

**F.No.11-28/2022-IA.III**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**IA-III Section (CRZ)**

Indira Paryavaran Bhawan  
Jor Bagh Road  
New Delhi – 110003  
Dated: 15<sup>th</sup> September, 2022

**To**

**M/s Jayaram Hotel Private Limited**  
**185, Vysial Street,**  
**Puducherry - 605001**  
*Email: prashanth.gopinath@gmail.com*

**Subject: Development of Hotel, Resort and Recreational Activities at R.S.No.51/2, Pudukuppam Village, Poomankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by M/s Jayaram Hotel Private Limited - CRZ Clearance - regarding.**

Sir,

This has reference to your proposal No. IA/PY/CRZ/281612/2022 dated 04<sup>th</sup> July, 2022 on the above mentioned project proposal for CRZ Clearance, in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 issued under the Environment (Protection) Act, 1986.

2. The Ministry of Environment, Forest and Climate Change has examined the proposal for CRZ Clearance to the project for Development of Hotel, Resort and Recreational Activities at R.S.No.51/2, Pudukuppam Village, Poomankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by M/s Jayaram Hotel Private Limited.

3. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/Construction and Miscellaneous projects, in its meetings held on 20/07/2022 and 04/08/2022 through video conferencing. The project proponent and their consultant made detailed presentation and informed as under:

(i). The total land area is 24,500 Sq.m (6.05 Acres) and the total built up area is 8190.49 Sq.m.

(ii). The built up area details are as under:-

S.No	Block	Description	No. of floors	Plot coverage (Sq.m.)	No. of units	FSI Area (Sq.m)	Total Built up area (Sq.m)
1	Admin & Reception Building	Ground floor (Reception, Back office rooms, Guest Toilets)	1	933	1	933	933
2	Kitchen & Restaurant	Ground floor (Kitchen, Restaurant, Receiving Area), First Floor (Staff Meeting Hall)	2	783.98	1	1567.96	1,612.46
3	Recreation Activity	Play Area & Spa	1	681.03	1	681.03	681.03



	Block						
4	Other Building	Utilities security, EB, Pump Room	1	89.16	3	89.16	89.16
Room Details	Block -1 to 8	Cottage/Villa Rooms:8	1	448.88	8	444.96	448.88
5							
6	Block -1	Room :17	2	587.73	1	1239.24	1313.68
7	Block -2	Room :17	2	597.23	1	1220.24	1294.68
8	Block -3	Room :14	2	908.80	1	890.66	908.80
9	Block -4	Room :14	2	908.80	1	890.66	908.80
Total Built up area						7956.91	8190.49
FSI Coverage (7937.91/24500)						0.325	
Non-FSI Coverage (Swimming Pool )						233.58(105.6)	
Plot Coverage (7937.91/24500)						24.24%	

- (iii). The proposed facility is located in CRZ-III area. The coordinates of the project is Latitude: 11°52'3.67"N & Longitude: 79°48'59.51"E. The proposed project is not passing through any of the Eco Sensitive Zone, National Park and Sanctuaries.
- (iv). Daily water demand during the construction Phase is 9KDL, Operation Phase water demand is 58.88 KDL. Power Supply Construction Phase 350 KW -sourced from PED. Power Backup is 2x250kVA DG sets will be used as per requirement.
- (v). The waste generation during the operation phase shall be 135kg/day which will be disposed through on site collection and handover to authorized vendor.
- (vi). The project will provide employment for 50 persons during construction phase and 290 persons during operation phase.
- (vii). The total cost of project is ₹ 30.2 crore.
- (viii). The Puducherry Coastal Zone Management Authority has recommended the proposal for CRZ clearance *vide* letter No.576/DST&E/PCZMA/CRZ/CRL/SCI2022/36 dated 13/06/2022.

4. The Committee made detailed deliberation on the proposal. The Committee suggested that the CRZ clearance for building construction shall be subject to local town and country planning rules with overall height of construction not exceeding 9 mts with Ground + one Floor. The Committee suggested that the PP shall develop greenbelt with native species suitable for the coast and shall also reduce electricity dependency from the power grid by using renewable energy sources. The PP submitted an undertaking stating that 10% of total electricity will be achieved through installation of solar panels in the resort. The PP also committed that 33% green belt shall be developed with native and wind resistant species and submitted an undertaking to that effect.

As per the CRZ Notification 2011, para 8 (i) III B(i) "Development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure-III" is a permissible and regulated activity.

