

**GOVERNMENT OF PUDUCHERRY**  
**DEPARTMENT OF SCIENCE, TECHNOLOGY & ENVIRONMENT**  
**PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY**  
 \*\*\*

Agenda for the 55<sup>th</sup> Meeting of the Puducherry Coastal Zone Management Authority (PCZMA) to be held on 06.11.2025 at 11.00 AM in the NIC Studio – I, 4<sup>th</sup> Floor, Chief Secretariat, Puducherry under the Chairmanship of Shri. P. Jawahar, IAS, Commissioner-cum-Secretary to Government (Science, Technology and Environment) / Chairman (PCZMA)

**1. Confirmation of the Minutes of the 54<sup>th</sup> Meeting of PCZMA held on 03.09.2025.**

The Authority Confirmed the Minutes of the 54<sup>th</sup> Meeting of PCZMA held on 03.09.2025.

**2. Action Taken Report on the decisions taken during the 54<sup>th</sup> Meeting of PCZMA held on 03.09.2025.**

- i) Agenda Items from No. 3 to 12 Residential Projects and Agenda Item No. 13 Commercial and Other Projects were deferred to the ensuing PCZMA Meeting.

Sl. No.	Agenda No.	Decision taken	Action Taken Report	Status
1	–	The Authority decided to confirm the minutes of the 54 <sup>th</sup> Meeting of PCZMA	No action required	Completed
<b>GOVERNMENT PROJECT</b>				
2	1	CRZ Clearance for proposed Development of Smart and Integrated Fishing Harbour in Ward-L, Block-7, T.S.No.15, R.S No.199, Karukalacherry, Oduthurai Revenue Village, Karaikal Municipality, Karaikal by the Department of Fisheries and Fishermen Welfare, Puducherry.	Communication vide Lr. No. 292025/DSTE&E/PCZMA/C RZ/CLR/SCI/2025/362	Completed
3	2	CRZ Clearance for Establishment of Driving Training and Research (IDTR) R.S.No.77 and R.S.No.78, T.S.No. 1/1A, 1/1B,1/1C, 1/2, 1/3, 2/1and 2/2A, Ward – P, Block – 13, Thengaithittu Revenue Village, Puducherry Municipality, Puducherry by Department of Transport, Government of Puducherry.	Communication vide Lr. No. 32373/DSTE&E/PCZMA/CR Z/CLR/SCI/2025/381	Completed
<b>GENERAL AGENDA</b>				
4	14	Ratification of Coastal protection measures projects by the Public Works Department, Puducherry.	No action required.	Completed
5	15	Ratification of 15% yearly revision of the consolidated pay to Coastal Management Consultant, PCZMA.	No action required	Completed

**3. Cases for consideration for issue of CRZ Recommendations / Clearances:**

**RESIDENTIAL PROJECTS:**

**Agenda Item No. 1: Proposed construction of two storeyed residential building (1 Dwelling Unit) after demolishing the existing ground floor Ac sheet and RCC (Toilet) building located at R.S. No. 124/1/A, Plot No. 33, Sri Vishnu Nagar, Veerampattinum, Ariyankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by Tmt. M. Ageliya.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/536924/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"><li>Land Area; 1200 Sq. ft.</li><li>Total built of area; 1,772.65 Sq.ft</li></ul>
ii.	CRZ Classification	CRZ – II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><b>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</b></p> <ul style="list-style-type: none"><li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</li><li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level. Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</li><li>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</li></ul>
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"><li>The R.S. 124 partially falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li><li>Presently existing ground floor AC sheet and RCC (Toilet) building.</li><li>East: Residential houses; Old Harbour road; Bay of Bengal.</li><li>West: Residential houses.</li><li>North: Internal road; vacant land.</li><li>South: Residential houses.</li></ul> <p>GPS coordinates as per the IRS report:</p> <ul style="list-style-type: none"><li>11°53'48.8"N 79°49'28.3"E</li></ul>
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	Yes. PCZMA recommend to Puducherry Planning Authority.

Note:

1. As per CRZ Notification, 2011 buildings shall be permitted in CRZ – II areas only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991.
  2. In between the proposed site and HTL of Sea an existing Road is present, which was laid before 19.02.1991.
  3. The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.
  4. The project proponent has submitted a 1:25,000 scale map, which was uploaded to the PCZM map portal instead of the required 1:4,000 scale CRZ map as per the CRZ Notification, 2011.
- Also, the project proponent has stated that they are unable to afford the cost of preparing the prescribed map, as they belong to the fishermen community

Hence, placed before the Authority for decision making.

**Agenda Item No. 2: Proposed construction of two storeyed residential building (2 dwelling units) with stilt floor at R.S. No. 178/3A, Periakalpet Village, Kalapet Revenue Village, Oulgaret Municipality, Puducherry by Tmt. Anupriya.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/527833/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> <li>• Total Plot Area: 167.44 Sq. m.</li> <li>• Total Built-up Area: 280.73 Sq.m.</li> </ul>
ii.	CRZ Classification	CRZ II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><b><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></b></p> <ol style="list-style-type: none"> <li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</li> <li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level. Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</li> <li>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</li> </ol>

iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"><li>• The R.S. 228 fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li><li>• The site is presently a vacant Land.</li><li>• East: Residential Houses; Roads and Bay of Bengal.</li><li>• West: Residential Houses and Chennai to Puducherry ECR.</li><li>• North: Internal road; Residential houses.</li><li>• South: Residential houses</li></ul> <p>GPS coordinates of the site as per the IRS report</p> <table><tr><th>Description</th><th>Label</th><th>Latitude</th><th>Longitude</th></tr><tr><td rowspan="4">Project Site Boundary</td><td>A</td><td>12° 1' 42.756" N</td><td>79° 51' 48.601" E</td></tr><tr><td>B</td><td>12° 1' 42.645" N</td><td>79° 51' 48.878" E</td></tr><tr><td>C</td><td>12° 1' 42.095" N</td><td>79° 51' 48.643" E</td></tr><tr><td>D</td><td>12° 1' 42.211" N</td><td>79° 51' 48.365" E</td></tr></table>	Description	Label	Latitude	Longitude	Project Site Boundary	A	12° 1' 42.756" N	79° 51' 48.601" E	B	12° 1' 42.645" N	79° 51' 48.878" E	C	12° 1' 42.095" N	79° 51' 48.643" E	D	12° 1' 42.211" N	79° 51' 48.365" E
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v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	Yes. PCZMA recommended to Puducherry Planning Authority.																	

Note:

As per CRZ Notification, 2011 buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991. In between the proposed site and HTL of Sea an existing road is present. The year of laying is uncertain.

Hence, placed before the Authority for decision making.

**Agenda Item No. 3: Proposed Construction of a two storeyed residential (2 dwelling units) building with stilt floor at R.S. No. 178/3A, Periakalapet, Kalapet Revenue Village, Oulgaret Municipality, Puducherry by Thiru. P. Sathiyamoorthy.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/525821/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"><li>• Total Plot Area: 1824 Sq. ft.</li><li>• Total Built-up Area: 3261 Sq.ft.</li></ul>
ii.	CRZ Classification	CRZ – II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></p> <ul style="list-style-type: none"><li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</li><li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, expect the floor space</li></ul>

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iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> <li>The R.S. 178 partially falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li> <li>The site is presently a vacant Land.</li> <li>East: Puducherry to Chennai ECR; Vacant land and Bay of Bengal.</li> <li>West: Vacant land; Residential Houses</li> <li>North: Vacant land; Commercial buildings.</li> <li>South: Commercial building.</li> </ul> <p>GPS coordinates of the site as per the IRS report:</p> <table border="1"> <thead> <tr> <th>Point</th><th>Longitude (E)</th><th>Latitude (N)</th></tr> </thead> <tbody> <tr> <td>A</td><td>79° 51' 57.867"</td><td>12° 2' 11.910"</td></tr> <tr> <td>B</td><td>79° 51' 58.561"</td><td>12° 2' 11.588"</td></tr> <tr> <td>C</td><td>79° 51' 58.460"</td><td>12° 2' 11.363"</td></tr> <tr> <td>D</td><td>79° 51' 57.768"</td><td>12° 2' 11.691"</td></tr> </tbody> </table>	Point	Longitude (E)	Latitude (N)	A	79° 51' 57.867"	12° 2' 11.910"	B	79° 51' 58.561"	12° 2' 11.588"	C	79° 51' 58.460"	12° 2' 11.363"	D	79° 51' 57.768"	12° 2' 11.691"
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v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	Yes. PCZMA recommended to Puducherry Planning Authority.															

