



File No: 11/14/2025-IA.III  
Government of India  
Ministry of Environment, Forest and Climate  
Change  
IA-III Section (CRZ)  
Centralized Processing Centre - Green  
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Dated 05/03/2025



To,

M/s Tamilnadu tourism development corporation limited  
Tamil Nadu Tourism Complex  
No.2, Wallajah Road  
Triplicane, Chennai – 600002  
Email: [pe.ftdc@gmail.com](mailto:pe.ftdc@gmail.com)

Subject:

**Proposal for CRZ Clearance – Reconstruction of Hotel Tamil Nadu at Rameswaram Village, Rameswaram Taluk, Ramanathapuram District, Tamil Nadu by M/s Tamil Nadu Tourism Development Corporation Limited – regarding**

Sir/Madam,

This has reference to your proposal No. IA/TN/CRZ/495636/2024 dated 06/09/2024 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 ‘**Reconstruction of Hotel Tamil Nadu at Rameswaram Village, Rameswaram Taluk, Ramanathapuram District, Tamil Nadu by M/s Tamil Nadu Tourism Development Corporation 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 390<sup>th</sup> meeting held on 31/01/2025**. The Project Proponent (**M/s Tamil Nadu Tourism Development Corporation Limited**) and consultant (**M/s ABC Techno Labs India Private Limited, Chennai**) have made a presentation on above said proposal and informed the following salient features of the proposal, including the details provided in the application of the project, to EAC:

1.	Brief description of the Project	The proposal seeks CRZ Clearance as per CRZ Notification 2011 for reconstruction of Hotel Tamil Nadu at Rameswaram Village, Rameswaram Taluk, Ramanathapuram District, Tamil Nadu. The existing facility consists of three hotel blocks (main block, mini block and new block) and a restaurant which was constructed before 1990 by TTDC, Government of Tamil Nadu falls under the survey no of 128 & 129/1B, Rameswaram village.					
2.	Salient features / Components of the project activity:						
S. No.		Description	Existing		After reconstruction		Remarks
			Area (Sq. m)	Percentage (%)	Area (Sq. m)	Percentage (%)	
1.	Existing Main block (proposed building) ground coverage	632.391	2.472	1157	4.522	Change	
2.	Existing Mini block ground coverage	889.915	3.478	889.915	3.478	No change	
3.	Existing New block	134.52	0.526	134.52	0.526	No change	
4.	Restaurant & Kitchen	768.122	3.002	768.122	3.002	No change	
5.	Manager Quarters	102.379	0.400	102.379	0.400	No change	
6.	Staff restroom	49.61	0.194	49.61	0.194	No change	
7.	Genset room	56.763	0.222	56.763	0.222	No change	
8.	Pump room	18.116	0.071	18.116	0.071	No change	
9.	Common toilets	23.505	0.09	23.505	0.09	No change	

10.	Bar & Driver dormitory	156.356	0.611	156.356	0.611	No change
11.	Coffee shop	49.239	0.192	49.239	0.192	No change
12.	Future expansion building	-	-	760	2.970	Change
13.	Existing pedestrian walkway	390	1.524	390	1.524	No change
14.	Existing road	2385	9.322	2385	9.322	No change
15.	Green cover	3837.576	15	3837.576	15	No change
16.	Open area	16090.358	62.892	14805.754	57.871	Change
Total area		25,583.85	100	25,583.85	100	
<p>The existing main block consists of G+1 structure of 21 rooms. The ground floor has Reception, Waiting Hall, Office and 10 Guest rooms &amp; 1 suite room, and the first floor has 9 guest rooms, 1 suite room, an administrative office, and a housekeeping room, which is a 45-year-old framed RCC structure. Now, TTDC has planned to demolish existing main block and proposed to construct new hotel block at S.F No. 128 &amp; 129/1B, Rameswaram Taluk, Ramanathapuram District, Tamil Nadu. The infrastructure facilities envisaged includes a G+1 structure with 24 rooms. <b>The total plot area of the project site is 25,583.85 Sq. m with total built-up area of 2125 Sq. m.</b></p>						
3.	CRZ Report/Maps prepared by			Institute of Remote Sensing, Anna University, Chennai		
4.	CRZ Categorization as per CRZ Report					
Survey No.		CRZ classification		Area in Sq.m	Total area in Sq.m	
128		CRZ-II		5950	5950	
129/1B		CRZ-II		7614.29	19,633.85	
		Outside CRZ		12019.56		
Grand Total				25,583.85	25,583.85	

