

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

Agenda for the 54th Meeting of the Puducherry Coastal Zone Management Authority (PCZMA) to be held on 03.09.2025 at 4.00 PM 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 53rd Meeting of PCZMA held on 26.12.2024.

Sl. No.	Agenda No.	Decision taken	Action Taken Report	Status
1	–	The Authority decided to confirm the minutes of the 53 rd Meeting of PCZMA	No action required	Completed
GOVERNMENT PROJECT				
2	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	Communicated vide Lr. No. 21275/DST&E/PCZMA/CRZ /CLR/SCI/2025/171 dated 17.04.2025	Completed
RESIDENTAIL PROJECTS				
3	2	Recommended the proposal to PPA for 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.	Communicated vide Lr. No. 66390/DST&E/PCZMA/CRZ /CLR/SCI/2025/171 dated 09.04.2025	Completed
4	3	Recommended the proposal to PPA for 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.	Communicated vide Lr. No. 73635/DST&E/PCZMA/CRZ /CLR/SCI/2025/166 dated 07.04.2025	Completed
5	4	Recommended the proposal to PPA for 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.	Communicated vide Lr. No. 90853/DST&E/PCZMA/CRZ /CLR/SCI/2025/168 dated 07.04.2025	Completed
COMMERCIAL AND OTHER PROJECTS				

6	5	Recommended the proposal to PPA for 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 by Tmt. A. Sujee.	Communicated vide Lr. No. 88621/DST&E/PCZMA/CRZ /CLR/SCI/2025/167 dated 07.04.2025	Completed
7	6	Recommended the proposal to MoEF&CC for 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.	Communicated vide Lr. No. 101406/DST&E/PCZMA/CR Z/CLR/SCI/2025/190 dated 25.04.2025	Completed
8	7	Recommended the proposal to PPA for 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.	Communicated vide Lr. No. 88621/DST&E/PCZMA/CRZ /CLR/SCI/2025/197 dated 30.04.2025	Completed
9	8	Recommended the proposal to MoEF&CC, GoI for 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.	Communicated vide Lr. No. 101404/DST&E/PCZMA/CR Z/CLR/SCI/2025/184 dated 25.04.2025	Completed
GENERAL AGENDA				
10	1	<p>Conduct of Public Hearing on Draft Coastal Zone Management Plan for Puducherry and Karaikal prepared under CRZ Notification, 2019.</p> <p>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 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.</p>	<p>OA No. 283 of 2024 has disposed off by the Hon’ble National Green Tribunal Principal Bench and Southern Bench.</p> <p>The tribunal has vacated the stay of conduct of Public hearing in Puducherry and Karaikal on draft CZMP for Puducherry and Karaikal regions prepared under CRZ Notification, 2019.</p>	CZMP finalization under process.

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

GOVERNMENT PROPOSAL

Agenda Item No. 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.

Parivesh 2.0 Proposal No.: IA/PY/CRZ/549607/2025

The salient features of the proposal are stated below:

i.	Extent of land	<ul style="list-style-type: none">• Total Area: 28.25 Ha.• Proposed Area: 9.38 Ha.
ii.	CRZ Classification	CRZ IB, CRZ – II and CRZ- IVB
iii.	Proposed Construction Activities	<ol style="list-style-type: none">1. The upgraded facility is planned to accommodate 457 fishing vessels, including 209 FRP motorised crafts, 248 trawlers of varying sizes, and 5 tuna boats.2. Fish handling 29,647 TPA3. And Auction Halls4. Tuna grading and packing facilities,5. Net mending and Drying areas6. Ice plant (75 T/day)7. Fish processing units8. Fuel storage9. Maintenance dredging 2.32 Lakh10. Repairing quay11. Boat repair sheds12. Fishermen amenities13. Effluent Treatment Plant14. Sewage Treatment Plant.15. RC diaphragm wall,16. communication facilities,17. Roads, Water, Electricity, Drainage, and Sanitation18. Sea water OHT19. Fresh Water OHT20. Gear Head21. Boat parking22. Fishermen rest shed23. Compound wall24. Radio Communication centre25. Strengthening fisheries and export
iv.	Other details	<p>Water:</p> <ul style="list-style-type: none">• Total water requirement for washing- 107.2 KLD (82.2 KLD sea water + 25 KLD fresh water)• Total water requirement for domestic usage- 141 KLD• Source of Water: Public supply.• STP Capacity of 100 KLD• ETP Capacity of 150 KLD <p>Power:</p> <ul style="list-style-type: none">• 250 kW from PED. As a sustainable initiative a 250 kW capacity of solar panels will be installed on the roof area covering 3020 Sq.m. <p>Solid waste generation and management. (Operation)</p>