Note:

- As per CRZ Notification, 2011 buildings shall be permitted in CRZ – II areas only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991.
- In between the proposed site and HTL of Sea an existing Road is present, which was laid before 19.02.1991.
- The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

**Agenda Item No. 4: proposed project for the regularization of unsold plots in the unapproved residential layouts in “Sri Vidhya Ganapathy Nagar” at R.S. No. 154/3Pt, T.S. No. 15/3, Ward-I, Block No. 4, Keezhakasakudy Revenue Village, Karaikal Municipality, Karaikal by Thiru. Inbanathan.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/472029/2024**

The said proposal was placed in the 52<sup>nd</sup> meeting of the PCZMA, necessary communications were sent on 01.02.2025 to the Town and Country Planning Department (TC&P) and the State Wetland Authority, Department of Forest and Wildlife (DF&WL), Puducherry, requesting their opinion on whether the site is classified as a wetland/watershed area as per their records for placing the proposal in the PCZMA meeting for decision making. PCZMA has sent communication Department of Forest and Wildlife and Department of Town and Country Planning Department. The details received from line departments are as follows;

Sl. No.	Communication received dated	Department Authority /	Reply furnished
1.	05.03.2024	State Wetland Authority, DF&WL, Puducherry.	The Wetland Authority is preparing the inventory of wetlands in the UT of Puducherry through a third party. The details will be shared after the completion of the work.
2.	18.03.2024	TC&P, Puducherry	TC&P has directed the TC&P sub office/Karaikal Planning Authority (KPA), Karaikal to furnish their opinion to the PCZMA.
3.	21.03.2024	KPA	<p>i) Unapproved layout site is located on the south of a canal running along the southern side of Medical College Road in Keezhakasakudy village.</p> <p>ii) Another unapproved layout is formed on the west of this unapproved layout.</p> <p>iii) As per the available records, the unapproved layout site is actually located at T.S. No. 16/3pt, (Ward 1, Block 04) whereas, the T.S. No. 15/3 is mentioned in the letter.</p> <p>iv) As per the revenue records, the unapproved layout site is classified as Nanjai (Wetland), in the Land Document No. 253/dt. 20.02.1997 and Patta No. 616.</p> <p>v) Based on the National Remote Sensing Centre (NRSC), Hyderabad data and the primary survey, the unapproved layout site is classified as Residential proposed in the Draft Comprehensive Development Plan, 2041 of Karaikal region.</p> <p>vi) It is inferred that the layout site may experience seasonal inundation due to its high-water table, terrain and geographical location.</p>

Hence, placed before the Authority for decision making.

**Agenda Item No. 5: Proposed construction of two storeyed residential building (1 Dwelling Unit) after demolishing the existing A/c sheet roof building at R.S. No. 142/6C, Door No. 27, South street, Nallavadu, Poornankuppam Revenue Village, Ariyankuppam Commune, Puducherry by Tmt. M Anjalatchi.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/531565/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> <li>Total Plot Area: 80.29 Sq.m</li> <li>Total Built-up Area: 62 Sqm</li> </ul>
ii.	CRZ Classification	CRZ – III ( 0 to 200m (No Development Zone)
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> <li>As per para 8 III CRZ – III B. Area between 200mts to 500mts, (iv) (vii) construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor).</li> </ul>
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> <li>The R.S. 142 fully under CRZ – III (NDZ) as per the existing CZMP prepared under CRZ Notification, 2011.</li> <li>Presently a existing A/C sheet roof buiding.</li> <li>East: Residential Houses; Vacant land.</li> <li>Vacant land and Bay of Bengal.</li> <li>West: Residential Houses</li> <li>North: Internal Road; Residential building.</li> <li>South: Vacant land: Residential building.</li> </ul>
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	PCZMA.

Note:

- As per CRZ, Notification, 2011 para 8 sub para III. CRZ-III sub section A (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities; Construction/reconstruction of dwelling units of traditional coastal communities including fisherfolk may be permitted between 100 and 200 meters from the HTL along the seafront in accordance with a comprehensive plan prepared by the State Government or the Union territory in consultation with the traditional coastal communities including fisher folk and incorporating the necessary disaster management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF.
- There is no existing comprehensive plan prepared by the Government of Puducherry in consultation with the traditional coastal communities including fisherfolk incorporating necessary disaster management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF&CC.
- The project proponent has recently purchased the land for construction of residential building. There are existing houses nearby occupied by the local fisher communities. However, there is no data available with this office on the clearance issued to nearby residential buildings.

- As per ANNEXURE I D (ii) (8) of CRZ Notification, 2011 states No developmental activities other than those listed above shall be permitted in the areas between the hazard line and 500mts or 100mts or width of the creek on the landward side. The dwelling unit of the local communities including that of the fishers will not be relocated if the dwelling units are located on the seaward side of the hazard line. The State Government will provide necessary safeguards from natural disaster to such dwelling units of local communities.

Hence, placed before the Authority for decision making.

**Agenda Item No. 6: Proposed construction of a two storeyed residential building (2 Dwelling Units) with stilt floor after demolishing existing two storeyed MTR/RCC roof building at R.S. No. 239pt, Door No. 5, T.S. No. 147, Ward - C, Block No. 19, Ambalathadaiyar Madam Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Thiru. C. N. Desikan S/o C.S. Narasimhan.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/542434/2025**

The salient features of the proposal are stated below:

i.	Extent of land	Total Plot Area: 226.10 Sq. m. Proposed built up area: 308.03 Sq.m.
ii.	CRZ Classification	CRZ II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></p> <ul style="list-style-type: none"> <li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</li> <li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level. Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</li> <li>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</li> </ul>
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> <li>• The R.S. 239pt partially falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li> <li>• The site is presently existing building.</li> <li>• East: Internal roads: Commercial buildings; land and Bay of Bengal.</li> <li>• West: Residential Houses</li> <li>• North: Internal road; Commercial / Residential buildings.</li> <li>• South: Commercial building</li> </ul>
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	Yes, PCZMA.



Note:

- As per CRZ Notification, 2011 buildings shall be permitted in CRZ – II areas only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991.
- In between the proposed site and HTL of Sea an existing Road is present, which was laid before 19.02.1991.

Hence, placed before the Authority for decision making.

