

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

Minutes of the 55th Meeting of PCZMA held on 06.11.2025 at 11.00 A.M
in the NIC, Studio – I, Chief Secretariat, Puducherry

The 55th meeting of the Puducherry Coastal Zone Management Authority (PCZMA) was held on 06.11.2025 at 11.00 AM under the Chairmanship of Shri. P. Jawahar, IAS, Commissioner-cum-Secretary to Government (Science, Technology and Environment) / Chairman (PCZMA).

The following were present:

1.	Shri. P. Jawahar, IAS Commissioner-cum-Secretary to Government (S,T&E) / Chairman (PCZMA).	Chairman
2.	The Director, Directorate of Fisheries and Fishermen Welfare Puducherry.	Member
3.	Chief Town Planner ,Town and Country Planning Department, Puducherry. Represented by Thiru. B. Ravi Chandran, Town Planning Assistant, Town and Country Planning Department, Puducherry.	Member
4.	Dr. Tune Usha Scientist – G, National Centre for Coastal Research (NCCR) Chennai.	Expert Member (Through VC)
5.	Thiru. Ashok Panda Co-convenor Indian National Trust for Art and Cultural Heritage (INTACH) Pondicherry Chapter, Puducherry.	Member (NGO)
6.	Shri. K. Arulrajan, IFS., Conservator of Forest Department of Forest and Wildlife, Puducherry.	Special Invitees
6.	The Member Secretary Puducherry Planning Authority, Puducherry. Represented by Shri. J. Kadiravane Junior Town Planner, Puducherry Planning Authority Puducherry.	
7.	Tmt. Smitha. R, IAS Special Secretary (S,T&E)-cum-Director (DSTE) Department of Science, Technology & Environment Puducherry.	Member Secretary

All the proposals were placed before the Authority for perusal and the decisions taken during the meeting are as follows:

1. Confirmation of the Minutes of the 54th Meeting of PCZMA held on 03.09.2025.

The Authority confirmed the Minutes of the 54th Meeting of PCZMA held on 03.09.2025.

2. Action Taken Report on the decisions taken during the 54th Meeting of PCZMA held on 03.09.2025.

The Authority noted that the decisions taken during the 54th Meeting of PCZMA held on 03.09.2025 were completed and hence no action is required.



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 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., pre-existing road are 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. 2: Proposed construction of two storeyed residential building (1 Dwelling Unit) at R.S. No. 228/3, Plot No. 48, Periyakalapet Village, Kalapet Revenue Village, Oulgaret Municipality, Puducherry by Tmt. Anupriya.

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

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., pre-existing authorized structures are 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 (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 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 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 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. R. Inbanathan.

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

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 is in existence at the present site and it is a well-developed area.

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

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 Panchayat, Puducherry by Tmt. M.Anjalatchi.

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

The Authority heard the proposal and noted that the proposed location falls under CRZ-III area and within 200 mts from the HTL, wherein, construction / reconstruction of dwelling units of traditional coastal communities including fisher folk 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 by incorporating necessary disaster management provision, sanitation which is further recommended by the concerned State or Union Territory Coastal Zone Management Authority (CZMA) to National Coastal Zone Management Authority (NCZMA) for approval by the Ministry of Environment, Forest and Climate Change (MoEF&CC) as per clause 8 (III) A (ii).

In view of the above, the proposal was deferred and the Committee suggested that Comprehensive Plan has to be prepared as per CRZ Notification, 2011.

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 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 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. 7: Proposed construction of three storeyed residential building (6 – Dwelling Units) 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 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 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.

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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 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 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. 9: Proposed construction of two storeyed 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 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 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. 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 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.

The Authority after due deliberation **recommended the proposal** to the Puducherry Planning Authority (PPA) to ascertain the existence of any roads laid / authorized structure constructed before 19.02.1991, in between the HTL of Sea and the proposed site on the landward area as per Clause 8. II. CRZ – II (i) of the CRZ Notification, 2011. PPA shall proceed with the building permission in compliance with the CRZ Notification, 2011 and subject to the conditions as stipulated by PCZMA.

Agenda Item No. 11: Proposed construction of two storeyed 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 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., pre-existing authorized structures are 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.

COMMERCIAL AND OTHER PROJECTS

Agenda Item No. 12: Proposed construction of three storeyed Commercial-cum-Residential building with stilt floor (2 Shop and 1 Dwelling unit) after demolishing the existing single storeyed 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 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 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. 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 Authority heard the proposal and noted that the project boundaries at R.S. No. 1 and R.S. No. 7 falls under CRZ-III as per the existing Coastal Zone Management Plan (CZMP) prepared under Coastal Regulation Zone (CRZ) Notification, 2011.

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. Hence, the building plan submitted by the project proponent is situated outside the CRZ boundary as per the existing CZMP prepared under the CRZ Notification, 2011. CRZ Map in 1:4000 scale submitted by the project proponent is enclosed as Annexure – I.

The Authority after due deliberation **recommended the proposal** to the Puducherry Planning Authority (PPA), subject to the condition that the project proponent shall not construct any building in the CRZ area. The project proponent shall have to strictly comply with this condition and other conditions stipulated by PCZMA in the Clearance Order.

Agenda Item No. 14: Proposed construction of Resort 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/532069/2025

The Authority heard the proposal and noted the following;

The said R.S Nos falls under CRZ-IB, CRZ – III No Development Zone with in 100 m from Panithittu tidal influenced water body and 0 - 200 m from the High Tide Line (HTL) of Sea and CRZ-III (Non NDZ) 200m to 500m from the HTL of Sea and CRZ- IVB as per the exiting Coastal Zone Management Plan (CZMP) prepared under the CRZ Notification, 2011. The Building Plan is proposed only in the Non-NDZ CRZ area. CRZ Map in 1:4000 scale submitted by the project proponent is enclosed as Annexure – II.



i. **CRZ Classification and 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.