5.	Applicability of EIA Notification 2006	Not Applicable															
6.	NOC from SPCB	Not Applicable															
7.	Certified Compliance Report from IRO (Expansion/Amendment Case)	Not Applicable															
8.	<p>Permissibility of project as per CRZ Notification 2011-</p> <p>As per CRZ Notification 2011 (As amended upto 22/03/2016), S.O.19 (E) the pertaining clauses as mentioned is reproduced below for reference.</p> <table><tr><th>Sl. No</th><th>Name of the content</th><th>Area in Sq. m</th><th>CRZ Classification</th><th>Permissible Clause Under CRZ 2011 notification</th></tr><tr><td>1.</td><td>Existing Main block (proposed building) ground coverage (S.F No. 129/1B)</td><td>1157</td><td>CRZ –II,</td><td>8 (II) (i), (ii) &amp; (iii)</td></tr><tr><td>2.</td><td>Future building expansion (S.F No. 128)</td><td>760</td><td>CRZ - II</td><td>8 (II) (i), (ii) &amp; (iii)</td></tr></table>		Sl. No	Name of the content	Area in Sq. m	CRZ Classification	Permissible Clause Under CRZ 2011 notification	1.	Existing Main block (proposed building) ground coverage (S.F No. 129/1B)	1157	CRZ –II,	8 (II) (i), (ii) & (iii)	2.	Future building expansion (S.F No. 128)	760	CRZ - II	8 (II) (i), (ii) & (iii)
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9.	EIA Consultants details	M/s ABC Techno Labs India Private Limited, Chennai															
10.	Baseline period for EIA	May 2023															
11.	Applicability of Terrestrial and Marine EIA	Incorporated in the EIA report															
12.	Anticipated impacts (mention page no of EIA)	Anticipated Impacts are detailed in Chapter 4 (Page. No. 96)															
13.	Mitigation measures proposed (mention page no of EIA)	Mitigation Measures are detailed in Chapter 4 (Page. No. 96)															
14.	Disaster Management Plan (mention page no of EIA)	Disaster Management Plan (DMP) are discussed in Chapter 7 under the section 7.3 (Page. No. 107)															
15.	Risk Assessment (mention page no of EIA)	Risk Assessment are discussed in Chapter 7 under the section 7.2 (Page. No. 106)															
16.	Total Project cost	9.9 crore															

17.	Is project located in erosion prone area (yes/no)	No
18.	If yes, specific the management plan proposed	No
19.	EMP cost proposed (capital and recurring)	CER Cost is 9.9 lakhs EMP Cost: 38.6 lakhs
20.	Forest Clearance requirement	Not Applicable
21.	Wildlife Clearance Requirement	Not Applicable
22.	Proposed Green Cover	Existing green cover in 3837.576 Sq.m (15% of the total area)
23.	Proposed budget for green cover development	-
24.	Rain water harvesting	5 Nos. of recharge Pits & 10,000 liters rain water sump will be provided
25.	Proposed budget for rainwater harvesting	2 Lakhs
26.	Details of tree Cutting	No
27.	Details of compensatory afforestation proposed	-
28.	Proposed energy conserving measures	Total power requirement for the proposed project is about 123 kW in which 25% (existing 19 kW & proposed 11 kW) will be utilized through solar energy.
29.	Power Requirement and Source	Power will be availed from Tamil Nadu Electricity Board (TNEB). Total power requirement for the proposed project is about 123 kW in which 25% (existing 19 kW & proposed 11 kW) will be utilized through solar energy. 1 No. of DG set having the capacity of 250 kVA will be used as backup power. DG sets shall be of standby duty and with acoustic enclosure as per CPCB norms.
30.	Water requirement and source	Total water requirement for the proposed project is 2.98 KLD during construction phase and 30.78 KLD during Operation phase. The required water quantity will be sourced from Rameswaram Municipality. The above water requirement for hotel guests is taken as per NBC norms for hotel less than 3 star as 180lpcd, for hotel

		workers as per the residential norms of 135lpcd and for visitors as 15lpcd respectively.
31.	Waste water Treatment	Sewage water will be treated in STP with the capacity of 30 KLD. Treated Water will be used for green belt and flushing.
32.	Solid Waste Generation	44.2 kg/day
33.	Solid Waste management	The estimated quantity of municipal solid waste generated after reconstruction will be about 44.2 kg/day which will be disposed through Rameswaram Municipal Corporation.
34.	Hazardous waste Management	Not Applicable
35.	Resettlement and Rehabilitation	Not Applicable
36.	Employment generation	During construction – 50 Nos. During operation – 20 Nos.
37.	Details of Litigation, If any	No
38.	Details of Ground Water extraction	No ground water extracted
39.	Benefits of the project	Employment generation to the settlements around the project site during construction and operational phase, who depend on tourists for their livelihood. Generates revenue, promotes the tax regime and tourism.  Provides safe and comfortable accommodation facilities for the people seeking pilgrimage.
40.	SCZMA Recommendation	Tamil Nadu SCZMA has recommended the proposal to Ministry vide letter No. P1/1473/2024, dated 09/12/2024, as per CRZ Notification 2011.