		<ul style="list-style-type: none"> • Total SW generation 400 kg/day. • Bio- degradable waste- 160 kg/day (municipality) • Non-biodegradable- 240 kg/day (Authorized recyclers and vendors) <p>Fish waste–75 kg/day (poultry vendors).</p>
v.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p>For Fishermen amenities:</p> <p>As per para 8 sub section I, CRZ – I, Clause – (i) (c) of CRZ Notification, 2011 states are follows;</p> <p>(i) no new construction shall be permitted in CRZ-I except,- (c) facilities that are essential for activities permissible under CRZ-I.</p> <p>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011 states are follows:</p> <p>(i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised 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.</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> <p>For the repairing of quay, Fish handling and auction hall, Tuna grading and packing hall, Net mending shed and net drying yard, Boat parking, maintenance dredging :</p> <p>CRZ Notification, 2011 Para 3. Sub Section CRZ,- (i) (a) states that those <u>directly related to waterfront</u> or directly needing <u>foreshore facilities</u>; Explanation: The expression “foreshore facilities” means those activities permissible under this notification and they require waterfront for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like.</p> <p>CRZ Notification, 2011 Para 3 (Prohibited activities within CRZ): under Sub Section</p> <p>(i) Setting up of new industries and expansion of existing industries except,-</p> <p>(a) those <u>directly related to waterfront or directly needing foreshore facilities</u>; Explanation: The expression “foreshore facilities” means those activities permissible under this notification and they require waterfront for their operations such</p>