- ii. The total Plot Area = 43590.40 Sq.m and Total Built-up Area = 9442.44 Sq.m.
- iii. The proposal involves viz., (1) Security Room - I & II (2) Reception (3) 1 No. of Multipurpose Hall with 100 Seats (4) 1 No. of Dining Hall with 100 Seats, (5) Restaurant with Kitchen, (6) Toilets (7) Guest Room Building - Block No. 2 (No of Rooms 50) (8) Guest Room Building - Block No. 3 (No. of Rooms – 18) (9) Sewage / Waste water Treatment Plant (10) Swimming pool (11) Spa and (12) Open Area for car parking,
- iv. The project proponent has obtained CTE/NOC from Puducherry Pollution Control Committee (PPCC), Puducherry on 01.09.2025.
- v. As per the proposed building plan submitted by the project proponent, it was observed that no construction activity was proposed in CRZ – IB, CRZ-IVB, CRZ - III(NDZ).
- vi. The Ministry of Environment of Forest and Climate Change has published Office Memorandum dated 26.04.2022 wherein, the Development of beach resorts or hotels with Built up area < 20, 000 Sq.mts in the designated areas of CRZ-III and CRZ-II require Standalone CRZ clearance from Ministry of Environment, Forest and Climate Change, GoI.

After due deliberation the Authority decided to recommended the proposal to the Ministry of Environment, Forest and Climate Change, Government of India in compliance with the Office Memorandum dated 26.04.2022.

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.

The Authority heard the proposal and noted the following;

- i. The site falls under CRZ – II as per the existing Coastal Zone Management Plan(CZMP) prepared under CRZ Notification, 2011.
- ii. The project proponent has partially completed and was stopped as per the direction of Karaikal Planning Authority.
- iii. The proposal was initially placed in the 43rd meeting of PCZMA held on 12.08.2020 and PCZMA sought clarification from MoEF&CC dated 15.07.2021.
- iv. MoEF&CC on 12.07.2021 clarified that setting up of ice plants in CRZ–II areas is not a permissible activity as per CRZ Notification, 2011 and new industries are generally prohibited within CRZ areas unless specifically allowed.
- v. The reconsideration request was placed in the 46th meeting of PCZMA held on 15.02.2022. After due deliberation, the Authority rejected the proposal and advised that a comprehensive policy proposal be prepared by the concerned departments and submitted to NCZMA through PCZMA for necessary consideration.

- vi. The matter regarding setting up of ice plants in CRZ-II areas was again placed in the 48th meeting of PCZMA held on 29.09.2022. After due deliberation, the Authority decided to forward the proposal to NCZMA, MoEF&CC for amendment of CRZ Notification to permit ice plants in CRZ-II areas of U.T. of Puducherry, considering representations that similar permissions are granted in other coastal States.
- vii. Further, MoEF&CC letter dated 22.04.2025 stated that establishment of an ice plant is a permissible activity, subject to obtaining necessary clearance/NOC from the competent authority.
- viii. Communication dated 09.09.2025 from the Town and Country Planning Sub Office, Karaikal, states that PWD, Karaikal has informed that an inspection track on the southern bank of the Mullaiyar River existed prior to 19.02.1991.
- ix. As per CRZ Notification, 2011 Para 8(III)(A)(iii)(I)] and CRZ Notification, 2019 Para 5.3(CRZ-III)(ii)(e), construction of ice plants, ice crushing units, fish curing facilities, and similar activities are permissible in NDZ of CRZ-III areas.

After due deliberation, the Authority decided to **defer** the proposal and to circulate all relevant details to the PCZMA Members for obtaining their views/comments, so as to place the matter in the ensuing PCZMA meeting for further consideration.

GENERAL AGENDA

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

The Authority heard the proposal and noted that the proposed 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 as an advisory body for dealing with the Coastal Infrastructure and other Coastal on shore & Off Shore Developmental Projects in the U.T of Puducherry.

After due deliberation, the Authority accorded approval for the said committee and the proposal shall be submitted to the Government of Puducherry for necessary approval and Government Order.

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

The Authority heard the proposal and noted the following;

- i. 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 were identified as pilot MSP.
- ii. 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.

After due deliberation, the Authority approved creation of MSP Cell and to engage two Technical/Project Assistants on outsourcing basis through an authorized agency. Candidates with the necessary education qualification and experience in GIS and other mapping software shall be engaged after ascertaining their competency. The emoluments for the proposed project staff shall be met from the funds of the PCZMA.

The Authority further instructed the CZMA to submit a detailed proposal for Grant-in-Aid to the Government of Puducherry to ensure the financial stability and effective functioning of the PCZMA.

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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.

The Authority heard the proposal and noted that other Coastal States, including the neighbouring State of Tamil Nadu, have already revised their scrutiny fee structure upward to meet their operational expenses.

After due deliberation, the Authority decided to revise the CRZ Scrutiny/Processing Fees by enhancing the existing fee structure by 50% for residential projects and by 100% for commercial and other categories of projects.

The meeting ended with thanks to the Chair.



R. SMITHA, I.A.S
Secretary-cum-commissioner Labour
Special Secretary-cum-Director
Science, Technology & Environment
Managing Director, REAP
Chief Secretariat, Puducherry.