4. The Committee deliberated on the proposal based on the information provided and the presentation made by the Project Proponent (PP). After discussion, the Committee noted that the proposed project activity is permissible under the CRZ Notification, 2011, and recommended by the Tamil Nadu State Coastal Zone Management Authority (TNSCZMA). Considering the scale of the project and the existing tree cover at the project site, the Committee emphasized the importance of eco-friendly initiatives within the premises. It was recommended that green spaces, such as landscaped gardens, pastures, and parks, be developed to enhance environmental sustainability. Additionally, the Committee suggested that the proponent explore the feasibility of installing solar panels to meet a significant portion of the hotel's energy requirements, thereby reducing its carbon footprint and promoting renewable energy adoption. In response, the Project Proponent agreed to the recommendations.

5. The Committee, after detailed deliberations and considering the submissions made by the project proponent, has recommended the proposal for CRZ Clearance as per CRZ Notification, 2011, subject to terms and conditions as stipulated during its 390<sup>th</sup> meeting held on 31/01/2025.

6. Based on the recommendation of the Tamil Nadu State Coastal Zone Management Authority (TNSCZMA) 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 **“Reconstruction of Hotel Tamil Nadu at Rameswaram Village, Rameswaram Taluk, Ramanathapuram District, Tamil Nadu by M/s Tamil Nadu Tourism Development Corporation Limited”** under the provisions of the CRZ Notification, 2011 and amendments thereto, subject to the compliance of terms and conditions as under:-

### Specific Conditions

S. No	Specific Conditions
1	All construction shall be strictly in accordance with the provisions of the CRZ Notification, 2011, as amended from time to time.
2	PP should follow the guidelines as Annexure-III of CRZ Notification, 2011.
3	The total covered area on all floors shall not exceed 33 % of the plot size i.e., the Floor Space Index shall not exceed 0.33.
4	As committed, minimum 25% of total electricity requirement shall be achieved through installation of solar panels in the Hotel.
5	The proposed Disaster Management Plan (including the risk management), as submitted by PP shall be implemented in consultation with concerned department and implementation report shall be submitted to concerned IRO of this Ministry as part of six monthly compliance reports.
6	The demolition waste should be disposed off as per Construction and Demolition Waste Management Rules 2016.
7	As committed, minimum of 5 Nos. of recharge Pits & 10,000 liters rain water sump shall be provided in the project premises.
8	All the mitigation measures listed in the EIA report should be implemented without any deviations.
9	The proposed budget and activities under CER should be incorporated in the EMP.
10	Project Proponent shall strive to enhance the tree plantation and that trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" (Ek Ped Maa Ke Naam) and the details of the trees planted

S. No	Specific Conditions
	would be uploaded on the portal <a href="https://merilife.nic.in">https://merilife.nic.in</a> ".
11	Permanent labour camp, machinery and material storage shall not be set up in the CRZ area.
12	Any temporary physical infrastructure setup and excavated material during the construction of project shall not be dumped in water bodies or adjacent areas.
13	Construction material and structures/scaffoldings erected for construction at site shall be cleared immediately after finishing construction and it shall be ensured that no construction waste, garbage and machinery or equipment are left post construction.
14	No groundwater shall be extracted to meet with the water requirements during the construction and/or operation phases.
15	Topsoil excavated during construction activities shall be stored for use in horticulture/landscape development etc. within the project site. The Project Proponent shall comply order / direction, if any, issued by Hon'ble Court/tribunal on the project.
16	All the condition stipulated by Tamil Nadu State Coastal Zone Management Authority (TNSCZMA) under CRZ Notification 2011, <i>vide</i> letter No. P1/1473/2024 dated 09/12/2024 and commitments made by the PP before the TNSCZMA and EAC shall be followed in letter and spirit.
17	All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

## General Conditions

S. No	General Conditions
1	Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
2	'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.
3	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.
4	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

S. No	General Conditions
	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.
5	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.
6	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.
7	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.
8	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.
9	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.
10	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
11	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.
12	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.
13	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

S. No	General Conditions
	Environment, Forest and Climate Change at <a href="https://parivesh.nic.in/">https://parivesh.nic.in/</a> . 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.
14	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
15	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.
16	The environmental statement for each financial year ending 31st 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. This is issued with the approval of the Competent Authority.

**(Dr. H. Kharkwal)**

**Copy To**

1. The Director, Department of Environment, Government of Tamil Nadu, No.1, Jeensis Road, Panagal Building, Ground Floor, Saidapet, Chennai-600015, Tamil Nadu.
2. The Deputy Director General, Ministry of Environment Forest and Climate Change, Integrated Regional Office, Ist and IInd Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam, Chennai-600034, Tamil Nadu.
3. The Member Secretary, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
4. The Member Secretary, Tamil Nadu Pollution Control Board, 76, Anna Salai, Guindy Industrial Estate, Race View Colony, Guindy, Chennai-600032, Tamil Nadu.
5. The Member Secretary, Tamil Nadu Coastal Zone Management Authority, Department of Environment, No.1, Jeensis Road, Panagal Building, Ground Floor, Saidapet, Chennai-600015, Tamil Nadu.
6. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
7. Guard File/ Record File/ Notice Board/MoEF&CC Website.

(Dr. H. Kharkwal)

Scientist 'F' (CRZ)

