

**GOVERNMENT OF PUDUCHERRY**  
**PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY**

**Minutes of the 47<sup>th</sup> Meeting of PCZMA held on 09.05.2022 at 3.00 P.M. in the chamber of the Director, Department of Science, Technology and Environment, Puducherry**

The 47<sup>th</sup> meeting of the Puducherry Coastal Zone Management Authority (PCZMA) was held on 09.05.2022 at 3.00 P.M. under the Chairpersonship of Tmt. Smitha, R., IAS, Secretary to Government (Science, Technology and Environment)-cum-Chairperson (PCZMA). The following were present:

1.	Dr. M.V. Ramana Murthy Scientist G & Director National Centre for Coastal Research (NCCR) NIOT Campus, Chennai.	Expert Member
2.	The Chief Town Planner Town and Country Planning Department, Puducherry. Represented by Thiru. V. Bhuvaneswaran, Junior Town Planner Town and Country Planning Department, Puducherry.	Member
3.	Thiru. Ashok Panda, Co-convenor Indian National Trust for Art and Cultural Heritage (INTACH) Pondicherry Chapter.	Member (NGO)
4.	The Conservator of Forest Department of Forest and Wildlife, Puducherry. Represented by Thiru. S. Kumaravelu, Deputy Director Department of Forest and Wildlife, Puducherry.	Special Invitee
5.	Thiru. M. KandarSelavan Member Secretary Puducherry Planning Authority, Puducherry.	Special Invitee
6.	Tmt. Smitha. R, IAS Member Secretary Puducherry Pollution Control Committee Puducherry.	Member Secretary

The Member Secretary, PCZMA welcomed the members and other officers present. Agenda was taken up for deliberations. All the proposals were placed before the Authority for perusal and the decisions taken during the meeting are as follows:

**Confirmation of the Minutes of the 46<sup>th</sup> Meeting of PCZMA held on 15.02.2022:**

The Authority confirmed the Minutes of the 46<sup>th</sup> Meeting of PCZMA held on 15.02.2022.

**HOTEL AND RESORTS:**

**Agenda Item No. 1: Proposed development of Hotel, Resort & Recreational Activities at R.S. No. 51/2, Pudukuppam Village, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by M/s. Jayaram Hotel Pvt. Limited, Puducherry.**

The Authority heard the proposal and noted the following:

- (i) The proposed site falls under CRZ-III in No Development Zone (NDZ) i.e., 200 meters from HTL of Sea and in Non-NDZ i.e., between 200 meters to 500 meters as per the existing Coastal Zone Management Plan (CZMP) prepared under CRZ Notification, 2011.
- (ii) All the building construction activities proposed to be constructed is beyond 200 meters (i.e., Land area between 200 meters to 500 meters) as per the CRZ map submitted by the project proponent with the Total Plot Area of 24,500 Sq.mts. (6.05 Acres) and Total Built up Area of 8,190 Sq.mts.

- (iii) Annexure-III of CRZ Notification, 2011, Guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of the Ministry of Environment and Forest and Climate Change, GoI states that 'Construction of beach resorts or hotels with prior approval of MoEF in designated areas of CRZ-II and III for occupation of tourist or visitors' is permissible.

The Authority after due deliberation **recommended the proposal** to the Ministry of Environment, Forest and Climate Change, GoI for approval.

#### **RESIDENTIAL PROJECTS:**

**Agenda Item No. 2: Proposed construction of single storeyed residential building (1 Dwelling Unit) at R.S. No. 175/33, Plot No. 28, Nagoor Thottam, Ariyankuppam Revenue Village, Veerampattinam, Ariyankuppam Commune Panchayat, Puducherry by Tmt. E. Umamageswari.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011. Pre-existing road / authorized structure which is in existence before 19.02.1991 in between the High Tide Line (HTL) of Sea and the proposed site on the landward area as per Clause 8. II. CRZ - II (i) of the CRZ Notification, 2011, has to be ascertained.

The Authority after due deliberation **recommended the proposal** to the Puducherry Planning Authority (PPA) to ascertain the existence of any roads laid / structures constructed before 19.02.1991, in between the HTL of Sea and the proposed site on the landward area. Subject to compliance, PPA shall proceed with the building permission in compliance with the CRZ Notification, 2011 subject to conditions.