		<p>as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like.</p> <p>(ii) (b) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification and facilities for regasification of Liquefied Natural Gas (hereinafter referred to as the LNG) in the areas not classified as CRZ- I(A) subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and guidelines issued by MoEF and subject to further terms and conditions for implementation of ameliorative and restorative measures in relation to environment as may be stipulated by in MoEF.</p> <p>(iii) Setting up and expansion of fish processing units including warehousing except hatchery and natural fish drying in permitted areas:</p> <p>(iv) (<u>land reclamation</u>, Bunding or disturbing the natural course of seawater <u>except those</u> , - (a) required for setting up, construction or modernisation or expansion of foreshore facilities like ports, harbours, jetties, wharves, quays, slipways, bridges, sealink, road on stilts, and such as meant for defence and security purpose and for other facilities that are essential for activities permissible under the notification.</p> <p>(b) Measures for <u>control of erosion</u>, based on scientific including Environmental Impact Assessment (EIA) Studies.</p> <p>(c) <u>Maintenance or clearing</u> of waterways, channels and ports, based on EIA studies.</p>					
vi.	Remarks	<p>As per the EIA Notification, 2006 SCHEDULE (paragraph 2 and 7) amendment vide S.O. 3194(E) dated 14th July, 2022 in the Table 7e Ports/ harbors 30,000 TPA of fish handling capacity and General conditions para 2 Maintenance dredging is exempt from the Environmental clearance.</p> <table><tr><td>7(e)</td><td>Ports, Harbours, break waters, dredging.</td><td>≥ 5 million TPA of cargo handling capacity (excluding fishing harbours)</td><td>< 5 million TPA of cargo handling capacity and/or ports/ harbours ≥10,000 TPA of fish handling capacity</td><td>General Condition shall apply. Note: 1. Capital dredging inside and outside the ports or harbours and channels are included. 2. Maintenance dredging is exempt provided it formed part of the original proposed for which environment Management Plan (EMP) was prepared and environmental clearance obtained."</td></tr></table> <p>S.O. 3194(E).14.07.2022:</p> <p>(iii) against item 7(e), in column (4), for the figures and letters “10,000 TPA”, the figures and letters “30,000 TPA” shall be substituted</p> <p>“APPENDIX-IX EXEMPTION OF CERTAIN CASES FROM REQUIREMENT OF ENVIRONMENTAL CLEARANCE (S.O. 1224 (E) 28.03.2020.)</p> <p>(7) Dredging and desilting of dams, reservoirs , weirs, barrages, river and canals for the purpose of their maintenance , upkeep and disaster management.</p>	7(e)	Ports, Harbours, break waters, dredging.	≥ 5 million TPA of cargo handling capacity (excluding fishing harbours)	< 5 million TPA of cargo handling capacity and/or ports/ harbours ≥10,000 TPA of fish handling capacity	General Condition shall apply. Note: 1. Capital dredging inside and outside the ports or harbours and channels are included. 2. Maintenance dredging is exempt provided it formed part of the original proposed for which environment Management Plan (EMP) was prepared and environmental clearance obtained."
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		<p>Based on the clarification issued by MoEF&CC vide O.M dt 12.07.2023 the following are reproduced;</p> <p><i>5. Based on the recommendations of the EAC and keeping in view the direction of Hon'ble NGT, the matter has been examined by the Ministry in detail and it is hereby directed that the exemption from EC provided vide S.O.1224 (E) dated 28.03.2020 for dredging and desilting of dams, reservoirs, weirs, barrages, river and canals shall be subject to Environmental Safeguards as proposed in the National Framework for Sediment Management issued by the Ministry of Jal Shakti, Department of Water Resources, River Development and Ganga Rejuvenation as enclosed to this Office Memorandum.</i></p>
vii.	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	<p>Yes, SEIAA.</p> <p>(As per MoEF & CC Notification, 2011 S.O.3085 (E) dated 28.11.2014 para 4.2 in sub para (ii) (c) SEIAA, for the projects specified under paragraph 4 (i) except with respect to item (d) thereof relating to building projects with less than 20,000 Sq.mts of built up area) and for the projects not attracting EIA Notification, 2006).</p>

For Authority reference:

- i) As per the CRZ Notification, 2011 vide Notification S.O. 3085 (E) dated 28th November, 2014. Para 4 (1) (d) Construction involving more than 20,000 sq mts built-up area in CRZ-II shall be considered for approval in accordance with EIA notification, 2006 however, for projects less than 20,000 sq 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.
- ii) 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	Combined EC & CRZ	SEIAA	Applicant ↓

	up area < 20, 000 Sq. m in the designated area of CRZ – III & CRZ – II.			<p>CZMA</p> <p>↓</p> <p>Ministry - EAC (CRZ)</p> <p>↓</p> <p>SEIAA</p>
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Annexure: Proposed components, Area, Quantity and CRZ Classification as per the CRZ Notification, 2011

