

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

Agenda for the 53rd Meeting of the Puducherry Coastal Zone Management Authority (PCZMA) to be held on 26.12.2024 at 11.30 AM in the NIC Studio – I, 4th 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 52nd Meeting of PCZMA held on 01.10.2024

2. Action Taken Report on the decisions taken during the 52nd Meeting of PCZMA held on 01.10.2024.

- i. w.r.t Agenda No. 29, proposal submitted to GoP for intake & outfall pipeline and Desalination plant of 6 MLD Capacity by M/s. Chemplast Sanmar Ltd., Karaikal is approved and hence, shall be recommended to MoEF&CC.

Present Status: PCZMA recommended the proposal to Ministry of Environment, Forest and Climate Change vide dated 15.10.2024.

- ii. The Authority directed to carry out the ground truthing for the **Agenda Item No. 20 & 23** which were deferred/rejected during the 51st meeting and submit the status to PCZMA. In case of any construction in the said area without the approval/recommendations of this authority, it shall be treated as a case of violation and PCZMA shall issue necessary Direction(s) to the project proponent(s) under Section 5 of the Environment (Protection) Act, (1986).

Present Status:

- **Agenda Item No. 20:** Proposed construction of two storeyed residential building (1 Dwelling Unit) at R.S. No. 9/pt T.S. No. 6/1/A, Ward – P, Block – 1, Plot No. 89pt (North), AdhiParasakthi Nagar, Thengaithittu, Thengaithittu Revenue Village, Puducherry Municipality, Puducherry by Thiru. E. Kolandaiyesu.

The site was inspected on 23.12.2024. It is observed that the project proponent has already constructed the building and occupied.

- **Agenda Item No. 23:** Proposed alteration and addition and roof conversion to the existing building of Door No. 35, R.S. No. 58/56, Veeran Koil Street, Pudhukuppam Village, Pooranankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by Thiru. V. Perumal.

The above said both residential buildings are treated as a case of violation and PCZMA shall issue necessary Direction(s) to the project proponent(s) under Section 5 of the Environment (Protection) Act, (1986).

Sl. No.	Agenda No.	Decision taken	Action Taken Report	Status
1	–	The Authority decided to confirm the minutes of the 52 nd Meeting of PCZMA	No action required	Completed
2	1	Proposed construction of two storied residential building (1-Dwelling unit) with stilt floor after demolishing the existing building located at R.S. No. 239pt, T.S. No. 55, Ward-C, Block No. 17, Door No. 8, Perumal Koil Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Tmt. Arunagiry Sassicoumary.	Communicated vide Lr. No. 4777/DSTE/PCZMA/CRZ/CLR/SCI/2024/453 dated 24.12.2024	Completed
3	2	Recommended the proposal to PPA for Proposed construction of four storeyed residential building (4-Dwelling Units) with stilt floor at R.S. No. 190/2, T.S. No. 2/1/A, Ward – B, Block No. 17, Junction of Sri Lakshi Garden Main Road & Akka Paradhesi Swamigal Madam Street, Vaithikuppam, Puducherry Revenue	Recommendation yet to issued.	Pending

		Village, Puducherry Municipality, Puducherry by Thiru. Dhritin Tyagi.		
4	3	Recommended the proposal to KPA Proposed construction residential quarters for senior Superintendent of Police (1 Dwelling Unit) and Superintendent of Police (2 Dwelling Units) at R.S. No. 3, T.S. No. 112/1 and 112/3, Ward – F, Block – 1, Duplex Street Extension, Karaikal Municipality, Karaikal by Thiru. Subham Ghosh	Recommendation yet to issued.	
5	4	Proposed construction of four storeyed residential flats building (8 Dwelling Units) with stilt floor at R.S. No. 212/4pt, T.S. No. 20, Ward – B, Block No. 22, New Door No. 55, Francios Martin Street, Kurusukuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Tmt. 1. Vijayalakshmi & 2. Mrs. Kavitharani.		
6	5	Recommended the proposal to PPA for Proposed construction of two storeyed residential building with stilt floor (2 Dwelling Unit) at R.S. No. 59/1pt, T.S. No. 24/2, Ward – A, Block No. 15, Plot No. 3, Dhanalakshmi Garden, Solai Nagar, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Tmt. J. Arivazhagi.		
7	6	Recommended the proposal to PPA proposed construction of two storeyed residential building (1 Dwelling Unit) located at R.S. No. 51/4pt, T.S. No. 5/1/C/1, Ward – A, Block No. 15, Kattamanikuppam Street, Solai Nagar, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Tmt. K. Sarojini.	Recommendation yet to issued.	Pending
8	7	Recommended the proposal to PPA for proposed construction of four storeyed residential flats building (8 – Dwelling Units) with stilt floor building at R.S. No. 78/12, T.S. No. 28/2, Ward – B, Block No. 15, Pillaiyar Koil Street, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Thiru. Parag Dineshwar Bhatt, Represented by Power Agent Thiru. Prabuddha Khare.		
9	8	Recommended the proposal to PPA for proposed construction of two Storeyed residential building with stilt floor R.S. No. 76/13pt, T.S. No. 96/4B, Ward – B. Block No. 14, Pappammal Kovil Street, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Kondapally Sneha Reddy.		
COMMERCIAL AND OTHER PROJECTS				
10	9	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.	Communication yet to be issued.	Pending