**Agenda Item No. 3: Proposed construction of two storeyed residential building at R.S. No. 38/2pt, T.S. No. 34, Ward - A, Block - 14, New Door No. 21, Saint Anthoniyar Koil Street, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Thiru. N.T. Saravanan.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011. Pre-existing road / authorized structure which is in existence before 19.02.1991 in between the High Tide Line (HTL) of Sea and the proposed site on the landward area as per Clause 8. II. CRZ - II (i) of the CRZ Notification, 2011, has to be ascertained.

The Authority after due deliberation **recommended the proposal** to the Puducherry Planning Authority (PPA) to ascertain the existence of any roads laid / structures constructed before 19.02.1991, in between the HTL of Sea and the proposed site on the landward area. Subject to compliance, PPA shall proceed with the building permission in compliance with the CRZ Notification, 2011 subject to conditions.

**Agenda Item No. 4: Proposed construction of single storeyed residential building at R.S. No. 235/1B/1, Plot No. 17, Sri Maha Kaliyamman Nagar, Kalikuppam, Thiruvettakudy, Kottucherry Commune Panchayat, Karaikal by Tmt. N. Jayalakshmi.**

The Authority heard the proposal and noted that the proposed site falls between 200 meters to 500 meters from HTL of Sea as per the existing Coastal Zone Management Plan (CZMP) prepared under CRZ Notification, 2011. The proposed residential building complies as per Clause 8. III. CRZ - III - B. (vii) of the CRZ Notification, 2011.

The Authority after due deliberation **recommended the proposal** to the Karaikal Planning Authority (PPA), subject to the conditions as stipulated by PCZMA.



**Agenda Item No. 5: Proposed construction of two storeyed residential building after demolishing the existing old G.I. Sheet roof building at R.S. No. 209/2pt, T.S. No. 7/3/1/24, Plot No. 124, Ward – O, Block No. 1, Middle Street, Moogambigai Nagar, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry by Tmt. Ouma Maguesvary.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II and there is no pre-existing road / authorized structure that exist before 19.02.1991 in between the High Tide Line (HTL) of Thengaithittu Tidal influenced water body and the proposed site on the landward area as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011 and as per Clause 8. II. CRZ – II (i) of the CRZ Notification, 2011.

The Authority after due deliberation **rejected the proposal** since, the building proposal does not comply with the existing CZMP prepared under CRZ Notification, 2011.

#### **ADDITIONAL AGENDA**

##### **RESIDENTIAL PROJECTS:**

**Agenda Item No. 1: Proposed construction of two storeyed residential building (1 Dwelling Unit) at R.S. No. 226/1, T.S. No. 16/1, Ward – O, Block – 4, Plot No. 44pt & 45pt, 5th Cross Street, Sri Muthulakshmi Nagar Extension – 1, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry by Tmt. Meenatchi.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II and there is no pre-existing road / authorized structure that exist before 19.02.1991 in between the High Tide Line (HTL) of Murungapakkam Tidal influenced water body and the proposed site on the landward area as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011 and as per Clause 8. II. CRZ – II (i) of the CRZ Notification, 2011.

The Authority after due deliberation **rejected the proposal** since, the building proposal does not comply with the existing CZMP prepared under CRZ Notification, 2011.

**Agenda Item No. 2: Proposed construction of two storeyed residential building (1 Dwelling Unit)-cum-Commercial building (1 Shop) at R.S. No. 239pt, T.S. No. 30, 31pt, Ward – D, Block – 28, Plot No. A, New Door No. 20, Suffren Street, Puducherry Municipality, Puducherry by Thiru. Muthiah Ambroise.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011 and complies with Clause 8. II. CRZ – II (i) of the CRZ Notification, 2011 i.e., a pre-existing road viz., Beach promenade Road laid before 19.02.1991, is in existence at the present site and it is a well developed area.

The Authority after due deliberation **recommended the proposal** to the Puducherry Planning Authority (PPA), subject to the conditions as stipulated by PCZMA.

