from Collector & DM, Puri.
- c) Water supply NOC.
- d) Waste & Sewege disposal approval from WATCO.
- e) Gharabari Conversion record.
- f) NOC from Shree Jagannath Temple, Puri
- g) NOC from Airport Authority of India.
- h) Environmental Clearance from SEIAA, as the total built up area of the project is about 20,000 sqm.

9. Construction of 2B+G+12 storied Commercial cum Residential Building in Mouza Sipasarubuli, Puri by M/s Shree Sitala Ventures Pvt. Ltd.

Sri Madhusudan Singhari, Director of M/s Shree Sitala Ventures Pvt. Ltd made a presentation of the proposal Construction of 2B+S+12 Storied Commercial cum Residential Building over Plot no 255 (P), Khata no 49, Mouza- Sipasurubuli, Tehsil-Puri Sadar-78, District Puri for CRZ Clearance under CRZ Notification,2019.

The Authority noted the following: -

- i. The project is for construction of a commercial- cum-residential building.
- ii. The construction proposed over Plot no 255 (P), Khata no 49, Mouza- Sipasurubuli, Tehsil-Puri Sadar-78, District Puri. Total land area is 6070.23 sqm and Kissam is Bagayat.
- iii. The construction involved 2 Basement + Ground + 12 upper floors. The total Built Up Area of the project is 19680.77 m². Ground coverage is 40% of the plot area i.e. 2428.09 sqm. Parking area provided is 5328 sqm. F.A.R of the building is 2.05. Height of the building is 40 m.
- iv. Water demand of 138 KLD will be met from Ground water source. Permission obtained from Central Ground Water Authority.



- v. Sewage Treatment Plant of 100 KLD capacity is proposed for the treatment of waste water. 100% of the treated water will be reused. Solid waste generated is domestic in nature and supply to the waste collection agency.
- vi. Power requirement of 500 kw will be sourced from TPCODL.
- vii. The cost of the project is Rs. 46.50 Crore.
- viii. The CRZ Map indicates that the project area falls fully in CRZ-II and the plot boundary in the south east side sea ward side is parallel to the HTL and hazard line.
- ix. Building construction is permissible activity in CRZ -II area under following clause of CRZ Notification,2019:
 - 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 authorized fixed structures.
 - Clause 5.2 –CRZ-II (v) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at **Annexure-III** to this notification.
- x. The project area falls on the development area of Puri Konark Development Authority, the local Town Planning Authority, Puri.

Authority after detailed deliberation decided to consider the proposal after due verification of the following documents by the Additional Secretary, H&UD Department and Member Secretary, OCZMA.

- a) Electricity Permission
- b) Land clearance NOC from Collector & DM, Puri.
- c) Water supply NOC.
- d) Waste & Sewage disposal approval from WATCO.
- e) Gharabari Conversion record.
- f) NOC from Shree Jagannath Temple, Puri
- g) NOC from Airport Authority of India.
- h) Environmental Clearance from SEIAA, as the total built up area of the project is about 20,000 sqm.

10. Construction of 2B+G+12 storied Commercial cum Residential Building in Mouza Sipasarubuli, Puri by M/s Shree Sitala Ventures Pvt. Ltd.

Sri Jitendra Kumar Patra, Director of M/s Prabhukrupa Homes Pvt. Ltd. made a presentation of the proposal i.e. Construction of 2B+S+12 Storied Commercial cum Residential Building over Plot no 255 (P), Khata no 49, Mouza- Sipasarubuli, Tehsil-Puri Sadar-78, District Puri for CRZ Clearance under CRZ Notification, 2019.

The Authority noted the following: -

- i. The project is for construction of a commercial- cum-residential building.
- ii. The construction proposed over Plot no 255 (P), Khata no 49, Mouza- Sipasarubuli, Tehsil-Puri Sadar-78, District Puri. Total land area – 10117.05 sq.m and KISSAM is Bagayat.
- iii. The construction involved 2 Basement + Ground + 12 upper floors. The total Built Up Area of the project is 19680.77 m². Ground coverage is 40% of the plot area i.e 4046 sqm. Parking area provided is 5328 m². F.A.R of the building is 1.23. Height of the building is 40 m.