		The Authority after due deliberation decided that opinion shall be obtained from the Wetland Authority of the Department of Forest and Wildlife and Town And Country Planning Department w.r.t the site location and to re-submit the proposal in the next PCZMA meeting for decision making.		
11	10	<p>Proposed for the development of land in to residential layout in the name of “Sathya Nagar” consisting of 10 Plots at R.S. No. 200/2A/1, Chinna Veerampattinam Road, Manavelly Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by Tmt. K. Sathiya.</p> <p>The Authority after due deliberation decided that NOC from CRZ angle shall be issued only to Plot: No.1 to 8 and Direction shall be issued under Section 5 of the Environment (Protection) Act, (1986) for said unauthorized construction carried out in Plot No.10 against the violation. There shall be no construction in the Plot No. 9 without the approval of the competent authority and the plot shall be earmarked as ‘Open Space Reserved for communal and recreational purposes and also subject to further conditions as stipulated by PCZMA.</p>	Recommendation yet to issued.	Pending
12	11	Recommended the proposal to MoEF&CC, GoI for Proposed construction of two storeyed Commercial building with stilt floor (10- Guest Rooms) located at R.S.No.205/6, & 205/7, Chinna Veerampattinam, Manavelly Revenue Village, Ariyankuppam, Commune, Puducherry by Thiru. S. Arivazhagan	Recommendation yet to issued.	Pending
13	12	Recommended the proposal to MoEF&CC, GoI for proposed renovation of existing building and additional construction of hotel building (Guest Rooms 6 Nos. & Swimming Pool) for M/s. Ethereal Hospitality at R.S. No. 239pt, T.S. No. 64, Ward – C, Block – 18, Door No. 6, Sri Aurobindo Street, Puducherry Revenue Village, Puducherry by Mr. Milan Kapur & Ayesha Kapur.		
14	13	Recommended the proposal to MoEF&CC, GoI for proposed construction of two storeyed commercial (Guest Rooms) building with stilt floor at R.S. No. 239pt, T.S. No. 23,24,25 & 26, Ward – D, Blok No. 31, Junction of Lal Bhagadthur Shastri Street and Romain Rolland Street, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Mr. F. Anand Antooine.		
15	14	Recommended the proposal to MoEF&CC, GoI for Proposed construction of four storied guest house building with stilt floor (8-Rooms) at R.S. No. 81/5Pt, T.S.No.58, Ward-B, Block No.16, Plot No. A, Junction of Patchaivazhiamman Koil Street and Pillaiyar Koil Street, Vaithikuppam, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Thiru K.V. Vimalan.		

