

**Minutes of the 32<sup>nd</sup> Meeting of Kerala State Single Window Clearance Board  
(KSSWCB) chaired by Chief Secretary, held through Video Conference, at  
10:30 AM on 09<sup>th</sup> May 2022**

**(A) MINUTES OF THE 31<sup>st</sup> MEETING OF KSSWCB**

**Confirmation of Minutes of the 31<sup>st</sup> meeting of KSSWCB held on 21<sup>st</sup> January 2022 and matters arising thereof.**

**Decision:**

The Minutes of the 31<sup>st</sup> meeting of the KSSWCB held at 02:00 PM on 21<sup>st</sup> January 2022 were confirmed.

**(B) PROPOSALS NOT CONSIDERED & DEFERRED IN THE 31<sup>st</sup> MEETING**

**AGENDA ITEM-1:**

**M/s. Vajra Rubber Products (P) Ltd., Thrissur - Removal of a portion of land from Data Bank**

The Board noted that the LLMC consisting of Agriculture Officer and other members visited the site on 24.11.2021, and forwarded its report to RDO, Irinjalakuda. In the report to RDO, the LLMC Chairman (Panchayat President, Vellangallur) observed that there were buildings existing in the nearby areas and hence recommended for removal of land from the data bank. RDO had visited the site on 08.03.2022 to take final decision on the matter.

In response, RDO, Irinjalakuda informed the Board that order has been issued to exclude the entire portion of land specified by the proponent from Data Bank.

**Decision:**

The Board noted that RDO, Irinjalakuda has issued order for removal of the entire extent of land from data bank, and accordingly decided to consider the matter as resolved.

**AGENDA ITEM-2:**

**M/s. Accelerated Freeze Drying Company Ltd. - Expansion of existing facility**

The Board noted that the proponent company has carried out expansion of its value-added seafood processing facility at Ezhupunna, Cherthala Taluk, Alappuzha District, and that all required approvals for the expansion, including Building Permit, were obtained through the State

Single Window Clearance Board. It was also observed that the proponent had obtained order from RDO, Alappuzha, dated 30.12.2019, removing an extent of 10.72 Ares of land from Data Bank. However, on completion of facility expansion, the Ezhupunna Grama Panchayat is not issuing Building Number, stating that some survey numbers in the factory land are falling under wetland category.

The Board noted that the Panchayat has no legal jurisdiction to deny building number on the said grounds, since the RDO's order to remove 10.72 Ares has already been obtained by the proponent. According to the Panchayat Secretary, the entire extent of land has not been excluded from the databank. The project proponent, however, was not present at the meeting.

**Decision:**

Item deferred as the Project Proponent was not present at the meeting to clarify the matter.

**AGENDA ITEM-3:**

**Cancellation of permits to M/s. Door Windows Furniture - Appeal to the State Board**

The Board observed that in light of the violations made by the proponent unit, and subsequent order of the Hon'ble High Court to close down the unit, the appeal made by the proponent is untenable.

**Decision:**

The Board noted that the appeal made by the proponent is untenable and accordingly decided to drop this matter from the agenda.

**(C) MATTERS ARISING OUT OF THE PREVIOUS MEETINGS**

**AGENDA ITEM-1:**

**Setting up of a Private Integrated IT & Hi-Tech Park at Mannuthy, Thrissur, by M/s. Malabar Group**

The project involves conversion of 7.96 acres of paddy land, out of total 20 acres of project land in Ollur Village, Thrissur District. Principal Secretary (Industries) informed that clay mining activities were being done in certain portions of the land, and that the Industries Department had earlier issued a G.O. according the project as "public purpose" under the Kerala Conservation of Paddyland and Wetland Act, 2008. Chief Secretary observed that Revenue Department is the authority for interpreting "public purpose" and that it is not proper for any other department to issue any order in this regard.

Chief Secretary expressed his displeasure on the absence of ACS (Revenue) and Land Revenue Commissioner in the meeting. Chief Secretary noted that the regulations for defining “public purpose” are under consideration of a Cabinet Subcommittee chaired by Hon’ble Minister (Revenue).