**Agenda Item No. 3: Proposed construction of two storeyed residential building (1 Dwelling Unit) at R.S. No. 239pt, T.S. No. 38, Ward – C, Block No. 24, Door No. 27, Lally Tollendal Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Thiru. R. Marouf Ali Beck.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011 and complies with Clause 8. II. CRZ – II (i) of the CRZ Notification, 2011 i.e., a pre-existing road viz., Beach Promenade Road laid before 19.02.1991, is in existence at the present site and it is a well developed area.

The Authority after due deliberation **recommended the proposal** to the Puducherry Planning Authority (PPA), subject to the conditions as stipulated by PCZMA.

**Agenda Item No. 4: Proposed construction of two storeyed residential building (1 Dwelling Unit) at R.S. No. 209/2pt, T.S. No. 7/3/1/38, Ward – O, Block No. 1, Plot No. 67 & 68, 6<sup>th</sup> Cross Street, Sri Moogambigai Nagar, Nainarmandapam, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry by Tmt. R. Sumathy.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II and there is no pre-existing road / authorized structure that exist before 19.02.1991 in between the High Tide Line (HTL) of Thengaithittu Tidal influenced water body and the proposed site on the landward area as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011 and as per Clause 8. II. CRZ – II (i) of the CRZ Notification, 2011.

The Authority after due deliberation **rejected the proposal** since, the building proposal does not comply with the existing CZMP prepared under CRZ Notification, 2011.

**Agenda Item No. 5: Proposed construction of two storeyed residential building (1 Dwelling Unit) at R.S. No. 119/2pt, T.S. No. 34/1/A/9/A/1/A/38, Ward – N, Block No. 16, Plot No. 59, 1<sup>st</sup> Cross Street, Chettiar Thope, Murungapakkam Revenue Village, Puducherry Municipality, Puducherry by Tmt. P. Vassanthi.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011. Pre-existing road / authorized structure which is in existence before 19.02.1991 in between the High Tide Line (HTL) of Sea and the proposed site on the landward area as per Clause 8. II. CRZ – II (i) of the CRZ Notification, 2011, has to be ascertained.

The Authority after due deliberation **recommended the proposal** to the Puducherry Planning Authority (PPA) to ascertain the existence of any roads laid / structures constructed before 19.02.1991, in between the HTL of Sea and the proposed site on the landward area. Subject to compliance, PPA shall proceed with the building permission in compliance with the CRZ Notification, 2011 subject to conditions.

**Agenda Item No. 6: Proposed construction of two storeyed residential building (1 Dwelling Unit) at R.S. No. 175/20/F, Plot No. 23, Sri Lakshmi Nagar, Periya Veerampattinam Village, Ariyankuppam Revenue Village, Ariyankuppam Commune Panchayat Puducherry by Thiru. M. Prabakaran.**

The Authority heard the proposal and noted that the proposed site falls under CRZ-II as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011. Pre-existing road / authorized structure which is in existence before 19.02.1991 in between the High Tide Line (HTL) of Sea and the proposed site on the landward area as per Clause 8. II. CRZ – II (i) of the CRZ Notification, 2011, has to be ascertained.

The Authority after due deliberation **recommended the proposal** to the Puducherry Planning Authority (PPA) to ascertain the existence of any roads laid / structures constructed before 19.02.1991, in between the HTL of Sea and the proposed site on the landward area. Subject to compliance, PPA shall proceed with the building permission in compliance with the CRZ Notification, 2011 subject to conditions.

#### **TOURISM PROJECTS:**

**Agenda Item No. 7: CRZ clearance for Development of Beach tourism for promoting tourism facilities at R.S. No. 217, Manavelly Revenue Village and R.S. No. 49 & 56 at Poornankuppam Village, Ariyankuppam Commune Panchayat, Puducherry by M/s. Everest Tent Technologies.**

The Authority heard the proposal and noted the following:

- (i) The project site falls within CRZ-IVB and CRZ – III (No Development Zone - NDZ) as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011.