16	15	Proposed construction of three storeyed commercial building (5 Nos. of Shop & 4 Nos. of Office) with stilt floor at R.S. No. 215/4/E/1, 215/4/F/1, 215/4/A/1/D/19 & 215/4/A/1/E, Plot Nos. 6, 7, 8 & 9, Marakkanam ECR, Periyakalapet, Kalapet Revenue Village, Oulgaret Municipality, Puducherry by Thiru. D.P. Ramamoorthi & Tmt. Indrani.	Recommendation yet to issued.	Pending .
17	16	Recommended the proposal to MoEF&CC, GoI for proposed 5 MLD Sea water (SWRO) Desalination Plant and laying of sea water intake and outfall pipeline. Product water pipeline from Desalination plant to Caustic plant of Chemfab Alkalis Karaikal Limited, PIPDIC, Pologam Karaikal by M/s. Chemfab Alkalis Karaikal Limited		
18	17	Recommended the proposal to MoEF&CC, GoI proposed Construction of Groynes for coastal protection measures at Pillaichavady, Oulgaret Municipality, Puducherry by The Executive Engineer Irrigation Division, Public Works Department (PWD), Puducherry.		
GENERAL AGENDA				
19	18	Status and Preparation of the Shore Line Management Plan for the U.T of Puducherry. The Authority decided to submit the SMP to the MoEF&CC and the same shall be forwarded to the NCSCM for necessary inclusion in the draft CZMP for the UT of Puducherry, prepared under the Coastal Regulation Zone Notification of 2019. Further, the comprehensive draft CZMP shall be submitted to the Ministry of Environment, Forest and Climate Change, Government of India, for final approval.	Communication yet to be issued .	Pending
20	19	Seeking proposal from the Department / Institutes / Agencies of Government of Puducherry for inclusion as authorized agency for Demarcation of High Tide Line (HTL) and Low Tide Line (LTL) and preparation of CRZ maps. The Authority suggested PCZMA to send communication to Town and Country Planning Department and Regional Planning Authorities to submit competency proposal for inclusion of authorized agency which may be forwarded to MoEF&CC for approval.		
21	20	Conduct of Public Hearing on Draft Coastal Zone Management Plan for Puducherry and Karaikal prepared under CRZ Notification, 2019. The Authority heard the proposal and suggested PCZMA to comply Orders of the Hon’ble National Green Tribunal Principal Bench and Southern Bench in O.A. No. 249 of 2023, with	New OA No. 283 of 2024 before the Hon’ble National Green Tribunal Principal Bench and Southern Bench on draft CZMP for Puducherry and Karaikal. NGT issue stay for public hearings scheduled in Puducherry and Karaikal on 06.11.2024 and 07.11.2024. Accordingly, the public	The matter under Sub judice"

		O.A. No. 795 of 2023 and O.A. No. 171 of 2024 for finalizing the Coastal Zone Management Plan (CZMP) for which public hearing are scheduled in Puducherry and Karaikal region during November, 2024.	hearing postponed. The last hearing held on 18.12.2024. The order yet pass by NGT(SZ)	
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3. Cases for consideration for issue of CRZ Recommendations / Clearances:

GOVERNMENT PROPOSAL

Agenda Item No. 1: CRZ clearance for Karaikal Beach & Waterfront Experience located at T.S. No. 7/1, Ward – G, Block No. 9, Kizhavely Village, Karaikal Municipality, Karaikal by Department of Tourism, Government of Puducherry.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/502011/2024

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> Total Plot Area: 36.08 acres Proposed Area: 19.5 acres
ii.	CRZ Classification	CRZ – II
iii	Proposed Construction Activities	1. Parking area & Entrance Gate. 2. Glamping Zone. 3. Commercial Retail Shops Food Zone 4. Tourist Facilitation Center 5. Artificial Surfing 6. Public Amenities & Utilities 7. River Side Promenade 8. Interactive Zone 9. Sewage Treatment Plant 10. Overall Pathway along beach 11. Fencing compound wall 12. Electrical Components 13. Artistic installations.
iv	Other details	1. Consumption of Water – 266 KLD from the public supply. 2. Sewage Treatment Plant – 120 KLD capacity. 3. Solid Waste Generation – Degradable 15 tons /month. Non-biodegradable – 15 tons /month. 4. Power requirement – 108 KW.
v.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> 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 as per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011.
vi.	Remarks	Details of the site: <ul style="list-style-type: none"> Part of T.S. No.7 falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. The following existing structures viz., children’s park, playground, watchtower, temporary umbrellas, etc., are in place. GPS coordinates as per the IRS report:

		<p>Table 1. The boundary coordinates of the proposed site</p> <table><tr><th>Label</th><th>Latitude</th><th>Longitude</th></tr><tr><td>A</td><td>10° 54' 57.347" N</td><td>79° 50' 59.757" E</td></tr><tr><td>B</td><td>10° 54' 57.858" N</td><td>79° 51' 9.721" E</td></tr><tr><td>C</td><td>10° 54' 52.896" N</td><td>79° 51' 11.905" E</td></tr><tr><td>D</td><td>10° 54' 49.115" N</td><td>79° 51' 2.759" E</td></tr></table>	Label	Latitude	Longitude	A	10° 54' 57.347" N	79° 50' 59.757" E	B	10° 54' 57.858" N	79° 51' 9.721" E	C	10° 54' 52.896" N	79° 51' 11.905" E	D	10° 54' 49.115" N	79° 51' 2.759" E
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D	10° 54' 49.115" N	79° 51' 2.759" E															
vii.	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	Yes, PCZMA may recommend to MoEF& CC.															