CRZ Classification of the Proposed Development

Sl.No.	Description	Area	Nos.	CRZ Classification	Contd.				
Proposed components with CRZ classification									
1	Fish Handling & Auction Hall	779.3	1	CRZ-IB, II	18	Civic Amenities	1395.4	2	CRZ-IB, II
2	Fish Handling & Auction Hall	360.4	1		19	Compound wall	112	1	CRZ-IB, II
3	Tuna Handling & Auction Hall	1125.4	1	CRZ-IB	20	Quay (Diaphragm wall)	425.88	1	CRZ-IB
4	Gear shed	161.3	8	CRZ-II	21	Concrete Surface	1820	1	CRZ-IB
5	Fishermen Rest shed	213.4	4	CRZ-IB, II	22	Sea Water Over Head Tank 1	182.52	1	CRZ-II
6	Net mending shed (1)	206.95	4	CRZ-II & Non CRZ area	23	Fresh Water Over Head Tank 2	174.42	1	CRZ-II
7	Net drying yard	400	8		24	Vehicle Parking Area	1406.6	1	CRZ-IB, II
8	Combined Area for ETP/STP	1566.9	1	CRZ-IB	25	Gate	511.3	1	CRZ-II
9	Area for Ice Plant & Chilled Storage	778.77	1	CRZ-IB	26	Rainwater storage tank	1351.6	1	CRZ-II & Non CRZ area
10	Boat Repair Shop	95.34	1	CRZ-IB	27	Repair quay	0.027	1	CRZ-IB
11	Security/Guard House	27.24	1	CRZ-II	28	Revetment	3024	1	CRZ-IB
12	Area for fish processing and ancillaries	1400	1	CRZ-IB, II	29	Sloping hard 1:10	2210.8	1	CRZ-IB
13	Radio communication centre	224.12	1	CRZ-IB	30	Sloping hard 40 m	100	1	100
14	Fish loading area	1098	1	CRZ-IB	31	10 m Wide Asphalt Road	12,562	1	CRZ-II & Non CRZ area
15	Public Toilet Block	67.73	2	CRZ-II	32	18 m Wide Asphalt Road	11,214	1	CRZ-IB, II
16	Boat Parking (Wbm Surface) (dock repair yard)	31,767	1	CRZ-IB, II	33	5m Wide Conc. Surface	9,820	1	CRZ-IB
17	Boats Parking Area	1689.7	1	CRZ-IB, IVB	Total (Proposed development on Land side)				93,800
					34	Beach Landing slope (River side)	12,299.41		CRZ-IB, IVB
Proposed development							106099.41	24	

Hence, placed before the Authority for decision making.

Agenda Item No. 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.