- (ii) The project proponent has requested CRZ clearance for the following structures / activities 'Temporary Structures for the water sports activity like; Rest room – 10 Nos.; Food Court – 3 Nos.; Toilet – 10 Nos. which are Structure Like Mobile Toilet – FRP/Plastic Made); Cafeteria / Food Court – 2 Nos.; Shacks – 1 No.; Reception / Ticket Counter – 1 No.; Watch Tower – 3 Nos.; Rain Shower – 1 No.; Locker, Room – 1 No.; Changing Room – 10 Nos.; Sewage Treatment Plant; Water sports activity; Tent type accommodations in beaches'.
- (iii) Many of these structures are installed by the Department of Tourism at the said location and were lent on lease to M/s. Everest Tent Technologies with condition to obtain necessary clearances from the concerned authority before commencement of activities.

The Authority after due deliberation decided that the proposed activities falls in CRZ-III NDZ where there are restrictions for construction of permanent structures. Accordingly, the committee **deferred the proposal** and directed the project proponent to submit a comprehensive proposal incorporating all the necessary details and also instructed the proponent to wait un-till the amendments w.r.t tourism infrastructures / shacks are being incorporated in the CRZ Notification, 2011 or for the implementation of the CRZ, 2019 in the UT of Puducherry whichever is earlier.

**Agenda Item No. 8: Procedure for Clearance of Permissible Activities as per the CRZ Notification, 2011 and IPZ Notification, 2011 as per Office Memorandum F.No. IA3-12/1/2022-IA.III vide dated 26.04.2022 issued by the Ministry Environment, Forest and Climate Change.**

The said OM was presented before the committee members for necessary appraisal. The committee noted that clarification is required in case of Sl. No. 1, Clause (d) and Sl. No. 4, Clause (b) from MoEF&CC, as it differs from CRZ, Notification 2011.

The Committee after due deliberation opined that the noted references may be communicated to MoEF&CC for further action at their end.

**Agenda Item No. 9: Removal of Sand from the Sand bar of Gowthami Godavari River at Yanam, U.T. of Puducherry by the Regional Administrator, Yanam.**

The Authority heard the proposal and noted that the proposal doesn't have the CRZ map enclosed along with the application which is mandatory under para 4.2 of the CRZ, Notification 2011 and also opined to get clarification from the project proponent regarding the site 'A' marked in the proposal about its jurisdiction. The authority after due deliberation decided to **defer the proposal** for want of the following;

- (i) The project proponent shall mark the locations in the CRZ map where they proposed to remove the sand from the sand bar.
- (ii) Necessary supportive documents shall be provided to the committee regarding the locations proposed for the removal of the sand, whether it is within the jurisdiction of Yanam Region.
- (iii) Map indicating the location of the sand to be removed in polygon format laid on the CRZ map and also in Google earth.
- (iv) Depth contour of the area where sand is to be removed.
- (v) Likely impact and expected morphological changes.
- (vi) The Project proponent shall submit necessary details and also make a presentation before the committee.



**Agenda Item No. 10: Development of Beach for promoting tourism facilities at R.S. No. 54pt, Poornakuppam Village, Ariyankuppam Revenue Village, Puducherry by Department of Tourism, Government of Puducherry.**

The Authority heard the proposal and noted the following:

- (i) PCZMA had issued clearance on 08.05.2017 to the Department of Tourism, Government of Puducherry for developing tourism facilities at R.S No 54pt for 'Development of viewing point, Pergola and food court, Cycle track, Wooden boat landing facility, Children's play items, Rope climbing, Rock climbing, Chess board, Snake and ladder and Landscaping'.
- (ii) As per the existing CZMP the above said tourism facilities were established at R.S. No. 217, Manavelly Revenue Village and R.S. No, 49, 56, Poonankuppam Revenue Village of Puducherry.
- (iii) Department of Tourism Letter dated 18.03.2017 stated that the location of the above said proposal falls in R.S. No. 54pt which is contrary to the R.S. No. as stated at (ii) above as per CZMP prepared under CRZ Notification, 2011.

The Authority after due deliberation directed PCZMA to issue necessary direction seeking clarification from the Department of Tourism regarding the R.S. No. and permanent constructions / activities carried out in the NDZ area.

The meeting ended with thanks to the Chairperson.

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(SMITHA. R., I.A.S.)  
Member Secretary (PCZMA)