**Agenda Item No. 7: Proposed construction of three storeyed residential building (6 – Dwelling Unit) with stilt floor (Parking) after demolishing the old two Storeyed RCC building at Ward – B, Block No.14, T.S. No. 109, R.S. No. 88/4, Old Door No. 50, New Door No. 30, Pillaiyar Kovil street, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Thiru. Chittaranjan Behera.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/535405/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"><li>• Total Plot Area: 201.11 Sq.m.</li><li>• Total Built-up Area: 429.7 Sq.m.</li></ul>
ii.	CRZ Classification	CRZ II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></p> <ul style="list-style-type: none"><li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</li><li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level. Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</li><li>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</li></ul>

iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> <li>• The R.S. 88 fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li> <li>• The site is presently a vacant Land.</li> <li>• East: Internal road; Residential Houses; Roads and Bay of Bengal.</li> <li>• West: Residential Houses</li> <li>• North: Residential houses.</li> <li>• South: Residential houses.</li> </ul> <p>GPS coordinates of the site as per the IRS report:</p> <table border="1"> <thead> <tr> <th>Label</th><th>Latitude</th><th>Longitude</th></tr> </thead> <tbody> <tr> <td>A</td><td>11° 56' 46.789" N</td><td>79° 50' 8.599" E</td></tr> <tr> <td>B</td><td>11° 56' 46.658" N</td><td>79° 50' 9.777" E</td></tr> <tr> <td>C</td><td>11° 56' 46.486" N</td><td>79° 50' 9.756" E</td></tr> <tr> <td>D</td><td>11° 56' 46.580" N</td><td>79° 50' 8.573" E</td></tr> </tbody> </table>	Label	Latitude	Longitude	A	11° 56' 46.789" N	79° 50' 8.599" E	B	11° 56' 46.658" N	79° 50' 9.777" E	C	11° 56' 46.486" N	79° 50' 9.756" E	D	11° 56' 46.580" N	79° 50' 8.573" E
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v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	<p>Yes</p> <p>PCZMA has recommend to Puducherry Planning Authority.</p>															

Note:

- As per CRZ Notification, 2011 buildings shall be permitted in CRZ – II areas only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991.
- In between the proposed site and HTL of Sea an existing Road is present, which was laid before 19.02.1991.
- The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

**Agenda Item No. 8: Proposed Construction of Two storeyed Residential Building with stilt floor (2 Dwelling units) Located at R.S. No. 198/5APT, T.S.No.32, Ward-B, Block No. 17, Old Door No. 66, New Door No. 21, Appavou Nagar, Vazhaikulam, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Thiru. S. Saranesh.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/546299/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> <li>• Total Plot Area: 111.52 Sq.m.</li> <li>• Total Built-up Area: 262. Sq.m.</li> </ul>
ii.	CRZ Classification	CRZ II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><b><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></b></p> <ul style="list-style-type: none"> <li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</li> <li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be</li> </ul>

		<p>subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level.</p> <p>Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</p> <p>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</p>															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> <li>• The R.S. 198 fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li> <li>• The site is presently a vacant Land.</li> <li>• East: Residential Houses; Internal roads and Bay of Bengal.</li> <li>• West: Residential Houses.</li> <li>• North: Residential houses.</li> <li>• South: Residential Houses.</li> </ul> <p>GPS coordinates of the site as per the IRS report:</p> <table border="1"> <thead> <tr> <th>Label</th><th>Latitude</th><th>Longitude</th></tr> </thead> <tbody> <tr> <td>A</td><td>11° 56' 34.442" N</td><td>79° 50' 3.511" E</td></tr> <tr> <td>B</td><td>11° 56' 34.411" N</td><td>79° 50' 3.710" E</td></tr> <tr> <td>C</td><td>11° 56' 33.823" N</td><td>79° 50' 3.614" E</td></tr> <tr> <td>D</td><td>11° 56' 33.855" N</td><td>79° 50' 3.415" E</td></tr> </tbody> </table>	Label	Latitude	Longitude	A	11° 56' 34.442" N	79° 50' 3.511" E	B	11° 56' 34.411" N	79° 50' 3.710" E	C	11° 56' 33.823" N	79° 50' 3.614" E	D	11° 56' 33.855" N	79° 50' 3.415" E
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D	11° 56' 33.855" N	79° 50' 3.415" E															
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	Yes. PCZMA recommend to Puducherry Planning Authority.															

Note:

1. As per CRZ Notification, 2011 buildings shall be permitted in CRZ – II areas only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991.
2. In between the proposed site and HTL of Sea an existing Road is present, which was laid before 19.02.1991.
3. The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

**Agenda Item No. 9: Proposed Construction of two storied residential building (2 Dwelling units), at R.S. No. 123/12/A/1, Plot No. 14pt (Eastern Side Portion), Netaji Street, Chinna Kalapet, Pillaichavadi Revenue Village, Oulgaret Municipality, Puducherry by Tmt. H. Yasmeen Sultana.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/473080/2024**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> <li>• Total Plot Area: 111.63 Sq. m.</li> <li>• Total Built-up Area: 139.80 Sq.m.</li> </ul>
ii.	CRZ Classification	CRZ II

iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></p> <p>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</p> <p>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level. Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</p> <p>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</p>																	
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"><li>• The R.S. 123/12/A/1 partially falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li><li>• The site is presently a vacant land.</li><li>• East: Residential Houses; Puducherry to Chennai ECR and Bay of Bengal.</li><li>• West: Residential Houses.</li><li>• North: Internal road; Residential houses;</li><li>• South: Residential houses; Vacant land.</li></ul> <p>GPS coordinates of the site as per the IRS report:</p> <table><tr><th>Description</th><th>Label</th><th>Latitude</th><th>Longitude</th></tr><tr><td rowspan="4">Project Site Boundary</td><td>A</td><td>12° 1' 20.678" N</td><td>79° 51' 35.564" E</td></tr><tr><td>B</td><td>12° 1' 20.602" N</td><td>79° 51' 35.757" E</td></tr><tr><td>C</td><td>12° 1' 20.053" N</td><td>79° 51' 35.565" E</td></tr><tr><td>D</td><td>12° 1' 20.128" N</td><td>79° 51' 35.372" E</td></tr></table>	Description	Label	Latitude	Longitude	Project Site Boundary	A	12° 1' 20.678" N	79° 51' 35.564" E	B	12° 1' 20.602" N	79° 51' 35.757" E	C	12° 1' 20.053" N	79° 51' 35.565" E	D	12° 1' 20.128" N	79° 51' 35.372" E
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v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	<p>Yes.</p> <p>PCZMA recommend to Puducherry Planning Authority.</p>																	

Note:

- As per CRZ Notification, 2011 buildings shall be permitted in CRZ – II areas only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991.
- In between the proposed site and HTL of Sea an existing Road is present, which was laid before 19.02.1991.
- The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

**Agenda Item No. 10: Proposed Construction of single storeyed residential building (1 Dwelling Unit) at R.S. No. 196/1B/2, ECR Road, Pillaichavady, Pillaichavady Revenue Village, Oulgaret Municipality, Puducherry by Thiru. Mini C Nair.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/551006/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> <li>Total Plot Area: 512.27 Sq.m</li> <li>Total Built-up Area: 142.14 Sq.m</li> </ul>															
ii.	CRZ Classification	CRZ II															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></p> <ul style="list-style-type: none"> <li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised structures.</li> <li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level. Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</li> <li>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</li> </ul>															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> <li>The R.S. No. 196 fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li> <li>The site is presently a vacant land with compound wall.</li> <li>East: M/s. Tanto Beach resort; Bay of Bengal.</li> <li>West: Puducherry to Chennai ECR.</li> <li>North: Petrol Pump station.</li> <li>South: Commercial buildings and vacant land.</li> </ul> <p>GPS coordinates of the site as per the IRS report:</p> <table> <tr> <th>Label</th><th>Latitude</th><th>Longitude</th></tr> <tr> <td>A</td><td>12° 0' 48.835" N</td><td>79° 51' 28.581" E</td></tr> <tr> <td>B</td><td>12° 0' 48.479" N</td><td>79° 51' 29.611" E</td></tr> <tr> <td>C</td><td>12° 0' 48.005" N</td><td>79° 51' 29.369" E</td></tr> <tr> <td>D</td><td>12° 0' 48.348" N</td><td>79° 51' 28.407" E</td></tr> </table>	Label	Latitude	Longitude	A	12° 0' 48.835" N	79° 51' 28.581" E	B	12° 0' 48.479" N	79° 51' 29.611" E	C	12° 0' 48.005" N	79° 51' 29.369" E	D	12° 0' 48.348" N	79° 51' 28.407" E
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v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	<p>Yes.</p> <p>PCZMA recommend to Puducherry Planning Authority.</p>															

Note:  
 The existing commercial building and resort are located between the proposed site and the High Tide Line (HTL) of the sea.

Hence, placed before the Authority for decision making.