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">Land Area: 39898.22 Sq.m @ 9.86 Acres.Proposed Built up area: 2644.18 Sq.m.Total Road area: 13800.66 Sq.m.Compound wall: 1369.96 Sq.m.										
ii.	CRZ Classification	<p>CRZ IA (50m Mangrove Buffer Area and CRZ – II)</p> <p>Proposed area as per the IRS Report:</p> <div><table><tr><th>CRZ - Classification</th><th>Area in Sq.m</th></tr><tr><td>CRZ - IA (50m Mangrove Buffer Zone)</td><td>1579.9</td></tr><tr><td>CRZ - II</td><td>25545.03</td></tr><tr><td>Outside CRZ</td><td>13067.77</td></tr><tr><td>Total</td><td>40192.7</td></tr></table></div>	CRZ - Classification	Area in Sq.m	CRZ - IA (50m Mangrove Buffer Zone)	1579.9	CRZ - II	25545.03	Outside CRZ	13067.77	Total	40192.7
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CRZ - IA (50m Mangrove Buffer Zone)	1579.9											
CRZ - II	25545.03											
Outside CRZ	13067.77											
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iii	Proposed Construction Activities	<ol style="list-style-type: none"> 1. Administration Blocks (Ground Floor and First Floor) 2. Hostel Blocks (G + 1 - For 75 Candidates) 3. Workshop (1Nos) 4. Library 5. Canteens 6. Toilets 7. IDTS Control Room 8. Internal Roads 9. Compound Wall
iv	Other details	<ul style="list-style-type: none"> • Total Water Requirement: 5000 L/d • Source of Water: Public supply • Total Solid Waste Generation: 50 kg will be handed over to Puducherry Municipality.
v.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<p>As per para 8 sub section I, CRZ – I, Clause – (i) (c) of CRZ Notification, 2011 states are follows;</p> <p>(i) no new construction shall be permitted in CRZ-I except,- (c) facilities that are essential for activities permissible under CRZ-I</p> <p>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011 states are follows:</p> <ol style="list-style-type: none"> i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised structures. 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. <ul style="list-style-type: none"> • 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.
vi.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> • The R.S. 77 partially falls under CRZ – II and R.S. 78 partial falls under CRZ – IA (50m Mangrove buffer area and CRZ- II as per the existing CZMP prepared under CRZ Notification, 2011. • The site is presently a vacant Land. • East: Thengaithittu Fishing Harbour Road; Thengaithittu Mangroves areas. • West: Vacant lands • North: Thengaithittu Fishing Harbour Road and Thengaithittu Mangroves areas. • South: Vacant land; M/s. Achariya Bala Siksha Mandir, School <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° 54' 58.248" N</td><td>79° 49' 19.488" E</td></tr> <tr> <td>B</td><td>11° 54' 52.776" N</td><td>79° 49' 28.272" E</td></tr> <tr> <td>C</td><td>11° 54' 47.808" N</td><td>79° 49' 28.056" E</td></tr> <tr> <td>D</td><td>11° 54' 50.986" N</td><td>79° 49' 23.070" E</td></tr> <tr> <td>E</td><td>11° 54' 52.970" N</td><td>79° 49' 19.616" E</td></tr> </tbody> </table>	Label	Latitude	Longitude	A	11° 54' 58.248" N	79° 49' 19.488" E	B	11° 54' 52.776" N	79° 49' 28.272" E	C	11° 54' 47.808" N	79° 49' 28.056" E	D	11° 54' 50.986" N	79° 49' 23.070" E	E	11° 54' 52.970" N	79° 49' 19.616" E
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vii.	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	Yes. PCZMA recommended to Puducherry Planning Authority.																		

Note:

- i) No construction activity is proposed in the CRZ- IA i.e., 50m Mangrove buffer Zone.
- ii) 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.
- iii) In between the proposed site and HTL of Sea an existing Thengaithittu Fishing Harbour road is present, which was laid before 19.02.1991.
- iv) The proposal complies with existing CZMP prepared a per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

RESIDENTIAL PROJECTS:

Agenda Item No. 3: 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"> Land Area; 1200 Sq. ft. Total built of area; 1,772.65 Sq.ft
ii.	CRZ Classification	CRZ – II
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 sub section (ii), II, CRZ – II, of CRZ Notification, 2011: <ul style="list-style-type: none"> i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures. 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

		<p>on landward side of any new roads which are constructed on the seaward side of the existing road.</p> <ul style="list-style-type: none"> 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.
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> The R.S. 124 partially falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. Presently existing ground floor AC sheet and RCC (Toilet) building. East: Residential houses; Old Harbour road; Bay of Bengal. West: Residential houses. North: Internal road; vacant land. South: Residential houses. <p>GPS coordinates as per the IRS report:</p> <ul style="list-style-type: none"> 11°53'48.8"N 79°49'28.3"E
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	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.
 - 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. 4: 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"> Total Plot Area: 167.44 Sq. m. Total Built-up Area: 280.73 Sq.m.
ii.	CRZ Classification	CRZ II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> <i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i> <ol style="list-style-type: none"> Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.