Note:

1. Detailed project components is enclosed in Annexure.
2. The CRZ Notification, 2011 has not mentioned about the establishment of (Shacks) in the CRZ areas.
3. The Ministry of Environment, Forest and Climate Change, GoI has issued the O.M dated 24.11.2022 under CRZ Notification, 2019 regarding states following;

In paragraph 5, in sub-paragraph 5.1.2, after clause (xix), the following clause shall be inserted namely: -

“(xx) Purely temporary and seasonal structures (e.g. shacks) customarily put up during monsoon months:

Provided that the facilities available in these structures shall remain non-operational during monsoon months.”;

4. The Project proponent has applied for CTE from PPCC on 13.12.2024 and PPCC has requested additional documents.
5. As per CRZ Notification, 2019 para 5.2 CRZ – II states that (vi) *Temporary tourism facilities shall be permissible in the beaches which shall only include shacks, toilets or washrooms, change rooms, shower panels; walk ways constructed using interlocking paver blocks, etc, drinking water facilities, seating arrangements, etc. and such facilities* shall however be permitted only subject to the tourism plan featuring in the approved CZMP as per this notification, framed with due consultative process or public hearing, etc. and further subject to environmental safeguards enlisted in the CZMP, however, a minimum distance of 10 meter from HTL shall be maintained for setting up of such facilities.
6. MoEF& CC OM dated 26.04.2022 pertains to the Procedure for Clearance of Permissible Activities as per the CRZ Notification, 2011 and IPZ Notification, 2011:
 - i) **As per para 3;** The State/UT CZMA shall forward its recommendation on the permissible activities as per the CRZ Notification, 2011/IPZ Notification, 2011 to the concerned authorities, clearly mentioning the CRZ area in which the project is located/passing through, section/clause under which the activity is permissible, conditions if any, and along with all the statutory documents as mentioned in para 4.2 of CRZ Notification, 2011.
 - ii) **As per para 4;** In case, the CZMA desires to consider an activity which is not explicitly mentioned in the notification or not permissible, such recommendations shall be forwarded with detailed justification to the Ministry for consideration.

Hence, placed before the Authority for decision making.

RESIDENTIAL PROJECTS:

Agenda Item No. 2: Proposed Construction of Two storeyed Residential Building (1-Dwelling Unit) located at R.S No. 124/1/A, Cad No. 534, Patta No. 899, Plot No. 40, Ariyankuppam Revenue Village, Ariyankuppam Commune, Puducherry by M .Vinodhini.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/505737/2024

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none">• Total Plot Area: 1200 Sq ft.• Total Built-up Area: 1771.95 Sq ft
ii.	CRZ Classification	CRZ – II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	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 as per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011.
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none">• Entire R.S. No. 123 falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.• The site is presently a vacant land.• The site is surrounded by Residential Houses.• East: Vacant land; Residential Houses; Internal roads (old Harbor Road); and Bay of Bengal.• West: Vacant plot; Residential Houses.• North: Internal roads; Residential houses.• South Vacant plot; Residential Houses• GPS coordinates of the site: 11°53'48.20"N 79°49'29.33"E
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	Yes, PCZMA.