**Decision:**

It was decided that the regulations defining “public purpose” be followed up expeditiously with the Hon’ble Minister (Revenue). (**Action: ACS (Revenue)**)

**AGENDA ITEM-2:**

**Setting up of a Common Biomedical Waste Treatment Facility (CBWTF) in Ernakulam by Indian Medical Association (IMA)**

IMA informed that they are following up with KINFRA for setting up the Biomedical Waste Treatment Plant in the KINFRA Park, Adoor. IMA again requested the government to take a decision on leasing the Brahmapuram site also for the Plant.

KSPCB reiterated their earlier stand that another CBWTF in Ernakulam will not be feasible in the near future, as the one operated by KEIL is running below capacity.

**Decision:**

It was decided that IMA may set up the CBWTF in Adoor, and that the land in Ernakulam could be considered at a later time based on the operation of Adoor Plant and future demand. (**Action: IMA**)

**AGENDA ITEM-3:**

**Setting up of a Quarry Unit in Kozhikode by M/s. Delta Rock Products (Proprietor: Mr. Thomas Philip)**

**Environment Clearance from SEIAA**

The Project proponent was not present for the meeting. Administrator, SEIAA informed that the SEIAA has been reconstituted, and that the first meeting of the reconstituted SEIAA held on 19.04.2022 had heard the project proponent in compliance to the direction of the Hon’ble High Court. The project proponent was asked to submit a hearing note, which they are yet to furnish.

**Decision:**

The Board directed SEIAA to take appropriate action on the matter as per rules, and accordingly decided to drop this matter from the agenda. [**Action: SEIAA**]

**AGENDA ITEM-4:**

**Setting up of a Convention Centre and Hotel project in Kozhikode by M/s. Spice Bowl Hotels (P) Ltd.**

**Clearance from Panchayat**

Principal Secretary-II (Industries) informed that Dr. R. Sundaravadivelu, Emeritus Professor, IIT Madras would offer expert opinion on the possibilities of structural failure or slope weakness in the event of constructing an additional floor over the existing structure. The findings of the Technical Committee would thus be re-examined by the external expert after necessary site inspection and discussions during 13<sup>th</sup> and 14<sup>th</sup> May, and the final report in this regard is expected by 15<sup>th</sup> May 2022.

**Decision:**

Principal Secretary-II (Industries) to update the status regarding the matter. [**Action: Principal Secretary-II (Industries)**]

**AGENDA ITEM-5:**

**Construction of Vizhinjam International Seaport by M/s. Adani Vizhinjam Ports (P) Ltd.**

**A. Clearance from Dept. of Forest & Wildlife**

The Board observed that the final notification from MoEF & CC, Govt. of India, is still awaited regarding declaration of Eco Sensitive Zone (ESZ) of Neyyar and Peppara Wildlife Sanctuary. Principal Secretary (Forest & Wildlife), GoK, informed that the proposal is with the Standing Committee of National Wildlife Board, and is expected to be taken up as an agenda in its next meeting.

As directed by the last Board, Principal Secretary (Forest & Wildlife) had sent a D.O. letter to the Secretary, MoEF & CC on 21<sup>st</sup> March 2022, requesting that the notification be expedited. The project proponent informed that the National Board for Wildlife has cleared the distance criteria at their most recent meeting and has sought some additional clarifications from the State on the matter.

**Decision:**

It was decided to wait for the response from MoEF & CC. Principal Secretary (Forest & Wildlife) to examine whether any clarifications were sought by the National Board for Wildlife, and if so to address the same. [**Action: Principal Secretary (Forest & Wildlife)**]

**B. Clearance from Dept. of Agriculture for conversion of paddyland/ wetland**

Principal Secretary (Agriculture) & APC stated that the approval has already been given for the land conversion proposal. Hence the matter is resolved.