- iv. Water demand of 138 KLD will be met from Ground water source. Permission obtained from Central Ground Water Authority.
- v. Sewage Treatment Plant of 100 KLD capacity is proposed for the treatment of waste water. 100% of the treated water will be reused. Solid waste generated is domestic in nature and supply to the waste collection agency.
- vi. Power requirement of 500 kw will be sourced from TPCODL.
- vii. The cost of the project is Rs. 48.50 Crore.
- viii. The CRZ Map indicates that the project area falls fully in CRZ-II and the plot boundary in the south east side sea ward side is only 5m from HTL and hazard line.
- ix. Building construction is permissible activity in CRZ -II area under following clause of CRZ Notification,2019:
 - 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 authorized fixed structures.
 - Clause 5.2 –CRZ-II (v) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at **Annexure-III** to this notification.
- x. The project area falls on the development area of Puri Konark Development Authority, the local Town Planning Authority, Puri.

Authority after detailed deliberation decided to consider the proposal after due verification of the following documents by the Additional Secretary, H&UD Department and Member Secretary, OCZMA.

- a) Electricity Permission
- b) Land clearance NOC from Collector & DM, Puri.
- c) Water supply NOC.
- d) Waste & Sewege disposal approval from WATCO.
- e) Gharabari Conversion record.
- f) NOC from Shree Jagannath Temple, Puri
- g) NOC from Airport Authority of India.
- h) Environmental Clearance from SEIAA, as the total built up area of the project is about 20,000 sqm.

11. Setting up of temporary Beach Shacks at Sonapur Beach, Ganjam by Tourism Department.

The Director, Dept. of Tourism made a presentation of the proposal for "Setting up of temporary Beach Shacks at Sonapur Beach, Ganjam" for CRZ Clearance under CRZ Notification, 2019.

The Authority noted the following: -

- i. The proposed project is for setting up of two temporary beach shacks at Sonapur Beach, Ganjam.
- ii. The area proposed for the setting up of beach shacks is 20m x 20m. Two beach shacks are proposed and for each shacks an area of 10m x 10m x 5.5 m is required.
- iii. The selected site is 800 m from the Blue Flag Beach, Sonapur.




- iv. The project cost is Rs. 18 lakhs.
- v. The project falls in CRZ-IA area due to sand-dunes as marked in CZMP Map.
- vi. No concrete and cement works are proposed.
- vii. The proposed activities are permissible activity under the CRZ-2019 Notification as per following clause.

5.1 CRZ-I A(i) Eco-tourism activities such as mangrove walks, tree huts, nature trails, etc., in identified stretches areas subject to such eco-tourism plan featuring in the approved CZMP as per this notification, framed with due consultative process, public hearing, etc. and further subject to environmental safeguards and precautions related to the Ecologically Sensitive Areas, as listed in the CZMP.

Authority after detailed deliberation decided to grant clearance to the project subject to the fulfilment of the following conditions:

- a) Untreated waste water should not be discharged to the beach area or water body.
- b) Solid waste should not be dumped in any part of the beach area or Eco Sensitive Area.
- c) The nearest ESA area should not be used for any purpose.
- d) The tourism plan must be sustainable.
- e) The Aesthetic views of the beach should not be disturbed.
- f) A minimum distance of 10.0 m from HTL Line should be maintained while setting up of beach shacks.
- g) No flattening of sand dunes shall be carried out.
- h) The structure shall not hamper public access to the beach

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


13/9/24.

Additional Chief Secretary to Govt.,
Forest, Environment & CC Department
and Chairman, OCZMA

50th meeting of the Odisha Coastal Zone Management Authority

Venue: - Virtual Mode (Ms Team)



Date: 2nd March, 2024

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.	Dr. Ajit Pattnaik Retd. PCCF, Odisha
7.	Dr. K. V. Thomas Former Director, NCESS
8.	Representative of PCCF (WL), Odisha
9.	Dr. Krishna Chandra Rath HoD, Geography, Utkal University, Bhubaneswar