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 project proponent has submitted CRZ maps at a 1:25,000 scale prepared by PCZMA. However, the required CRZ maps in 1:3,960 scale, prepared by authorized agencies, were not submitted due to financial constraints. Since, the project proponent belongs to fishermen community, unable to cover the costs for the preparation of said maps.
4. The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

Agenda Item No. 3: Proposed Construction of Two Storeyed (G+1) Residential Building (2 - Dwelling Units) at Plot No. 184, R.S. No. 186pt, Thirumaal Beach Land, Narambai Village, Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry by Thiru. Senthilkumar.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/499949/2024

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> Total Plot Area: 2400 Sq ft. Total Built-up Area: 2563.77 Sq ft 															
ii.	CRZ Classification	CRZ – III (200m to 500m from the HTL of Sea)															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> 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). 															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> The site is presently vacant land with compound wall. Entire R.S. No. 186 an RS. No. 188 falls under CRZ – III as per the existing CZMP prepared under CRZ Notification, 2011. East: Internal road; vacant land: M/s. Pranaav Beach Resorts and M/s. Good Day beach resorts; Vacant land and Bay of Bengal. West: Vacant Land. North: Vacant Land. South: Vacant Land. <p>GPS coordinates as per the IRS report:</p> <table> <tr> <th>Label</th><th>Latitude</th><th>Longitude</th></tr> <tr> <td>A</td><td>11° 48' 30.956" N</td><td>79° 47' 52.965" E</td></tr> <tr> <td>B</td><td>11° 48' 30.815" N</td><td>79° 47' 53.552" E</td></tr> <tr> <td>C</td><td>11° 48' 30.429" N</td><td>79° 47' 53.456" E</td></tr> <tr> <td>D</td><td>11° 48' 30.570" N</td><td>79° 47' 52.869" E</td></tr> </table> <ul style="list-style-type: none"> The distance of the site 209.52m from HTL of Sea as per CRZ Map submitted project proponent which is beyond the No Development Zone (NDZ) as per the existing CZMP prepared under CRZ Notification, 2011. 	Label	Latitude	Longitude	A	11° 48' 30.956" N	79° 47' 52.965" E	B	11° 48' 30.815" N	79° 47' 53.552" E	C	11° 48' 30.429" N	79° 47' 53.456" E	D	11° 48' 30.570" N	79° 47' 52.869" E
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D	11° 48' 30.570" N	79° 47' 52.869" E															
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	Yes, PCZMA.															

Note:

- 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).
- 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 construction of two storeyed residential building (after demolishing the existing old building) at R.S. No. 145/18pt, T.S. No. 119, Ward - B, Block No. 10, Door No. 2, Kamarajar Street, V.O.C Nagar, Muthialpet, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Tmt. S. Preethi.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/468733/2024

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none">• Total Plot Area: 979 Sq ft.• Total Built-up Area: 1189 Sq ft															
ii.	CRZ Classification	CRZ – II															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	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 as per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011.															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none">• Part of R.S. No. 145 falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.• The site is presently a vacant Land.• East: Residential Houses; Internal Roads and Bay of Bengal.• West: Residential Houses.• North: Internal Road; Residential Houses.• South: Internal Road; Residential Houses. <p>GPS coordinates as per the IRS report:</p> <table><tr><th>Label</th><th>Latitude</th><th>Longitude</th></tr><tr><td>A</td><td>11°56'46.556"N</td><td>79°50'3.266"E</td></tr><tr><td>B</td><td>11°56'46.505"N</td><td>79°50'3.485"E</td></tr><tr><td>C</td><td>11°56'46.046"N</td><td>79°50'3.373"E</td></tr><tr><td>D</td><td>11°56'46.097"N</td><td>79°50'3.154"E</td></tr></table>	Label	Latitude	Longitude	A	11°56'46.556"N	79°50'3.266"E	B	11°56'46.505"N	79°50'3.485"E	C	11°56'46.046"N	79°50'3.373"E	D	11°56'46.097"N	79°50'3.154"E
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C	11°56'46.046"N	79°50'3.373"E															
D	11°56'46.097"N	79°50'3.154"E															
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	Yes, PCZMA.															

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. 5: Proposed Construction of two Storeyed residential building at R.S. No. 183/15Bpt, T.S. No. 50, Ward – L, Block No. 4, Oduthurai Village, Karaikal Municipality, Karaikal by Tmt. Oummahanima.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/502738/2024