**C. NOC for Diesel Storage Facility inside port premises: -**

AVPPL has informed of the necessity of having a Fuel Dispensing Facility within the port premises for the huge fleet of marine vessels, tippers, excavators, cranes, etc. which are carrying out the port development activities. The facility is proposed in 60 cents of reclaimed land from out of the 56.03 Ha of total reclaimed land as per the approved Master Plan forming part of the Concession Agreement. However, the reclaimed land has not been surveyed by the Revenue Dept., and hence not assigned survey number(s). M/s. IOCL has agreed to set up an HSD storage & dispensing facility of 40,000 Litres inside the port premises, subject to AVPPL obtaining NOC from District Administration.

District Collector, Thiruvananthapuram informed that the matter has not been brought to her notice, and called AVPPL authorities for a meeting in this regard. Chief Secretary informed that it may not be a difficult task to assign survey numbers for reclaimed land.

**Decision:**

District Collector, Thiruvananthapuram, to investigate the procedure for assigning survey numbers to reclaimed land and resolve the matter as soon as possible. [**Action: District Collector, TVM**]

**AGENDA ITEM-6:**

**Construction of a 5-Star Hotel at Kovalam, Thiruvananthapuram, by M/s. Travancore Enterprises Ltd. (RP Group)**

**A. Survey and demarcation of boundary of the project site**

District Collector, Thiruvananthapuram informed that the boundary demarcation operations and sub division proceedings have been finalised and forwarded to the Village Office, and that corresponding changes have also been done at the village level. Hence the matter is resolved.

**B. Approval of Plan & Drawings by Town Planning Department**

LSGD has informed that the amendment proposals of Kovalam-Vizhinjam Area Development Scheme was approved by the Corporation Council vide decision No. 3(F1), dtd. 05.02.2022, and that proposal has been submitted to GoK; draft notification of the same was with Law Department for vetting.

**Decision:**

Secretary, Trivandrum Corporation / Director of Urban Affairs to follow up the matter with Law Department. [**Action: Secretary, Trivandrum Corporation / Director, Urban Affairs**].

**AGENDA ITEM-7:**

**Renewal of licences for existing factory of M/s. Nitta Gelatin India Ltd. at Koratty, Thrissur**

**A. NOCs from Kuzhur & Puthenvelikkara Panchayats for conducting the feasibility study to lay treated water pipeline to the marine water front**

The Board noted that deemed clearance have been issued to the Project Proponent on 23.02.2022 for conducting the feasibility study. Hence the matter is resolved.

**B. Relocation of salinity prevention bund, in view of extending the Water Metro Service to Info Park area in Kadambayar River, which will affect operations of the company**

Chief Secretary informed that the matter is a public issue which impacts water metro services, educational institutions and other beneficiaries which source water from the River, and hence beyond the purview of the Board. Hence it was decided to remove the matter from the agenda.

**AGENDA ITEM-8:**

**Construction of Compound Wall, Swimming Pool and Ayurveda Spa in the Resort project being implemented in Ayiroor, Varkala, by M/s. Hill Country Hotels & Resorts (P) Ltd.**

**Clearance from Elakamon Grama Panchayat**

The project proponent informed that the litigation filed in the Hon'ble High Court by the Secretary and the President of Elakamon Grama Panchayat and others, and subsequent stay order issued by the Court has affected timely implementation of the project, for which he has invested around Rs. 18 Crore, and that only around 10% of project development works were remaining to be completed.

The Assistant Secretary, Elakamon Grama Panchayat informed that no Panchayat fund has been utilised for meeting the expenses in connection with the litigation.

Chief Secretary remarked that there is a clear G.O. instituting Secretary-level and Chief Secretary-level committees for resolving disputes pertaining to local body institutions, government departments, and other government machineries including PSUs, and that the Panchayat Secretary should have taken that route or sought Government opinion on the decision of Panchayat Council, instead of challenging a government order/ direction in the court. It was decided to issue memo of charge against the subject Panchayat Secretary of Elakamon Grama Panchayat, and to take further necessary action.