		<div>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.</div> <div><div></div><div>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.</div></div>																	
iv.	Remarks	<div>Details of the site:</div> <div><div></div><div>The R.S. 228 fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.</div><div>The site is presently a vacant Land.</div><div>East: Residential Houses; Roads and Bay of Bengal.</div><div>West: Residential Houses and Chennai to Puducherry ECR.</div><div>North: Internal road; Residential houses.</div><div>South: Residential houses</div></div> <div><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><div>GPS coordinates of the site as per the IRS report</div></div>	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	<div>Yes.</div> <div>PCZMA recommended to Puducherry Planning Authority.</div>																	

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. 5: 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"> Total Plot Area: 1824 Sq. ft. Total Built-up Area: 3261 Sq.ft. 															
ii.	CRZ Classification	CRZ – II															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> <i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i> <ul style="list-style-type: none"> i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures. 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. 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. 															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> The R.S. 178 partially falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. The site is presently a vacant Land. East: Puducherry to Chennai ECR; Vacant land and Bay of Bengal. West: Vacant land; Residential Houses North: Vacant land; Commercial buildings. South: Commercial building. <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	<p>Yes.</p> <p>PCZMA recommended 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.

3. The proposal complies with existing CZMP prepared a per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

Agenda Item No. 6: 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 52nd 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</p>

			<p>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>
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Hence, placed before the Authority for decision making.

Agenda Item No. 7: 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"> Total Plot Area: 80.29 Sq.m Total Built-up Area: 62 Sqm
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"> 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 R.S. 142 fully under CRZ – III (NDZ) as per the existing CZMP prepared under CRZ Notification, 2011. Presently a existing A/C sheet roof buiding. East: Residential Houses; Vacant land. Vacant land and Bay of Bengal. West: Residential Houses North: Internal Road; Residential building. South: Vacant land: Residential building.
v	Whether issue of clearance is within the scope of PCZMA / SEIAA / MoEF&CC	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. 8: 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	<ul style="list-style-type: none">• <i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i><ul style="list-style-type: none">i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised structures.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

		<p>constructed on the seaward side of the existing road.</p> <ul style="list-style-type: none"> 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.
iv.	Remarks	<ul style="list-style-type: none"> The R.S. 239pt partially falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. The site is presently existing building. East: Internal roads: Commercial buildings; land and Bay of Bengal. West: Residential Houses North: Internal road; Commercial / Residential buildings. South: Commercial building
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.

Hence, placed before the Authority for decision making.

Agenda Item No. 9: 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"> Total Plot Area: 201.11 Sq.m. Total Built-up Area: 429.7 Sq.m.
ii.	CRZ Classification	CRZ II

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 sub section (ii), II, CRZ – II, of CRZ Notification, 2011: <ul style="list-style-type: none"> i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised structures. 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. <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> 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. 															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> • The R.S. 88 fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. • The site is presently a vacant Land. • East: Internal road; Residential Houses; Roads and Bay of Bengal. • West: Residential Houses • North: Residential houses. • South: Residential houses. <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	<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 a per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

Agenda Item No. 10: 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"> Total Plot Area: 111.52 Sq.m. Total Built-up Area: 262. Sq.m. 															
ii.	CRZ Classification	CRZ II															
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> <i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i> <ul style="list-style-type: none"> i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures. 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. 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. 															
iv.	Remarks	<p>Details of the site:</p> <ul style="list-style-type: none"> The R.S. 198 fully 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: Residential houses. South: Residential Houses.. <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° 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> </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	<p>Yes.</p> <p>PCZMA recommended to Puducherry Planning Authority.</p>															

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 a per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

Agenda Item No. 11: 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"> • Total Plot Area: 206.46 Sqm • Total Built-up Area: 273.06 Sqm
ii.	CRZ Classification	CRZ II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> • <i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i> <ol style="list-style-type: none"> i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures. 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>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	<ul style="list-style-type: none"> • The R.S. 239pt fully falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011. • The site is presently a existing building. • East: Residential Houses; Internal roads and Bay of Bengal. • West: Residential Houses • North: Residential houses. • South: Internal road; Residential Houses. <p>Site coordinates as per IRS report.</p>

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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 a per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

Agenda Item No. 12: 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"> • Total Plot Area: 111.63 Sq. m. • Total Built-up Area: 139.80 Sq.m.
ii.	CRZ Classification	CRZ II
iii.	Whether permitted activity as per CRZ Notification, 2011? If yes, specify the relevant rules	<ul style="list-style-type: none"> • <i>As per para 8 sub section (ii), II, CRZ – II, of CRZ Notification, 2011:</i> <ul style="list-style-type: none"> i) Building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised structures. 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 Index or Floor Area ratio which shall be as per 1991 level.