The salient features of the proposal are stated below:

i.	Extent of land	-
ii.	CRZ Classification	CRZ – II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	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 as per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011.
iv.	Remarks	Details of the site: <ul style="list-style-type: none"> Part of R.S. No. 183 falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. East: Residential Houses; Internal Road: Arasalar Tidal influenced water body and Bay of Bengal. West: Internal road; Residential Houses. North:Internal Road; Arasalar Tidal influenced water body. South: Internal Road; Residential Houses. GPS coordinates of the site: 10°54'27.98"N 79°50'9.28"E
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	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 site and HTL of tidal influenced water body an existing Road is present, the year of laid uncertain.
- The project proponent have been already constructed the building without necessary CRZ clearance from PCZMA and building permission from Karaikal Planning Authority.
- Any construction activity within the CRZ areas requires CRZ clearance from PCZMA before executing project as per the existing CZMP prepared under CRZ Notification, 2011 unless it will be treated as violation.
- Ministry of Environment, Forest &Climate Change, GoI had been issued Office Memorandum F.No. 19- 27/2015-IA.III dated 19.02.2021 pertains to Procedure for dealing with violations arising due to not obtaining prior CRZ clearance for permissible activity as per CRZ Notification, 2011.
- However, the Hon’ble High Court of Madras vide order dated 28.08.2024 in W.P.(MD) No. 8866 and Others WPs Nos. has quashed said OM.
- Hence, the said residential building shall be treated as a case of violation under CRZ Notification, 2011.**

Hence, placed before the Authority for decision making.

COMMERCIAL AND OTHER PROJECTS

Agenda Item No. 6: Proposed Construction of Two storeyed Commercial Building (1 Shop & Rooms) with stilt Floor at R.S. No. 239pt, T.S. No. 96, 97, 98 & 99, Ward – D, Block No. 20, Subbaiah Salai, Puducherry Revenue Village, Puducherry Municipality, Puducherry Tmt. A. Sujee.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/505879/2024

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none">Total Plot Area: 1207 Sq ft.Total Built-up Area: 2548 Sq ft															
ii.	CRZ Classification	CRZ – II															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	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 as per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011.															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none">Part of R.S. No. 239 falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.The site is presently a vacant Land with Compound wall.East: H.M. Kassim Salai; Grand canal; internal Roads; Commercial Buildings and Bay of Bengal.West: Commercial Building.North: Residential Building.South: Internal Road; Public Health Division PWD. <p>GPS coordinates as per the IRS report:</p> <table><tr><th>Label</th><th>Latitude</th><th>Longitude</th></tr><tr><td>A</td><td>11° 55' 30.350" N</td><td>79° 49' 50.114" E</td></tr><tr><td>B</td><td>11° 55' 30.316" N</td><td>79° 49' 50.279" E</td></tr><tr><td>C</td><td>11° 55' 29.899" N</td><td>79° 49' 50.599" E</td></tr><tr><td>D</td><td>11° 55' 30.012" N</td><td>79° 49' 50.043" E</td></tr></table>	Label	Latitude	Longitude	A	11° 55' 30.350" N	79° 49' 50.114" E	B	11° 55' 30.316" N	79° 49' 50.279" E	C	11° 55' 29.899" N	79° 49' 50.599" E	D	11° 55' 30.012" N	79° 49' 50.043" E
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D	11° 55' 30.012" N	79° 49' 50.043" E															
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	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.
- The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

Agenda Item No. 7: Proposed construction of two storeyed Commercial (7 Guest Rooms) Building at R.S. No. 64/1/A, Plot No. B, Pudukuppam Road, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by Tmt. E. Vasanthi.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/501634/2024

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> Total Plot Area: 1418.072 Sq.m Total Built-up Area: 402.641 Sq.m 															
ii.	CRZ Classification	CRZ – III															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> 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). 															
iv.	Remarks	<p>Details of the site: Part of R.S. No. 64 falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</p> <ul style="list-style-type: none"> The site is presently a vacant Land. East: vacant land; internal road; residential houses and By of Bengal. West: Vacant land North: Internal road; vacant land. South: vacant land. GPS coordinates as per the IRS report: <table border="1"> <thead> <tr> <th>Label</th><th>Latitude</th><th>Longitude</th></tr> </thead> <tbody> <tr> <td>A</td><td>11°52'1.580"N</td><td>79°48'49.533"E</td></tr> <tr> <td>B</td><td>11°52'1.491"N</td><td>79°48'50.341"E</td></tr> <tr> <td>C</td><td>11°51'59.364"N</td><td>79°48'50.112"E</td></tr> <tr> <td>D</td><td>11°51'59.976"N</td><td>79°48'49.356"E</td></tr> </tbody> </table>	Label	Latitude	Longitude	A	11°52'1.580"N	79°48'49.533"E	B	11°52'1.491"N	79°48'50.341"E	C	11°51'59.364"N	79°48'50.112"E	D	11°51'59.976"N	79°48'49.356"E
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D	11°51'59.976"N	79°48'49.356"E															
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	Yes, PCZMA.															