**Decision:**

The Board directed LSGD to issue memo of charge to the subject Secretary of Elakamon Grama Panchayat with immediate effect, and to take further necessary action for violation of Government Order. [**Action: Principal Secretary (LSGD)/ Director of Panchayat**]

**AGENDA ITEM-9:**

**Setting up of an International Convention Centre, Family Park & Hotel at Changanassery by M/s. Contour Holiday Resorts (P) Ltd. - Correction of nature of land in Town Planning Master Plan**

The 31<sup>st</sup> KSSWCB had directed the LSGD to take time-bound decision on the modification of Master Plan of Changanassery, after due consideration of the nature of the subject land as per revenue records, the decision of the Changanassery Municipal Council for redetermination of Zone and modification of Master Plan, and the fact that the proponent has been successfully operating a resort in the vicinity.

Principal Secretary (LSGD) informed the Board that necessary directions were issued to Secretary, Changanassery Municipality to immediately constitute a Special Committee to review the changes to be made in the current Plan and vary the Plan accordingly, with due consideration to the recommendations of the 31<sup>st</sup> KSSWCB, as the current Master Plan had completed its 10-year period on 19.04.2022.

The Secretary, Changanassery Municipality, informed that the Special Committee has been constituted for the purpose, and that a meeting of the said Committee will be held within a week, to decide on the modification of the Master Plan.

**Decision:**

Secretary, Changanassery Municipality to convene meeting of the Special Committee within a week, i.e., within 16.05.2022, and decide on the modifications to be made in the Master Plan in

compliance to the Government direction and recommendations of the 31<sup>st</sup> KSSWCB. [Action: Secretary, Changanassery Municipality]

**AGENDA ITEM-10:**

**Setting up of ‘Sanjeevini Life Care Village’ at Manjapra, Ernakulam, by M/s. Sanjeevini Life Care Village (P) Ltd.**

**A. Land conversion matter**

The proponent informed that RDO, Fort Kochi, has issued the necessary order regarding land conversion matter. Hence the matter has been resolved.

**B. Categorisation of project under ‘Wellness sector’**

The proponent informed that the project has obtained Acknowledgement Certificate through KSWIFT for rendering “Sports and Corporate Wellness” services. Under this category, MSME and start-up registrations have also been obtained. The Proponent inquired whether he could proceed with this category in order to obtain the Panchayat licence.

Chief Secretary remarked that the SWCB cannot make a judgement on this, being a policy matter, and informed the proponent that he can avail the benefits, if any, under the given category.

**Decision:**

It was decided to drop the matter from agenda as it is a policy matter and does not come under the purview of SWCB.

**AGENDA ITEM-11:**

**Renewal of permit for quarry unit at Cherupuzha in Kannur District, by M/s. Rajagiri Granites - Appeal to the State Board**

The Board noted that as per its decisions in the 31<sup>st</sup> meeting, the Cherupuzha Grama Panchayat has lifted the Stop memo on the unit. It was also noted that the DSWCB, Kannur, in its meeting held on 15.02.2022 considered the application afresh and granted deemed license to the unit, which is valid till 22.02.2023 (date of expiry of existing EC issued by DEIAA).

The Secretary, Cherupuzha GP informed that the President, Cherupuzha Grama Panchayat, in his personal capacity, has filed a writ petition WP No. 8526/2022 before the Hon’ble High Court for quashing the decisions taken in the 31<sup>st</sup> KSSWCB, and subsequent decision of DSWCB to



grant deemed license. However, the Secretary has given a note that no Panchayat fund shall be utilised in connection with the litigation.

Chief Secretary remarked that since the lawsuit has been filed by the Panchayat President in his personal capacity, the SWCB will not be able to engage in this matter anymore. Accordingly, it was decided to drop the matter from the agenda.