		<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">• The R.S. 123/12/A/1 partially falls under CRZ – II as per the existing CZMP prepared under CRZ Notification, 2011.• The site is presently a vacant land.• East: Residential Houses; Puducherry to Chennai ECR and Bay of Bengal.• West: Residential Houses.• North: Internal road; Residential houses;• South: Residential houses; Vacant land. <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	<p>Yes.</p> <p>PCZMA recommended 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 a per under CRZ Notification, 2011.

Hence, placed before the Authority for decision making.

COMMERCIAL AND OTHER PROJECTS

Agenda Item No. 13: Proposed construction of Commercial Buildings 1. Three Storeyed Administration-cum-guest room building 2. Two storeyed guest room buildings (Block1 &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.
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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	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
		Total		1,599.49
vi.	CRZ Classification	CRZ III No Development Zone of Chunnambar Back water).		
		Sl.No.	CRZ - Classification	Area in Sq.m
		1.	CRZ - III (NDZ)	2756.26
		2.	Outside CRZ	5337.45
		Total		8093.71
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	<p>. The site details is reproduced below:</p> <ol style="list-style-type: none"> The site is presently vacant land. 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. iii. The width of the Chunnambar backwaters at the project location is 390 m, as measured using the Google Earth application. 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. 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. <p>GPS coordinates of the site as per IRS report:</p>		

		<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>Yes. 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:</p> <p>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.</p>																								
xi.	Whether issues of clearance is within the scope of PCZMA/ SEIAA/MoEF&CC/ PPA.	PCZMA recommended 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.

GENERAL AGENDA

Agenda Item No. 14: Ratification of Coastal protection measures projects by the Public Works Department, Puducherry.

- i) CRZ clearance for proposed Construction of Groynes for coastal protection measures at Pillaichavady, Oulgaret Municipality, Puducherry by Public Works Department (PWD), Puducherry.
- ii) CRZ clearance for Coastal Protection Measures on sea erosion for Pillaichavady (North) Chinnakalapet, Periyakalapet, and Ganapathychettikulam in Puducherry by the Public Works Department, Puducherry.

In this regard, the said proposals was recommended by the PCZMA/DSTE to SEIAA for CRZ clearance. Accordingly, SEIAA has issued CRZ clearance.

Hence, the proposal was placed for ratification.

Agenda Item No. 15: Ratification of 15% yearly revision of the consolidated pay to Coastal Management Consultant, PCZMA

- In the 48th Meeting of PCZMA, held on 29.09.2022, a decision was made to enhance the consolidated pay for the Coastal Management Consultant. The authority approved 15%

yearly revision of the consolidated pay for the contractual position, subject to the availability of funds in the PCZMA.

- Accordingly, Chairperson, PCZMA has approved the approved said proposal thro Note sheet for 15% revision which works out to Rs. 27,600/- (exclusive of Service Charge @ 10% and GST @ 18%) from 01.10.2024.
- Further, e-file dated 29.01.2025 Chairman, PCZMA decided that the blanket approval for enhancement of pay for contractual staff as decided in the 48th Meeting of PCZMA held on 29.09.2022 shall not be implemented in future. All enhancement of pay proposals will be given only with the approval of the Chairman / PCZMA.
- In this regard, revision of consolidated pay of Rs. 27,600/- exclusive of Service Charge @ 10% and GST @ 18% paid from 01.10.2024.
- Hence, the proposal was placed for ratification.

Agenda Item No. 16: Any other Items with permission of Chair.