Note:

- The part of R.S. No. 64 falls under CRZ – III (500m from the HTL of sea) as per the existing CZMP prepared under CRZ Notification, 2011.
- CRZ maps I: 4000 scale prepared by Institute of Remote Sensing (IRS) submitted by the project proponent sates R.S.No. 64/1A/3 Label B (Northeast corner) 494.46m and Label C (Southeast Corner) 476.68m from HTL of sea.
- The area within CRZ III (200m to 500m) 815.57m and Outside CRZ 602.50m from the HTL of Sea as per the CRZ report.
- The project proponent has applied CTE from Puducherry Pollution Control Committee (PPCC), Puducherry.
- The proposed building plan shows beyond the CRZ area.

Hence, placed before the Authority for decision making.

Agenda Item No. 8: Proposed Construction of Three Storied Hotel Building with Stilt floor (parking) at R.S.No.239pt, T.S.No.62, Ward -D, Block No.28, Door No.3, labourdonnais Street, Puducherry Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Thiru. A. Selvakumaran.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/515491/2024

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none"> Total Plot Area: 235 Sq.m Total Built-up Area: 374.29 Sq. m 															
ii.	CRZ Classification	CRZ – II															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	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 as per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011.															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> Part of R.S. No. 239 falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. The site is presently a vacant Land. East: Commercial buildings; internal roads and By of Bengal. West: Internal road; Residential and Commercial buildings: North: Commercial building. South: Hotal Kamatchi <p>GPS coordinates as per the IRS report</p> <table> <tr> <th>LABEL</th><th>LATITUDE</th><th>LONGITUDE</th></tr> <tr> <td>A</td><td>11° 55' 40.998" N</td><td>79° 49' 56.370" E</td></tr> <tr> <td>B</td><td>11° 55' 40.854" N</td><td>79° 49' 57.090" E</td></tr> <tr> <td>C</td><td>11° 55' 40.494" N</td><td>79° 49' 57.054" E</td></tr> <tr> <td>D</td><td>11° 55' 40.638" N</td><td>79° 49' 56.334" E</td></tr> </table>	LABEL	LATITUDE	LONGITUDE	A	11° 55' 40.998" N	79° 49' 56.370" E	B	11° 55' 40.854" N	79° 49' 57.090" E	C	11° 55' 40.494" N	79° 49' 57.054" E	D	11° 55' 40.638" N	79° 49' 56.334" E
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D	11° 55' 40.638" N	79° 49' 56.334" E															
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	MoEF&CC.															

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 project proponent has applied CTE from Puducherry Pollution Control Committee (PPCC), Puducherry.
- The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

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

- ii) 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 states as following:

Para I (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. 9: Proposed construction of three storeyed guest house (7 rooms) building with stilt floor (parking) at R.S.No.239pt, T.S. No. 55 & 56, Ward -D, Block No.28, Door No. 7, Lal Bahadur Sharstri Street, Puducherry Town, Puducherry Revenue Village, Puducherry Municipality, Puducherry by Mrs. Lavanya.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/515512/2024

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none">• Total Plot Area: 2138 Sq.ft• Total Built-up Area: 2184.99 Sq.ft
ii.	CRZ Classification	CRZ – II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	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 as per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011.

iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> Part of R.S. No. 239 falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. The site is presently a vacant Land. East: Commercial building; internal roads; Bay of Bengal West: building. North: Internal roads; Commercial buildings. South: Commercial buildings. GPS coordinates as per the IRS report: <table border="1"> <thead> <tr> <th>Label</th><th>Latitude</th><th>Longitude</th></tr> </thead> <tbody> <tr> <td>A</td><td>11°55'42.304"N</td><td>79°49'57.294"E</td></tr> <tr> <td>B</td><td>11°52'42.788"N</td><td>79°49'57.354"E</td></tr> <tr> <td>C</td><td>11°55'42.700"N</td><td>79°49'57.798"E</td></tr> <tr> <td>D</td><td>11°55'42.216"N</td><td>79°49'57.739"E</td></tr> </tbody> </table>	Label	Latitude	Longitude	A	11°55'42.304"N	79°49'57.294"E	B	11°52'42.788"N	79°49'57.354"E	C	11°55'42.700"N	79°49'57.798"E	D	11°55'42.216"N	79°49'57.739"E
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v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	MoEF&CC.															

