



**File No: 11/24/2024-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 **14/08/2024**



To,

**Mr. Paramasivan Ashok**  
**7/9, Kumari Colony, Vettoornimadam,**  
**Agastheeswaram, Kanyakumari,**  
**Kanyakumari-629003,**  
**Tamil Nadu**  
**E-mail: [karthigailodge@gmail.com](mailto:karthigailodge@gmail.com)**

Subject:

**Proposal for CRZ Clearance – Demolition and reconstruction of Sri Karthigal Lodge located at Kanniyakumari, Tamil Nadu by Mr. Paramasivan Ashok – regarding**

Sir/Madam,

This has reference to your proposal No IA/TN/CRZ/446135/2023 dated 07/02/2024 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 'Demolition and reconstruction of Sri Karthigal Lodge located at Kanniyakumari, Tamil Nadu by Mr. Paramasivan Ashok'.

**3.** The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/Construction and Miscellaneous projects, in its 366th meeting held on 14/06/2024. The Project Proponent (Mr. Paramasivan Ashok) along with his EIA consultant (M/s Geo Exploration and Mining Solutions) 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 instant proposal is for seeking CRZ Clearance demolition and reconstruction of the existing lodge on land bearing S F. No. 678/40, Door No. 1/61A, Beach Road, Kanyakumari
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		Village, Agastheeswaram Taluk, Kanyakumari District.
2.	Salient features / Components of the project activity	<p>The total plot area is 1000 Sqm and the total built-up area of the proposed construction is 1025.10 Sq.m.</p> <p>No. of Floors- G + 2</p> <p>No. of rooms- 27 Rooms</p> <p>Building Height- 9m.</p> <p>The project does not attract EIA Notification 2006 and requires standalone CRZ Clearance. The existing building was constructed before 1991, so CRZ clearance has not been obtained earlier.</p>
3.	CRZ Report/Maps prepared by	IRS, Anna University, Chennai
4.	CRZ Categorization as per CRZ Report	CRZ II
5.	Applicability of EIA Notification 2006	NA
6.	NOC from SPCB	NOC from SPCB will be obtained after getting CRZ clearance.
7.	Certified Compliance Report from IRO (Expansion/Amendment Case)	NA
8.	Permissibility of project as per CRZ Notification 2011/2019 (as recommended by SCZMA along with the Clause)	CRZ Notification 2011, vide PARA 8 II CRZ-II (iii.) reconstruction of authorized building to be permitted subject with the existing floor space index or floor area ratio norms and without any change in present use is permitted activity in CRZ II areas.
9.	EIA Consultants details	<p>Geo Exploration and Mining Solutions</p> <p>NABET/EIA/225/RA 0276 valid up to 06.08.2025</p>
10.	Baseline period for EIA	NA
11.	Applicability of Terrestrial and Marine EIA	NA
12.	Anticipated impacts (mention page no of	Anticipated impacts are detailed in chapter

	EIA)	3(Page No. 18- 20)
13.	Mitigation measures Proposed (mention page no of EIA)	Mitigation Measures are detailed in chapter 3(Page No. 18- 20)
14.	Disaster Management Plan (mention page no of EIA)	Disaster Management Plan is given in chapter 4 (Page No. 21)
15.	Risk Assessment (mention page no of EIA)	Risk Assessment is given in chapter 4 (Page No. 20- 22)
16.	Total Project cost	412.25 Lakhs
17.	Is project located in erosion prone area (yes/no)	No
18.	If yes, specific the management plan proposed	-
19.	EMP cost proposed (capital and recurring)	Rain water Harvesting- 10,000/- Landscape & Gardening- 25,000/-
20.	Forest Clearance requirement	NA
21.	Wildlife Clearance Requirement	NA
22.	Proposed Green Cover	150 Sqm is proposed for greenbelt area
23.	Proposed budget for green cover development	25,000/-
24.	Rain water harvesting	One number of Recharge Pit will be provided
25.	Proposed budget for rainwater harvesting	10,000/-
26.	Details of tree Cutting	Nil
27.	Details of Compensatory afforestation proposed	Nil
28.	Proposed energy conserving measures	Solar panel arrangement will be provided. LED & CFL Bulbs are used to save energy
29.	Power Requirement and Source	The power required for the proposed project is