**Agenda Item No. 11: Proposed Construction of two storied residential building (2 Dwelling units), at R.S. No. 64 pt, Ward – A, Block No. 18, T.S. No. 11, Old door No. 22, New door No. 48, Solaivazhiamman Koil Street, Solai Nagar, Muthialpet, Puducherry Revenue, Puducherry Municipality, Puducherry by Thiru. R. Manikandan.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/516918/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> <li>Total Plot Area: 2724 sq.ft</li> <li>Total Built-up Area: 3104 Sq.ft</li> </ul>															
ii.	CRZ Classification	CRZ II															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></p> <ul style="list-style-type: none"> <li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</li> <li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level. Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</li> <li>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</li> </ul>															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> <li>The R.S. No. 64 fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li> <li>The site is presently a vacant land.</li> <li>East: Internal roads; Residential buildings; and Bay of Bengal.</li> <li>West: Residential buildings.</li> <li>North: Residential buildings.</li> <li>South: Internal road; Residential buildings.</li> </ul> <p>GPS coordinates of the site as per the IRS report:</p> <table> <tr> <th>Label</th><th>Latitude</th><th>Longitude</th></tr> <tr> <td>A</td><td>11° 57' 11.329" N</td><td>79° 50' 15.419" E</td></tr> <tr> <td>B</td><td>11° 57' 11.095" N</td><td>79° 50' 16.203" E</td></tr> <tr> <td>C</td><td>11° 57' 10.778" N</td><td>79° 50' 16.104" E</td></tr> <tr> <td>D</td><td>11° 57' 11.017" N</td><td>79° 50' 15.314" E</td></tr> </table>	Label	Latitude	Longitude	A	11° 57' 11.329" N	79° 50' 15.419" E	B	11° 57' 11.095" N	79° 50' 16.203" E	C	11° 57' 10.778" N	79° 50' 16.104" E	D	11° 57' 11.017" N	79° 50' 15.314" E
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v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	Yes, PCZMA recommend to Puducherry Planning Authority.
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Note:

- As per CRZ Notification, 2011 buildings shall be permitted in CRZ – II areas only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991.
- In between the proposed site and HTL of Sea an existing Road is present, the year laid is uncertain.

Hence, placed before the Authority for decision making.

## COMMERCIAL AND OTHER PROJECTS

**Agenda Item No. 12: Proposed Construction of three storied Commercial cum residential building with stilt floor (2 Shop and 1 Dwelling unit) after demolishing the existing one storied building at R.S. No. 239/pt, T.S. No. 121/1, Block No. 24, Ward C, New door No.38 (old door No. 34), Dupuy street, Puducherry Revenue Village, Puducherry Municipality, Puducherry, by Thiru. S. Shalini.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/545652/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> <li>• Total Plot Area: 206.46 Sqm</li> <li>• Total Built-up Area: 273.06 Sqm</li> </ul>
ii.	CRZ Classification	CRZ II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><b><i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i></b></p> <ul style="list-style-type: none"> <li>i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.</li> <li>ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the floor space Index or Floor Area ratio which shall be as per 1991 level. Provided that no permission for construction of building shall be given on landward side of any new roads which are constructed on the seaward side of the existing road.</li> <li>iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.</li> </ul>
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> <li>• The R.S. 239 pt fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</li> <li>• The site is presently a existing building.</li> <li>• East: Residential Houses; Internal roads and Bay of Bengal.</li> <li>• West: Residential Houses.</li> </ul>

		<ul style="list-style-type: none"><li>• North: Residential houses.</li><li>• South: Internal road; Residential Houses.</li></ul> <p>Site coordinates as per IRS report.</p> <table><tr><th>SlNo</th><th>Label</th><th>Latitude</th><th>Longitude</th></tr><tr><td>1</td><td>A</td><td>11° 56' 17.054" N</td><td>79° 50' 0.383" E</td></tr><tr><td>2</td><td>B</td><td>11° 56' 16.834" N</td><td>79° 50' 0.853" E</td></tr><tr><td>3</td><td>C</td><td>11° 56' 16.188" N</td><td>79° 50' 0.636" E</td></tr><tr><td>4</td><td>D</td><td>11° 56' 16.407" N</td><td>79° 50' 0.166" E</td></tr></table>	SlNo	Label	Latitude	Longitude	1	A	11° 56' 17.054" N	79° 50' 0.383" E	2	B	11° 56' 16.834" N	79° 50' 0.853" E	3	C	11° 56' 16.188" N	79° 50' 0.636" E	4	D	11° 56' 16.407" N	79° 50' 0.166" E
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v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC / Regional Planning Authorities.	Yes, PCZMA recommend to Puducherry Planning Authority.																				

Note:

- As per CRZ Notification, 2011 buildings shall be permitted in CRZ – II areas only on the landward side of the existing road, or on the landward side of existing authorized structures existed before 19.02.1991.
- In between the proposed site and HTL of Sea an existing Road is present, which was laid before 19.02.1991.
- The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

**Agenda Item No. 13: Proposed construction of Commercial Buildings 1. Three Storeyed Administration-cum-guest room building 2. Two storeyed guest room buildings (Block 1 & 2) 3. Swimming Pool at R.S No. 1/2pt, 7/1pt, Plot No. B and C, way to cancer hospital road, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by Tmt. S. Vidhya.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/532069/2025**

The salient features of the proposal are stated below:

i.	Name of the Project	Proposed construction of commercial buildings (three-storeyed Administration-cum-Guest Room building), two-storeyed Guest Room buildings (Block 1 & Block 2), and swimming pool.																		
ii.	Name of the Applicant	Tmt. S. Vidhya.																		
iii.	Location of the Project Village/Town, Taluk, Dt	R.S No. 1/2pt and R.S.No. 7/1pt, Plot No. B and C, way to cancer hospital road, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry.																		
iv.	Extent of land	Total Land Area: 8903.71 Sq. m.																		
v.	Total Built up area	<table border="1"> <thead> <tr> <th>Sl.No.</th><th>Building Name</th><th>Area in Sq.m</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Admin and dining</td><td>729.85</td></tr> <tr> <td>2.</td><td>Guest Room – Block - 1</td><td>205.38</td></tr> <tr> <td>3.</td><td>Guest Room – Block - 2</td><td>514.64</td></tr> <tr> <td>4.</td><td>Swimming pool</td><td>149.62</td></tr> <tr> <td colspan="2"><b>Total</b></td><td>1,599.49</td></tr> </tbody> </table>	Sl.No.	Building Name	Area in Sq.m	1.	Admin and dining	729.85	2.	Guest Room – Block - 1	205.38	3.	Guest Room – Block - 2	514.64	4.	Swimming pool	149.62	<b>Total</b>		1,599.49
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vi.	CRZ Classification	<div>CRZ III No Development Zone of Chunnambar Back water).</div> <table><tr><th>Sl.No.</th><th>CRZ - Classification</th><th>Area in Sq.m</th></tr><tr><td>1.</td><td>CRZ - III (NDZ)</td><td>2756.26</td></tr><tr><td>2.</td><td>Outside CRZ</td><td>5337.45</td></tr><tr><td colspan="2">Total</td><td>8093.71</td></tr></table>	Sl.No.	CRZ - Classification	Area in Sq.m	1.	CRZ - III (NDZ)	2756.26	2.	Outside CRZ	5337.45	Total		8093.71												
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vii.	Project Cost	Rs. 4,32,80,625/-																								
viii.	Activities Proposed	Proposed construction of commercial buildings (three-storeyed Administration-cum-Guest Room building), two-storeyed Guest Room buildings (Block 1 & Block 2), and swimming pool.																								
ix.	Remarks	<div>The site details are reproduced below:</div> <div><div>i. The site is presently vacant land.</div><div>ii. R.S. No. 1 in its entirety and R.S. No. 7 fall within the CRZ–III (No Development Zone) of the Chunnambar backwaters, as per the existing CZMP prepared under the CRZ Notification, 2011.</div><div>iii. The width of the Chunnambar backwaters at the project location is 390 m, as measured using the Google Earth application.</div><div>iv. In R.S. No. 1, the project boundary is located at distances of 12.55 m and 9.20 m, respectively, from the HTL of the Chunnambar backwaters. In R.S. No. 7, proposed building plan is located at distances of 5.90 m and 3.01 m, respectively, from the CRZ boundary, as per the Institute of Remote Sensing (IRS) report.</div><div>v. During inspection, it was observed that the project proponent had partially constructed a compound wall, and the work was halted as per the instructions of PCZMA official.</div></div> <div>GPS coordinates of the site as per IRS report:</div> <table><tr><th>Points</th><th>Latitude</th><th>Longitude</th></tr><tr><td>A</td><td>11° 52' 47.493" N</td><td>79° 48' 12.862" E</td></tr><tr><td>B</td><td>11° 52' 47.432" N</td><td>79° 48' 13.676" E</td></tr><tr><td>C</td><td>11° 52' 42.668" N</td><td>79° 48' 15.299" E</td></tr><tr><td>D</td><td>11° 52' 42.753" N</td><td>79° 48' 15.984" E</td></tr><tr><td>E</td><td>11° 52' 41.111" N</td><td>79° 48' 16.266" E</td></tr><tr><td>F</td><td>11° 52' 40.620" N</td><td>79° 48' 15.115" E</td></tr><tr><td>G</td><td>11° 52' 40.576" N</td><td>79° 48' 14.437" E</td></tr></table>	Points	Latitude	Longitude	A	11° 52' 47.493" N	79° 48' 12.862" E	B	11° 52' 47.432" N	79° 48' 13.676" E	C	11° 52' 42.668" N	79° 48' 15.299" E	D	11° 52' 42.753" N	79° 48' 15.984" E	E	11° 52' 41.111" N	79° 48' 16.266" E	F	11° 52' 40.620" N	79° 48' 15.115" E	G	11° 52' 40.576" N	79° 48' 14.437" E
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x.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p>As per para 4 (d) states that Construction involving more than 20,000sq mts built-up area in CRZ-II shall be considered for approval in accordance with EIA notification, 2006 however, for projects less than 20,000sq mts built-up area shall be approved by the concerned State or Union territory Planning authorities in accordance with this notification after obtaining recommendations from the concerned CZMA and prior recommendations of the concern CZMA shall be essential for considering the grant of environmental clearance under EIA notification, 2006 or grant of approval by the relevant planning authority.</p> <p>The Ministry of Environment of Forest and Climate Change has published office memorandum dated 26.04.2022 states that Construction projects with built up area &lt; 20, 000 Sq. m located in CRZ – II and CRZ – III concern CZMA shall recommend the proposal to Regional Planning Authorities.</p>
xi.	Whether issues of clearance is within the scope of PCZMA/ SEIAA/MoEF&CC/ Regional Planning Authorities.	PCZMA recommend to Puducherry Planning Authority.

Note:

It is submitted that the said project boundary only falls under the CRZ area, however as per the building plan submitted by the project proponent are situated outside the CRZ boundary as per the existing CZMP prepared under the CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

**Agenda Item No. 14: Proposed Construction of Resorts Building at R.S. 131/3, 131/4, 131/5, 131/6, 131/18,151/1, 151/2, 152/4, 152/5, 152/6, 153/2pt, 156/1, 156/3, 156/4, 156/5 and 156/6pt in Kirumambakkam Revenue Village, Panithittu Village, Bahour Commune Panchayat, Puducherry by Tmt. A. Kavitha.**

**Parivesh 2.0 Proposal No.: IA/PY/CRZ/538454/2025**

The salient features of the proposal are stated below:

i.	Extent of land	<table><tr><th colspan="2">AREA CALCULATIONS</th></tr><tr><td colspan="2">PLOT AREA - (Par - A) : 32935.00 sq.m</td></tr><tr><td colspan="2">PLOT AREA - (Par - B) : 6600.00 sq.m</td></tr><tr><td colspan="2">WATER AREA : 3987.00 sq.m</td></tr><tr><td colspan="2">TOTAL PLOT AREA : 43590.40 sq.m</td></tr><tr><td colspan="2"><u>Block - 1</u></td></tr><tr><td>Security Room - 1</td><td>: 11.97 sq.m</td></tr><tr><td>Security Room - 2</td><td>: 11.97 sq.m</td></tr><tr><td colspan="2"><u>Block - 2</u></td></tr><tr><td>Ground Floor Area</td><td>: 2505.23 sq.m</td></tr><tr><td>First Floor Area</td><td>: 2505.23 sq.m</td></tr><tr><td colspan="2"><u>Block - 3</u></td></tr><tr><td>Ground Floor Area</td><td>: 1311.16 sq.m</td></tr><tr><td>First Floor Area</td><td>: 1311.16 sq.m</td></tr><tr><td colspan="2"><u>Block - 4</u></td></tr><tr><td>Ground Floor Area</td><td>: 287.55 sq.m</td></tr><tr><td colspan="2"><u>Block - 5</u></td></tr><tr><td>Ground Floor Area</td><td>: 1378.61 sq.m</td></tr><tr><td colspan="2"><u>Block - 6</u></td></tr><tr><td>Ground Floor Area</td><td>: 51.45 sq.m</td></tr><tr><td colspan="2"><u>Block - 7</u></td></tr><tr><td>Ground Floor Area</td><td>: 51.45 sq.m</td></tr><tr><td colspan="2"><u>Block - 8(Swimming Pool)</u></td></tr><tr><td colspan="2">Toilet &amp; Change Room Area : 16.66 sq.m</td></tr><tr><td colspan="2">Total Floor Area : 9442.44 sq.m</td></tr><tr><td colspan="2">Total Ground Floor Area : 5626.05 sq.m</td></tr><tr><td colspan="2">Total First Floor Area : 3816.39 sq.m</td></tr><tr><td colspan="2">Coverage : 12.92 %</td></tr><tr><td colspan="2">F.A.R : 21.69</td></tr></table>	AREA CALCULATIONS		PLOT AREA - (Par - A) : 32935.00 sq.m		PLOT AREA - (Par - B) : 6600.00 sq.m		WATER AREA : 3987.00 sq.m		TOTAL PLOT AREA : 43590.40 sq.m		<u>Block - 1</u>		Security Room - 1	: 11.97 sq.m	Security Room - 2	: 11.97 sq.m	<u>Block - 2</u>		Ground Floor Area	: 2505.23 sq.m	First Floor Area	: 2505.23 sq.m	<u>Block - 3</u>		Ground Floor Area	: 1311.16 sq.m	First Floor Area	: 1311.16 sq.m	<u>Block - 4</u>		Ground Floor Area	: 287.55 sq.m	<u>Block - 5</u>		Ground Floor Area	: 1378.61 sq.m	<u>Block - 6</u>		Ground Floor Area	: 51.45 sq.m	<u>Block - 7</u>		Ground Floor Area	: 51.45 sq.m	<u>Block - 8(Swimming Pool)</u>		Toilet & Change Room Area : 16.66 sq.m		Total Floor Area : 9442.44 sq.m		Total Ground Floor Area : 5626.05 sq.m		Total First Floor Area : 3816.39 sq.m		Coverage : 12.92 %		F.A.R : 21.69	
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	Activity proposed	<div><div>1. Security Room - I &amp; II.</div><div>2. Reception.</div><div>3. 1 No. of Multipurpose Hall with 100 Seats.</div><div>4. 1 No. of Dining Hall with 100 Seats.</div><div>5. Restaurant with Kitchen.</div><div>6. Toilets.</div><div>7. Guest Room Building - Block No.2 (No of Rooms 50).</div><div>8. Guest Room Building - Block No.3 (No of Rooms – 18).</div><div>9. Swimming pool.</div><div>10. Spa.</div></div>																																																										