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 project proponent has applied CTE from Puducherry Pollution Control Committee (PPCC), Puducherry.
- The proposal complies with existing CZMP prepared as per under CRZ Notification, 2011.

For Authority reference:

- 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	<p>Applicant</p> <p>↓</p> <p>CZMA</p> <p>↓</p> <p>Ministry - EAC (CRZ)</p> <p>↓</p> <p>Ministry</p>
2	Construction projects with built up area < 20, 000 Sq. m located in CRZ – II and CRZ – III	Standalone	CZMA	<p>Applicant</p> <p>↓</p> <p>CZMA</p> <p>↓</p> <p>Regional Planning Authorities.</p>

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	<div>Applicant</div> <div>↓</div> <div>CZMA</div> <div>↓</div> <div>Ministry - EAC (CRZ)</div> <div>↓</div> <div>SEIAA</div>
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Hence, placed before the Authority for decision making.

Agenda Item No. 10: Any other Items with permission of Chair.

ANNEXURE

No	Activities	Particulars	Quantity	BUA	T. BUA
1	Parking Area & Entrance Gate	EV vehicles charging units / stations at the parking	2 Nos	8215.70	8215.70 SqM
		Providing & Laying of Paver Block Flooring at parking area			
2	Glamping Zone	Geo lodge tent	13 Nos	25	325SqM
		Sapa shade tent	3	100	300 SqM
3	Retail & food Zone	Retail space <ul style="list-style-type: none">Commercial shops8 NosSpace – 20.7SqM: 2 NosCommercial Space – 27.5SqM: 4 NosCommercial Space – 33.5SqM: 2 Nos		596.86	596.86 SqM
		Roof Top Restaurant <ul style="list-style-type: none">Kitchen: 134SqM4- Seating: 322- Seating: 13		596.86	596.86 SqM
		Food Kiosks	16Nos	30	480 SqM
		Wired canopy for seating area	16Nos	100	1600 SqM
		Seating Arrangements (food kiosk)	16Nos	100	1600 SqM
4	Tourist facilitation Centre & Artificial surfing area	Tourist Facilitation Centre <ul style="list-style-type: none">Info Desk: 21SqMReception/ Waiting: 114SqMCloak Room: 40SqMAdmin: 42SqMCCTV: 25SqMOffice: 18SqMToilets: 82SqM	1No	350	350 SqM
		Single ride surfing simulator.	1No	170	170 SqM
5	Public amenities & utilities	public toilets (Male)	6Nos	17	102 SqM
		public toilets (Female)	6Nos	17	102 SqM
		Changing room	2Nos	17	34 SqM
		Sewage Treatment Plant (STP)	1No	640	640 SqM
		Drinking water kiosks	1No	20.25	20.25 SqM
6	River Side promenade	Tree bench	11 No	4	44 SqM
		Pergola with Supports (Tensile Roof area)		732	732 SqM
		Seating tables	18 Nos	1.2	21.6 SqM
		OAT & Garden		3,290	3290 SqM
		Vending kiosk	11Nos	4.32	47.52 SqM
7	Interactive portal		1No	65	65 SqM
8	Children Play Area with Amenities	Revolving Platform	3Nos	1070	1070 SqM
		FRP Outdoor Playground Equipment	1No		
		Iron 4-Seater Double See Saw	2Nos		

9	Outdoor Gym	Outdoor chest press/lateral pull	2Nos	400	400 SqM
		Outdoor triple horizontal bar	2Nos		
		Outdoor leg press	2Nos		
		Outdoor parallel bars	2Nos		
		Outdoor push up bars	2Nos		
		Outdoor sit-up bench	2Nos		
10	Selfie Point		1No	500	500 SqM
11	Beach utilities	Beach Sports (football court)	2Nos	800	1600 SqM
		Beach Sports (volleyball court)	3Nos	165	495 SqM
		Watch tower	3Nos	6.25	18.75 SqM
		Umbrella Hut	17Nos	5.5	93.5 SqM
		Shaded pavilion	1No	115	115 SqM
Total					26,029.09 SqM