		40kW out of which 9kW will be met by the solar panel and the remaining will be met by TANGEDCO source.
30.	Water requirement and source	8.1 KLD Source: Town Panchayat Supply
31.	Waste water Treatment and reuse	Nil
32.	Solid Waste Generation	Solid Waste Disposal- 60Kg/ Day Biodegradable waste- 24kg Non-biodegradable waste- 36kg
33.	Solid Waste management	Disposed through Existing Municipal Collection System. C & D Waste- The demolition waste will be disposed as per Construction and Demolition Waste Management Rules 2016.
34.	Hazardous Waste Management	-
35.	Resettlement and Rehabilitation	-
36.	Employment generation	5 Nos.
37.	Details of Litigation, If any	-
38.	Details of Ground Water extraction	NA
39.	Benefits	The project will support the tourism and will have a positive impact in the area.
40.	SCZMA Recommendation	The TNSCZMA has recommended the proposal to Ministry vide letter No. 994/EC.3/2024-1 dated 22/03/2024 as per CRZ Notification 2011.

4. The Committee deliberated the proposal based on the information provided/presented by the proponent. After deliberation, the Committee has noted that project activity is permissible as per CRZ Notification, 2011 and TNSCZMA has also recommended the proposal. The Committee noted that proposal is related to demolition and re-construction and the PP shall be strictly implemented as per

Construction and Demolition Waste Management Rules 2016. Further, consideration risk of cyclone etc., Committee has noted that proper Disaster Management Plan should be prepared in consultation with concerned department and implementation report should submit to concern IRO of this Ministry. It is also suggested by the Committee that energy conservation through solar power generation and green cover development also included in the EMP proposed. In response, proponent has agreed the same and submitted desired information related to cyclone related Disaster Management Plan, solar power generation and green cover development *vide* email dated 14/06/2024. The same has been considered by the EAC while approving the minutes.

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 certain specific conditions, as stipulated during its 366<sup>th</sup> meeting held on 14/06/2024 other than standard conditions.

6. Based on the recommendation of the Tamil Nadu 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 **“Demolition and reconstruction of Sri Karthigal Lodge located at Kanniyakumari, Tamil Nadu by Mr. Paramasivan Ashok”** 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	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.
3	As committed, minimum 22% of total electricity requirement shall be achieved through installation of solar panels in the resort.
4	As proposed green cover of 150 Sq.m should be developed with native species in consultation with Forest Department.
5	The proposed Disaster Management Plan (including the risk management for cyclone), 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.



S. No	Specific Conditions
7	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.
8	No groundwater shall be extracted within the CRZ area to meet the water requirements during the construction and/or operation phase of the project. Provisions for suitable rainwater harvesting should be made and implemented.
9	Permanent labour camp, machinery and material storage shall not be set up in the CRZ area.
10	Topsoil excavated during construction activities shall be stored for use in horticulture / landscape development etc. within the project site.
11	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.
12	The Project Proponent shall comply order/direction, if any, issued by Hon'ble Court / tribunal on the project.
13	All the conditions stipulated by the Tamil Nadu State Coastal Zone Management Authority for CRZ clearance under CRZ Notification, 2011 <i>vide</i> its letter No. 994/EC.3/2024-1, dated 22/03/2024 and commitments made by the PP before the TNSCZMA and EAC shall be followed in letter and spirit.
14	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	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.

S. No	General Conditions
5	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.
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	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
10	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.
11	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.
12	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.
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	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.
15	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 NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
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 issues with approval of the Competent Authority.

(Dr. H. Kharkwal)

Scientist 'E' (CRZ)

Page | 8



**Copy To**

1. The Director, Department of Environment, Government of Tamil Nadu, No.1, Jeenish 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, I<sup>st</sup> and II<sup>nd</sup> Floor, Handloom Export Promotion Council, 34 Cathedral Garden Road, Nungambakkam, Chennai – 600034, Tamil Nadu
3. The Member Secretary, Tamil Nadu Pollution Control Board, 76, Anna Salai, Guindy Industrial Estate, Race View Colony, Guindy, Chennai - 600032, Tamil Nadu.
4. The Member Secretary, Tamil Nadu Coastal Zone Management Authority, Department of Environment, No.1, Jeenish Road, Panagal Building, Ground Floor, Saidapet, Chennai-600 015, Tamil Nadu.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC Website.

**(Dr. H. Kharkwal)**

**Scientist 'E' (CRZ)**