**AGENDA ITEM-12:**

**Renewal of permit for quarry unit in Kannur District, by M/s. Kabani Blue Metals Pvt. Ltd. - Appeal to the State Board**

The Board noted that as per its decisions in the 31<sup>st</sup> meeting, the Cherupuzha Grama Panchayat has lifted the Stop memo on the unit. It was also noted that the DSWCB, Kannur, in its meeting held on 15.02.2022 considered the application afresh and granted deemed license to the unit, which is valid till 06.11.2022 (date of expiry of existing EC issued by DEIAA). Hence the matter is resolved.

**AGENDA ITEM-13:**

**Construction of a Multi-Specialty Hospital in Thiruvalla by Believers Church Medical College Hospital - Removal of a portion of land from Data Bank**

The proponent informed that it had already complied with the judgments of the HC in WA No.1661/2017, and has constructed a 5.5m wide canal in lieu of the original canal that was filled up, and had linked it to the main canal in the border of Kottayam-Pathanamthitta districts. The proponent also informed that the canal was inspected by RDO, Thiruvalla, during his site visit.

RDO, Thiruvalla informed that he would once again inspect the canal with survey team so as to assess its width and construction, and that the District Collector will make the final decision on the matter.

**Decision:**

RDO, Thiruvalla to inspect the canal with the survey team to assess its width and construction, in compliance to the judgement of the Hon'ble High Court, and pass appropriate orders at the earliest. [**Action: RDO, Thiruvalla**]

## **(D) NEW PROPOSALS BEFORE THE BOARD**

### **AGENDA ITEM-1:**

**Setting up of an Industrial Warehousing & Logistics Park in Ernakulam by M/s. Avigna Group**

### **Permission to convert rubber plantation for industrial purpose & according industrial status to the project**

The Board noted that the proponent need to convert plantation land to the extent of around 28 acres for industrial purpose for setting up the proposed project. Chief Secretary enquired whether there is any government policy that specifies the conversion of plantation land for use of industry. District Collector, Ernakulam informed that plantation land that had got exemption from the provisions of land ceiling limit in the KLR Act, 1963, cannot be converted for any other purpose, as per extant law.

Chief Secretary remarked that conversion of plantation land for industrial purpose is a policy matter, with possible amendments required in the KLR Act, 1963, and directed the Revenue Department to provide clarification.

#### **Decision:**

Revenue Department to provide clarifications on the matter of conversion of plantation land for industrial purpose [**Action: ACS (Revenue)**]

### **AGENDA ITEM-2:**

**Arangathu Aggregates, Kottayam - Appeal to the State Board**

### **Non-issuance of Consent by Pollution Control Board**

The Board noted that the proponent is a young NRK returnee who ventured into the business of production of M-Sand. The proponent proposes to install 2 additional machineries (Jaw Crushers) for crushing concrete waste, quarry waste, etc., for which consent from PCB is required. However, PCB has denied consent to the unit, on grounds that the proponent will have to obtain NOC from the nearby resident (Shri. Jomy Scaria) who owns a latex processing unit in the vicinity (M/s. P.C. Zachariah Latex).

Chairman, KSPCB reiterated their decision that as per the norms for expansion of the proposed unit, NOC has to be obtained by the nearby resident, as his residential building is less than 70 m from the proposed facility. Chairman, KSPCB informed that as per existing regulations, there

should be no residential buildings within 100 metres of a plant that converts building materials into M-Sand which comes under Construction and Demolition category.

Chief Secretary urged the proponent to seek NOC from the nearby resident; however, the proponent informed that though the resident has no issues with the proponent's unit, he is not willing to give any written consent in this regard.

The proponent informed that Board that he is willing to undertake additional pollution control measures for availing a relaxation in the existing norms, if permitted by KSPCB. Chief Secretary urged Chairman, KSPCB to obtain a proposal from the proponent on the additional pollution abatement measures which he is willing to undertake, and place it before the consideration of the Technical Committee of KSPCB.

**Decision:**

The project proponent to submit a detailed proposal to KSPCB on the additional pollution abatement measures which he is willing to undertake, for consideration of the Technical Committee of KSPCB [**Action: Project Proponent**]

**The meeting came to an end at 12:00 PM.**

(Sd/-)  
**Chief Secretary**