

No. 576/DST&E/PCZMA/CRZ/CLR/SCI/2022/ 3 6 4
GOVERNMENT OF PUDUCHERRY
DEPARTMENT OF SCIENCE, TECHNOLOGY & ENVIRONMENT
PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY
3rd Floor, PHB Building, Anna Nagar, Puducherry – 605 005.
Telephone: (0413) 2201256 ; Telefax: (0413) 2203494

Puducherry, the 13 JUN 2022

To

Shri. Sujit Kumar Bajpayee
Joint Secretary
Environment Impact Assessment – I, O/o JS(SKB)
Ministry of Environment, Forest and Climate Change
J – 232, Jal Block, Indira Paryavaran Bhavan
Jor Bagh Road, Ali Ganj, New Delhi – 110 003.

Sir,

Sub: PCZMA – CRZ clearance for the proposed development of Hotel, Resort & Recreational Activities at R.S. No. 51/2, Pudukuppam Village, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry by M/s. Jayaram Hotel Private Limited, Puducherry – Reg.

Ref: 1. PPA Letter No. 6751/PPA/Z(ACP/SB/R)/2021/426 dated 27.01.2022.
2. PCZMA Letter of No. dated on 03.02.2022.
3. Project proponent Letters received on dated 02.03.2022, 11.05.2022 & 30.05.2022.
4. Minutes of the 47 meeting of PCZMA held on 09.05.2022.

With reference to the above mentioned subject, it is informed that the above said proposal was placed in the 47th meeting of the Puducherry Coastal Zone Management Authority (PCZMA) held on 09.05.2022. The Authority heard the proposal and noted the following:

- (i) The proposed site falls under CRZ–III in No Development Zone (NDZ) i.e., 200 meters from HTL of Sea and in Non-NDZ i.e., between 200 meters to 500 meters as per the existing Coastal Zone Management Plan (CZMP) prepared under CRZ Notification, 2011.
- (ii) All the building construction activities proposed to be constructed is beyond 200 meters (i.e., Land area between 200 meters to 500 meters) as per the CRZ map submitted by the project proponent with the Total Plot Area of 24,500 Sq.mts. (6.05 Acres) and Total Built up Area of 8,190 Sq.mts.
- (iii) Annexure–III of CRZ Notification, 2011, 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 Forest and Climate Change, GoI states that ‘Construction of beach resorts or hotels with prior approval of MoEF in designated areas of CRZ–II and III for occupation of tourist or visitors’ is permissible.

The Authority after due deliberation recommended the proposal of M/s. Jayaram Hotel Pvt. Ltd., for construction of “Hotel, Resort & Recreational Activities” as tabulated below to the Ministry of Environment, Forest & Climate Change, GoI, subject to conditions:

Sl.No.	Name of the proposed constructions	No of Floors /Units
1.	Admin and Reception Building	1
2.	Kitchen and Restaurant (70 seating)	G + 1
3.	Recreation Activity Block	1
4.	Other Building (EB Room, Utility etc.,)	1
5.	Cottage / Villa Block (8 Units)	1
6.	Rooms & Blocks : (Block 1: 17 Rooms, Block 2: 17 Rooms, Block 3: 14 - Rooms, Block 4: 14 - Rooms Totally = 62 Rooms	Ground Floor + First Floor (Each Block)
7.	Sewage/Effluent Treatment Plant	1
8.	Swimming Pool	1