5. Based on the recommendation of the Puducherry Coastal Zone Management Authority and considering the submissions made by the project proponent, the Ministry of Environment, Forest and Climate Change, in acceptance of the recommendations of the Expert Appraisal Committee (CRZ), hereby accords CRZ Clearance to the project for **Development of Hotel, Resort and Recreational Activities at R.S.No.51/2, Pudukuppam Village, Poomankuppam Revenue Village, Ariyankuppam Commune**

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**Panchayat, Puducherry by M/s Jayaram Hotel Private Limited**, under the provisions of the CRZ Notification, 2011 and amendments thereto, subject to the compliance of terms and conditions as under:-

**PART A – SPECIFIC CONDITIONS:**

- (i). The construction shall be as per extant norms given at Annexure-III of the CRZ Notification, 2011 and as amended from time to time.
- (ii). 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.
- (iii). The overall height of construction upto the highest ridge of the roof shall not exceed 9 metres and the construction shall not be more than Ground Floor + one Floor.
- (iv). Extraction of sand, leveling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be undertaken within 500 metres of the High Tide Line. This as per Annexure-III of CRZ Notification 2011
- (v). Necessary arrangements for the treatment of the sewage and solid wastes must be made and it must be ensured that the untreated sewage and solid wastes are not discharged into the water or on the beach; and no sewage or solid waste shall be discharged on the beach.
- (vi). To allow public access to the beach, at least a gap of 20metres width shall be provided between any two hotels or beach resorts; and in no case shall gaps be less than 500 metres apart.
- (vii). No construction shall be allowed in NDZ areas of the CRZ-III.
- (viii). As committed, 10% of total electricity requirement shall be achieved through installation of solar panels in the resort.
- (ix). The open area of the project site shall be suitably landscaped with appropriate vegetal cover. The PP shall develop green belt in 33% of the plot area with native species.
- (x). No groundwater shall be extracted within CRZ area to meet the water requirements during the construction and / or operation phase of the project.
- (xi). Any temporary physical infrastructure setup during construction period shall be removed simultaneously with completion of laying of each segment of the project.
- (xii). No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (xiii). The recommendation made by the Puducherry Coastal Zone Management Authority *vide* letter No. 576/DST&E/PCZMA/CRZ/CRL/SCI2022/36 dated 13/06/2022, shall be implemented in letter and spirit.
- (xiv). All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

**PART B - GENERAL CONDITIONS:**

- (i). Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
- (ii). 'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
- (iii). Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary





precautions for general safety and health aspects of people, only in approved sites with the approval of Competent Authority.

- (iv). All liquid waste arising from the proposed development will be disposed of as per the norms prescribed by Central / State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea / coastal water bodies. It shall be ensured that the wastewater generated is treated in the STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. within the development. The project proponent should also make alternate arrangement for situation arising due to malfunctioning of STP. There shall be regular monitoring of standard parameters of the effluent discharge from STP under intimation to the SPCB.
- (v). Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (vi). A copy of the clearance letter shall be uploaded on the website of the concerned State Coastal Zone Management Authority/State Pollution Control Board. The Clearance letter shall also be displayed at the Regional Office, District Industries Centre and Collector's Office / Tehsildar's office for 30 days.
- (vii). A Six-monthly monitoring report shall need to be submitted by the project proponent to the concerned Regional Office of this Ministry regarding the implementation of the stipulated conditions.
- (viii). The Ministry of Environment, Forest & Climate Change or any other Competent Authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (ix). Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
- (x). In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (xi). The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non-compliance.
- (xii). All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponent from the respective Competent Authorities.
- (xiii). The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board (SPCB) and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <https://parivesh.nic.in/>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the concerned Regional Office of this Ministry.
- (xiv). A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local

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NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.

- (xv). The proponent shall upload the status of compliance of the stipulated conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.
- (xvi). The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the project proponent along with the status of compliance of clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.

6. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

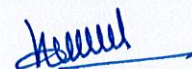
7. The Ministry reserves the right to stipulate additional conditions, if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time bound manner. The Ministry may revoke or suspend the CRZ clearance, if implementation of any of the above conditions is not found satisfactory.

8. Concealing factual data or submission of false / fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.

9. Any appeal against this CRZ clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

10. The above conditions shall be enforced, *inter-alia* under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

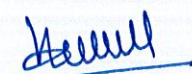
11. This issues with approval of the Competent Authority.



(Dr. H. Kharkwal)  
Scientist 'E' (CRZ)

**Copy to:**

1. The Deputy DGF (C), Ministry of Environment, Forest and Climate Change, Integrated Regional Office, I<sup>st</sup> and II<sup>nd</sup> Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam Chennai – 34, Tamil Nadu
2. The Member Secretary, Puducherry Coastal Zone Management Authority, 3rd Floor, Housing Board Complex, Anna Nagar, Puducherry – 605 005.
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi – 110032
4. The Member Secretary, Puducherry Pollution Control Committee, 3<sup>rd</sup> Floor, Housing Board Complex, Anna Nagar, Nellithope, Puducherry – 605 005.
5. Guard File/Monitoring File/Website/Record File



(Dr. H. Kharkwal)  
Scientist 'E' (CRZ)



March

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