		<p>11. Gym.</p> <p>12. Indoor Play area and Statue.</p>
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p><i>As per para 8 sub section (i), III, CRZ – III, of CRZ Notification, 2011:</i></p> <p><b>A. Area upto 200 meters from HTL</b> on the landward side in case of seafront and 100 meters along tidal influenced water bodies or width of the creek whichever is less is to be earmarked as “<b>No Development Zone (NDZ)</b>”, -</p> <p><b>B. Area between 200mts to 500mts:</b> The following activities shall be permissible in the above areas; (i) development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure-III;</p> <p><b>Annexure-III of CRZ Notification, 2011 stated the follows;</b></p> <p>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 <b>prior approval of the Ministry of Environment and Forest and Climate Change, GoI.</b></p> <p>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 shall be subject to the conditions.</p>
iv.	Other Details	<p><b>i. Construction Phase:</b> 5 KLD of water is required for domestic purpose and construction purpose. The water will be sourced from Private tankers.</p> <p><b>ii. Operational phase:</b> Total water required is 72 KLD. Freshwater requirement will be 41.5 KLD and treated water will be 30.5. The water will be sourced from Private tankers. The treated water will be used for greenbelt and flushing. For greenbelt, 32.3 KLD of water will be utilized in which 19.45 KLD of treated water and 12.85 KLD of fresh water.</p> <p><b>iii. Waste Water:</b> 40KLD capacity of STP will be proposed for the treatment of sewage generation and treated water will be used for gardening.</p>

		<div>iv. Power Details;</div> <div><table><tr><td colspan="4">Construction Phase: Power consumption is 2kW, which is sourced from the Puducherry Electricity Dept</td></tr><tr><td colspan="4">Operation Phase:</td></tr><tr><td>Details</td><td>UoM</td><td>Capacity/Qty</td><td>Source</td></tr><tr><td>Power Requirement</td><td>kW</td><td>225</td><td>Puducherry Electricity Dept</td></tr><tr><td>Back-up</td><td>kVA</td><td>250</td><td>1 Nos. (DG sets)</td></tr><tr><td>Diesel</td><td>Litres/hr</td><td>100</td><td>Local supplier</td></tr></table></div> <div>v. Solid Waste Management Detail</div> <div><table><tr><td>Phase</td><td>Organic waste</td><td>Inorganic waste</td><td>Management measure</td></tr><tr><td>Construction Phase</td><td>18.9</td><td>12.6</td><td rowspan="5">Organic &amp; Inorganic Wastes will be disposed through authorised vendors/Commune Panchayat</td></tr><tr><td>Total</td><td colspan="2">31.5</td></tr><tr><td rowspan="3">Operation Phase</td><td>21.6</td><td>14.4</td></tr><tr><td>37.8</td><td>25.2</td></tr><tr><td>18.9</td><td>12.6</td></tr><tr><td>Total</td><td colspan="2">130.5</td></tr></table></div>	Construction Phase: Power consumption is 2kW, which is sourced from the Puducherry Electricity Dept				Operation Phase:				Details	UoM	Capacity/Qty	Source	Power Requirement	kW	225	Puducherry Electricity Dept	Back-up	kVA	250	1 Nos. (DG sets)	Diesel	Litres/hr	100	Local supplier	Phase	Organic waste	Inorganic waste	Management measure	Construction Phase	18.9	12.6	Organic & Inorganic Wastes will be disposed through authorised vendors/Commune Panchayat	Total	31.5		Operation Phase	21.6	14.4	37.8	25.2	18.9	12.6	Total	130.5	
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iv.	Remarks	<div>Details of the site:</div> <div><ul style="list-style-type: none"><li>The site is presently a vacant Land.</li><li>The proposed site fall under CRZ – IB, CRZ- III as per the existing Coastal Zone Management Plan prepared under CRZ Notification, 2011.</li><li>East: Internal road; Panithittu Tidal Influenced Water Body.</li><li>West: Paddy field.</li><li>North: Panithittu Tidal Influenced Water Body.</li><li>South: Vacant land: Residential house.</li></ul></div> <div>GPS coordinates as per the IRS report</div> <div>Table 1 Coordinates of Project Site</div> <div><table><tr><th>Label</th><th>Description</th><th>Latitude</th><th>Longitude</th></tr><tr><td>A</td><td rowspan="7">PLOT A</td><td>11° 49' 52.779" N</td><td>79° 48' 13.713" E</td></tr><tr><td>B</td><td>11° 49' 53.066" N</td><td>79° 48' 9.312" E</td></tr><tr><td>C</td><td>11° 49' 57.000" N</td><td>79° 48' 7.987" E</td></tr><tr><td>D</td><td>11° 49' 59.453" N</td><td>79° 48' 8.527" E</td></tr><tr><td>E</td><td>11° 49' 59.048" N</td><td>79° 48' 11.934" E</td></tr><tr><td>F</td><td>11° 50' 4.367" N</td><td>79° 48' 12.438" E</td></tr><tr><td>G</td><td>11° 50' 3.134" N</td><td>79° 48' 14.673" E</td></tr><tr><td>H</td><td rowspan="7">PLOT B</td><td>11° 50' 0.442" N</td><td>79° 48' 15.537" E</td></tr><tr><td>I</td><td>11° 49' 58.240" N</td><td>79° 48' 14.729" E</td></tr><tr><td>J</td><td>11° 49' 59.409" N</td><td>79° 48' 16.920" E</td></tr><tr><td>K</td><td>11° 49' 58.932" N</td><td>79° 48' 18.506" E</td></tr><tr><td>L</td><td>11° 49' 56.277" N</td><td>79° 48' 17.837" E</td></tr><tr><td>M</td><td>11° 49' 56.822" N</td><td>79° 48' 14.424" E</td></tr></table></div>	Label	Description	Latitude	Longitude	A	PLOT A	11° 49' 52.779" N	79° 48' 13.713" E	B	11° 49' 53.066" N	79° 48' 9.312" E	C	11° 49' 57.000" N	79° 48' 7.987" E	D	11° 49' 59.453" N	79° 48' 8.527" E	E	11° 49' 59.048" N	79° 48' 11.934" E	F	11° 50' 4.367" N	79° 48' 12.438" E	G	11° 50' 3.134" N	79° 48' 14.673" E	H	PLOT B	11° 50' 0.442" N	79° 48' 15.537" E	I	11° 49' 58.240" N	79° 48' 14.729" E	J	11° 49' 59.409" N	79° 48' 16.920" E	K	11° 49' 58.932" N	79° 48' 18.506" E	L	11° 49' 56.277" N	79° 48' 17.837" E	M	11° 49' 56.822" N	79° 48' 14.424" E
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v		Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC /Regional Planning Authorities.	MoEF&CC with recommendation of PCZMA.																																												

**Note:**

**1. CRZ Classification Details of Survey Numbers**

Sl. No.	R.S. No.	CRZ Classification / Location Details
1	131	Partially falls under CRZ–III No Development Zone (NDZ) of Panithittu Tidal Influenced Water Body and entirely within 200m to 500m from the HTL of Sea.
2	151	Partially falls under CRZ–IB, CRZ–III (NDZ) of Panithittu Tidal Influenced Water Body and 200m to 500m from the HTL of Sea.
3	152	Partially falls under CRZ–III (NDZ) of Panithittu Tidal Influenced Water Body and 200m to 500m from the HTL of Sea.
4	153	Partially Falls under CRZ–IB and CRZ–III (NDZ) of Panithittu Tidal Influenced Water Body.
5	153	Falls under CRZ–IB and CRZ–III (200m to 500m) from the HTL of Sea.

2. The project proponent has obtain CTE/NOC from Puducherry Pollution Control Committee (PPCC), Puducherry on 01.09.2025.
3. As per the proposed building plan submitted by the project proponent it was observed that no construction activity within the *(NDZ) of Panithittu Tidal Influenced Water Body and 200m from the HTL of Sea.*
4. Landscaping at R.S. No. 151 and open car parking at R.S. No. 152 are proposed only in the NDZ area as per the plan submitted by the applicant.