I. SPECIFIC CONDITIONS:

1. The project proponent shall obtain necessary building permission from the Puducherry Planning Authority before commencement of any construction activity.
2. The project proponent shall not undertake any construction within 200 metres from HTL i.e., NDZ portion of CRZ-III area.
3. The total Water Requirement shall be 39.58 KLD.
4. The project proponent shall make necessary arrangement for water source through public supply or private suppliers authorized by Puducherry State Ground Water Authority (PGWA).
5. No bore-well shall be constructed inside the premise for extraction of ground water. since, extraction of ground water in the CRZ area is a prohibited activity under CRZ Notification, 2011.
6. The total domestic waste water generation shall be 35 KLD and it shall be treated through Effluent Treatment Plant with required capacity and the treated water shall be used for gardening and Flushings.
7. The Treated waste water shall comply with the Standards stipulated under the Environment (Protection) Rules , 1986 and as prescribed by the Puducherry Pollution Control Committee(PPCC) in the Consent to Establish issued to the project.
8. Untreated wastewater shall not be discharged in the CRZ area.
9. The project proponent shall comply with the Consent conditions as stipulated by PPCC under the provisions of the Water (Prevention and Control of Pollution) Act 1974, the Air (Prevention and Control of Pollution) Act 1981 and the Environment (Protection) Act, 1986 issued vide dated 09.03.2022.

II. GENERAL CONDITIONS:

1. Proper arrangements shall be made for disposal of solid wastes in compliance with the Solid Waste Management Rules, 2016 and there shall not be any dumping of solid waste in CRZ areas.
2. The project proponent shall obtain necessary NOC / CRZ clearance from PCZMA / MoEF&CC if there is any change in the project or any additional construction / modification in the proposed building other than those for which CRZ clearance has been obtained.
3. All the recommendations mentioned in the DPR, Disaster Management Report, Risk Assessment (RA) Report and Environment Management Plan (EMP) shall be complied with in letter and spirit.
4. The project proponent shall submit bi-annual report and compliance report for the conditions stipulated by PCZMA on 1st June and 31st December of each calendar year to PCZMA until the completion of the project which is strict compliance.
5. 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.
6. The construction shall be consistent with the surrounding landscape and local architectural style.
7. 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 two floors (Ground floor + One Upper floor).
8. Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach with in the 200 meter from HTL of Sea (No Development Zone).
9. No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts with in the 200 meter from HTL of Sea (No Development Zone).

10. To allow public access to the beach, at least a gap of 20 metres width shall be provided between and in no case shall gaps be less than 500 metres apart.
11. Adequate Rain Water Harvesting structures shall be created for water percolation and to conserve / harvest the rainwater to the maximum extent possible.
12. PCZMA reserves the right to revoke this CRZ clearance if any of the conditions stipulated are not complied with.
13. The validity of CRZ clearance is only for **Seven years** from the date of issue for commencement of construction and operation.
14. Puducherry Coastal Zone Management Authority / Ministry of Environment Forest & 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.
15. All activities shall be in conformity with the provisions of the CRZ Notification, 2011

Yours sincerely,

(SMITHA. R, I.A.S.)

5/7 MEMBER SECRETARY - PCZMA

Enclosures:

1. Duly Filled in Application in Form-I prescribed under CRZ Notification, 2011.
2. Rapid Environmental Impact Assessment Report Prepared by M/s. Hubert Enviro Care Systems (P) Ltd, Chennai.
3. CRZ map indicating HTL and LTL demarcated in 1:4000 scale and Project layout superimposed on the above map prepared by Institute of Remote Sensing (IRS), Anna University, Chennai.
4. CRZ map indicating the CRZ-I, II, III and IV areas including other notified ecologically sensitive areas prepared by Institute of Remote Sensing (IRS), Anna University, Chennai.
5. Copy of Consent to Establish (CTE) / No Objection Certificate issued by Puducherry Pollution Control Committee, Puducherry.

Copy to:

- | | | |
|---|---|----------------------------|
| 1. The Member Secretary
Puducherry Pollution Control Committee
Puducherry. | } | For necessary information |
| 2. The Member Secretary
Puducherry Ground Water Authority
Puducherry. | | |
| 3. The Member Secretary
Regional Coastal Zone Management Committee
Puducherry. | } | For necessary information. |
| ✓ 4. Thiru. V. Ramachandran
Managing Director
M/s. Jayaram Hotels Private Limited
No. 90, Kamaraj Salai
Puducherry - 605 011. | | |
| 5. Standing Guard File. | | |