**For Authority reference:**

- i) The Ministry of Environment of Forest and Climate Change has published office memorandum dated 26.04.2022 states as follows:

Sl. No.	Scenario as per the CRZ Notification, 2011	Clearance	Approving Authority	Procedure
1 d	Development of beach resorts or hotels with built up area < 20, 000 Sq. m in the designated area of CRZ – III & CRZ – II.	Standalone CRZ	Ministry	Applicant ↓ CZMA ↓ Ministry - EAC (CRZ) ↓ Ministry
2	Construction projects with built up area < 20, 000 Sq. m located in CRZ – II and CRZ – III	Standalone	CZMA	Applicant ↓ CZMA ↓ Regional Planning Authorities.
4 (b)	Development of beach resorts or hotels with built up area < 20, 000 Sq. m in the designated area of CRZ – III & CRZ – II.	Combined EC & CRZ	SEIAA	Applicant ↓ CZMA ↓ Ministry - EAC (CRZ) ↓ SEIAA

- i) CRZ Notification, 2011 Annexure – III 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 Forests.
- i. *The total plot size shall not be less than 0.4 hectares (0.98 Acre) and the total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.*

Hence, placed before the Authority for decision making.

**Agenda Item No. 15: Construction of Ice Plant in the name of M/s. Mugila Ice Plant and M/s. Risherohan Ice Plant at R.S. No. 41/1pt, T.S.No.3/1/2/1pt, Ward – M, Block – 07, Mullaiyar River Bund Road, Akkaraivattam Village, Karaikal Municipality, Karaikal.**

- i. The above said proposal was placed in the 43<sup>rd</sup> meeting of PCZMA held on 12.08.2020.
- ii. Accordingly, PCZMA has sent communication to Expert members of PCZMA at NCSCM, Chennai and NCCR, Chennai on 14.10.2020 for obtaining necessary views/ suggestions w.r.t. setting up of ice plants in CRZ-II area. Expert members opined that PCZMA may obtain necessary clarification from MoEF&CC in this regard.
- iii. Subsequently, PCZMA has sent communication to MoEF&CC on 26.02.2021 regarding views / opinion for construction of ice plant in the said location. MoEF&CC communication from the Joint Director (CRZ), MoEF&CC received on 12.07.2021 states that the matter has been examined and noted that the project site of M/s. Risherohan Ice Plant falls in CRZ - II area and setting up of ice plant in CRZ – II area does not find place in the list of permissible activity as per CRZ Notification, 2011. Further, as per norms of the CRZ regulations, setting up of new industries and expansion of existing industries is a prohibited activity within CRZ area except as permitted in notification.
- iv. The same was communicated to the project proponents accordingly. The project proponents vide communication received on 22.12.2021 has requested to reconsider the proposal. The same was communicated to the project proponents accordingly. The project proponents vide communication received on 22.12.2021 has requested to reconsider the proposal.
- v. The reconsideration proposal was placed in the 46<sup>th</sup> meeting PCZMA held on 15.02.2022. The Authority after due deliberation **rejected the proposal** and suggested that comprehensive proposal shall be prepared by the concerned Departments / Agencies of the Government of Puducherry for policy decision and submitted to PCZMA for recommending it to NCZMA, MoEF&CC for necessary approval / clearance. Necessary communication were communicated to line departments on 19.04.2022.
- vi. Setting up ice plants in CRZ – II in the U.T. of Puducherry was placed in the proposal was placed in the 48<sup>th</sup> meeting of the Puducherry Coastal Zone Management Authority (PCZMA) held on 29.09.2022. After due deliberation the authority decided The Authority after due deliberation decided to forward a proposal to the National Coastal Zone Management Authority of the Ministry of Environment, Forest & Climate Change (MoEF&CC) for necessary amendments for setting up of ice plants in CRZ – II area of the U.T. of Puducherry with justifications. Accordingly, PCZMA sent communication to Chairperson National Coastal Zone Management Authority (NCZMA) to issue of shall issue necessary amendments for setting up of Ice plants in the CRZ – II areas in the U.T. of Puducherry. Since, fisherman alleged that other Coastal states are permitting the ice plants in CRZ – II areas.
- vii. Communication received dated 18.11.2024 from the project proponents along with enclosures requested to issue CRZ clearance for said ice plants. Further MoEF&CC letter dated 22.04.2025 stated that the establishment of an ice plant falls under permissible activities. However, necessary clearance / NOC to be obtain from the concerned authority before proceeding with any construction.
- viii. In this regard, the M/s. Mugila Ice Plant and M/s. Risherohan Ice Plant was placed in the 72<sup>nd</sup> meeting of Town and Country Planning Department Board meeting it was decided particular area many ice factories have already been established, the area is also located near to the Fishing Harbour. However, this particular ice factory's survey number is notified under the CRZ area. It was informed that there was an old unmetalled village road is near this ice plant. If road exist

before the CRZ notification the construction is permitted. The Board after detailed deliberation directed the Karaikal Planning Authority to prepare a comprehensive proposal of the entire area along with the existing ice factories.

- ix. Subsequently, communication received on 09.09.2025 along with enclosures from the TC&P, Sub Office, Karaikal stated that the Executive Engineer southern bank of Mullaiyar river used as Inspection Track is in existence since, before 19.02.1991 also requested to PCZMA considered permitting Ice Plants in CRZ – II areas.
- x. CRZ Notification, 2011 *para 8 III CRZ-III A (iii) (l) construction of ice plant in “No development Zone” of CRZ-III areas is permissible activity and CRZ Notification, 2019 para 5.3 CRZ – III (ii) (e) ice plant, ice crushing units, fish curing facilities and the like is permitted in NDZ.*
- xi. In view of the above, it is submitted that, Ice plants are one of the basic requirements of the local fishing communities for their livelihood. Failing to construct ice plant in the U.T. of Puducherry may put pressure of fishermen to depend upon ice block from the adjoining states. Hence this activity may be extended / permitted also in CRZ-II area.

Hence, the proposal is placed for decision making.

**GENERAL AGENDA**

**Agenda Item No. 16: Constitution of Puducherry Coastal Technical Advisory and Scrutiny Committee (PY- CoTASC) for Coastal projects.**

- i. The Puducherry Coastal Technical Advisory & Scrutiny Committee (PY-CoTASC) is to assist the Department of Science, Technology and Environment (DSTE) and Puducherry Coastal Zone Management Authority (PCZMA), Government of Puducherry for dealing with the Coastal Infrastructure and other Coastal on shore & Off Shore Developmental Projects in the U.T of Puducherry.
- ii. The proposed Committee shall function as an advisory body to examine and provide technical guidance on Coastal Infrastructure and other Coastal On-shore and Off-shore Developmental Projects in the Union Territory of Puducherry.
- iii. It is submitted that the Government of Tamil Nadu has also constituted a *Technical Scrutiny Committee* to assist the Tamil Nadu Coastal Zone Management Authority (TNCZMA) and has issued necessary orders vide G.O. dated 13.06.2022.
- iv. The details of experts for the proposed Technical Advisory and Scrutiny Committee:

Sl. No.	Name & Designation	Present Position
(i)	<b>Prof. R. Ramesh (Retd.)</b> Founder Director, National Centre for Sustainable Coastal Management (NCSCM), MoEF&CC, Chennai.	Advisor, Tamil Nadu Green Climate Company, Government of Tamil Nadu
(ii)	<b>Dr. M. V. Ramanamurthy (Retd.)</b> Former Director & Scientist-G, National Centre for Coastal Research (NCCR).	Mission Director, Deep Ocean Mission, Ministry of Earth Sciences (MoES), Government of India
(iii)	<b>Prof. Balaji Ramakrishnan</b> Director, National Institute of Ocean Technology (NIOT), MoES, Pallikaranai, Chennai.	

It is proposed that necessary remuneration/honorarium, as approved by the PCZMA, may be fixed as sitting charges for the above experts, and the expenditure towards the same may be met from the funds of the PCZMA.

The proposal is placed for before the authority for division making.



## **Agenda Item 17: Establishment of Marine Spatial Plan (MSP) Cell in the Puducherry Coastal Zone Management Authority (PCZMA)**

The Marine Spatial Plan (MSP) is part of the Indo–Norway Integrated Ocean Initiative under the MoU signed between the Governments of India and Norway in 2019. Puducherry and Lakshadweep have been identified as pilot sites, with the National Centre for Coastal Research (NCCR), Chennai, functioning as the nodal agency. The digital version of the MSP for Puducherry was launched on 13.02.2023.

The Department of Science, Technology and Environment (DSTE) notified Guidelines for the Planning, Implementation, and Monitoring of Coastal Infrastructure Projects through the MSP Platform (SAHAV) vide circular dated 28.08.2023. Subsequently, the Finance Department, vide circular dated 09.10.2023, mandated all Departments to submit coastal project proposals through the MSP Platform for administrative and financial concurrence.

### **Proposal:**

To strengthen institutional capacity and ensure effective integration of coastal projects within the MSP framework, it is proposed to establish a dedicated MSP Cell under DSTE–PCZMA. The Cell will serve as the nodal coordination unit for:

- Integration and monitoring of coastal projects through the SAHAV platform.
- Providing technical/GIS support to stakeholder departments.
- Assisting PCZMA in CRZ management and data-driven coastal governance.

### **Deliberations:**

In the 4<sup>th</sup> Project Steering Committee meeting of the Indo–Norway Initiative held on 20.09.2024 at NCCR, Chennai, the need for a dedicated MSP Cell/PMU was emphasized. A follow-up meeting held on 14.08.2025 between DSTE and NCCR decided to establish an MSP Cell under DSTE–PCZMA. It was agreed to recruit two Technical/Project Assistants, to be trained by NCCR on MSP and GIS operations.

### **Financial Implications:**

The remuneration and initial operational costs shall be met from existing PCZMA funds (CRZ processing fees). Recurring expenses will be proposed under the DSTE budget or sought as Grant-in-Aid from the Government of Puducherry. Feasibility for additional funding support from NCCR/MoES may also be explored.

### **Agenda for Approval:**

1. Approval for creation of a Dedicated MSP Cell under DSTE–PCZMA.
2. Recruitment of Two Technical/Project Assistants on a contractual basis with NCCR training support.
3. Utilization of existing PCZMA funds for initial functioning, including remuneration.
4. Inclusion of recurring expenditure under DSTE budget or through specific Grant-in-Aid.
5. Feasibility for seeking funding support from NCCR/MoES for MSP activities.

Hence the proposal is placed for decision making.

ADDITIONAL AGENDA

Agenda Item No. 18: Revision of Scrutiny / Processing fees for the Project Proposals seeking Coastal Regulation Zone Recommendations / Clearance as per the CRZ Notification, 2011 / 2019.

PCZMA is constituted and functioning, since 23.11.1998 with the support of GIA from GoI (during 2002-2003) and GoP (during 2005-2006, 2006-2007, 2007-2008 & 2011-2012).

Since, there is no regular source of income for carrying out day today activities and to meet out the growing expenditure incurred levying Scrutiny / Processing fees for the project proposals seeking CRZ recommendations / clearance from PCZMA as was being done by other States was followed.

Based on the 33<sup>rd</sup> meeting of PCZMA held on 26.12.2016 and its Office Order vide dated 09.11.2017, Scrutiny / Processing fees were prescribed as follows:

A) For Residential Buildings:		B) For Commercial Buildings:	
Investment Cost	Charges	Investment Cost	Charges
Upto 10 Lakh	5000	Upto 25 Lakh	10,000
10 Lakh to 50 Lakh	10000	25 Lakh to 50 Lakh	15,000
50 Lakh to 1 Crore	15000	50 Lakh to 1 Crore	20,000
1 Crore to 2.5 Crore	20000	1 to 2.5 Crore	25,000
2.5 Crore to 5 Crore	25000	2.5 Crore to 5 Crore	50,000
5 Crore to 50 Crore	100000	5 Crore to 50 Crore	2 Lakh
50 Crore to 100 Crore	2.5 Lakh	50 Crore to 100 Crore	5 Lakh
Above 100 Crore	5 Lakh	100 Crore to 500 Crore	10 Lakh
		500 Crore and above	20 Lakh

Subsequently, based on 36<sup>th</sup> meeting of PCZMA held on 19.01.2018 and its Office Order dated 05.03.2018, revised Scrutiny / Processing fees were prescribed are as follows:

Investment Slabs	Residential Buildings (Rs.)	Commercial Buildings / Other Projects (Rs.)
Upto 10 Lakh	5,000.00	10,000.00
Above 10 Lakh to 50 Lakh	10,000.00	20,000.00
Above 50 Lakh to 1 Crore	15,000.00	30,000.00
Above 1 Crore to 2.5 Crore	20,000.00	40,000.00
Above 2.5 Crore to 5 Crore	25,000.00	50,000.00
Above 5 Crore to 50 Crore	1,00,000.00	2,00,000.00
Above 50 Crore to 100 Crore	2,50,000.00	5,00,000.00
Above 100 Crore	5,00,000.00	-
Above 100 Crore to 250 Crore	+	10,00,000.00
Above 250 Crore to 500 Crore	1,00,000.00	20,00,000.00
Above 500 Crore	for every additional 100 Crore	30,00,000.00 + 5,00,000.00 for every additional 100 Crore

It is submitted that although the number of CRZ proposals received in the Union Territory of Puducherry is comparatively less than those received by other Coastal States/UTs, the expenditure incurred towards convening meetings, conducting field inspections, awareness activities, beach cleaning drives, engaging experts and maintaining administrative functions of PCZMA remains substantial. Further, upon implementation of the CRZ Notification, 2019, projects having built-up area (dwelling units) up to 300 sq.m. will be dealt by the respective Regional Planning Authorities, will results in a considerable reduction in the number of proposals processed by the PCZMA and consequently leading to a decline in the revenue generated through scrutiny fees.

It is also observed that other Coastal States, including our neighbouring State of Tamil Nadu, have already revised their scrutiny fee structure upwardly to meet their operational expenses.

In view of the above and considering the increasing administrative expenditure, it is proposed to revise the existing scrutiny fees suitably to ensure the effective functioning and financial sustainability of the PCZMA as follows:

Investment Slab	Existing Scrutiny fee		Proposed Scrutiny fee	
			Residential Buildings	Commercial/ Other projects
Upto 10 Lakhs	5,000.00	10,000.00	10,000.00	25,000.00
Above 10 - 50 Lakh	10,000.00	20,000.00	20,000.00	35,000.00
Above 50 L- 1 Crore	15,000.00	30,000.00	30,000.00	45,000.00
Above 1 - 2.5 Crore	20,000.00	40,000.00	40,000.00	55,000.00
Above 2.5 - 5 Crore	25,000.00	50,000.00	50 000.00	1,00,00.00
Above 5 – 25 Crore	1,00,00.00	2,00,000.00	1,50,000.00	4,00,000.00
Above 25 - 50 Crore			2,00,000.00	5,00,000.00
Above 50 - 75 Crore	2,50,000	5,00,000.00	3,00,000.00	6,00,000.00
Above 75 - 100 Crore			5,00,000.00	10,00,000.00
Above 100 - 150 Crore	5,00,000.00 +	10,00,000.00	7,00,000.00	15,00,000.00
Above 150 - 250 Crore			10,00,000.00	25,00,000.00
Above 250 - 500 Crore			15,00,000.00	30,00,000.00
Above 500 crores	1,00,000 for every additional 100 crore	30,00,000.00 + 5,00,000 for every additional 100 crores	20,00,000.00 + 1,00,000 for every additional 100 crores	40, 00,000.00 + 5,00,000 for every additional 100 crores

Hence, placed before the PCZMA for decision making.

**Agenda Item No. 19: Any other Items with permission of Chair.**

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