



File No: 11/32/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA-III Section (CRZ)
Centralized Processing Centre - Green



Dated 21/08/2024



To,

Mrs. V. Nithya

Project Proponent,

286 Kulasai Road, Tiruchendur, Thoothukudi,

Keela Thiruchendur Village Thoothukudi,

District: Tuticorin- 628215

Tamil Nadu

Email: *umesh@ehtcr.com*

Subject:

Proposal for CRZ Clearance – Construction of Level Hotel at S.F.No.305/18B1A,305/18B3, 306/4B1A2, 306/4B1B, 306/9B, Keela Tiruchendur Village, Tiruchendur Taluk, Thoothukudi District, Tamil Nadu by Mrs V. Nithya, Project Proponent– regarding

Sir/Madam,

This has reference to your proposal No. IA/TN/CRZ/465701/2024 dated 15/03/2024 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 ‘Construction of Level Hotel at S.F.No.305/18B1A, 305/18B3, 306/4B1A2, 306/4B1B, 306/9B, Keela Tiruchendur Village, Tiruchendur Taluk, Thoothukudi District, Tamil Nadu by Mrs V. Nithya’.

3. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/Construction and Miscellaneous projects, in its 369th meeting held on 10-11 July 2024. The Project Proponent (Mrs. V. Nithya) along with his EIA 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	<p>Proposed Construction of Level Hotel at S.F. No. 305/18B1A, 305/18B3, 306/4B1A2, 306/4B1B, 306/9B, Keela Tiruchendur Village, Tiruchendur Taluk, Thoothukudi District, Tamil Nadu.</p> <p>The proposed project boundary falls in CRZ - II as mentioned in the CRZ Notification 2011 and as per the approved CRZ Map prepared by IRS, Anna University, Chennai. In view of this the project requires CRZ clearance as per CRZ Notification 2011.</p>						
2.	Salient features / Components of the project activity	<p>Total Plot area: 2234.01 Sq.m</p> <p>Total Built-up area: 1055.44 Sq.m</p> <p>FSI: 0.472</p> <p>Number of Floor: G+1</p> <p>Building height: 7.55 m</p> <p>Open area: 1259.918 Sq.m</p> <p>Green Belt: 346.2716 Sq.m</p>						
3.	CRZ Report/Maps prepared by	Institute of Remote Sensing (IRS), Anna University, Chennai						
4.	<p>CRZ Categorization as per CRZ Report</p> <table border="1"> <thead> <tr> <th>Sl. No.</th><th>CRZ Classification</th><th>Total Area in Sq.m</th></tr> </thead> <tbody> <tr> <td>Proposed Level Hotel</td><td>CRZ - II</td><td>2,234.01</td></tr> </tbody> </table>		Sl. No.	CRZ Classification	Total Area in Sq.m	Proposed Level Hotel	CRZ - II	2,234.01
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Proposed Level Hotel	CRZ - II	2,234.01						
5.	Applicability of EIA Notification 2006	The proposed project does not attract any categories of EIA Notification 2006. Therefore, the project exempted from obtaining prior Environmental Clearance.						
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 (mention the Clause)</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>							

	Sl. No	Name of the content	CRZ Classification	Permissible Clause Under CRZ 2011 notification
	1.	Proposed Level Hotel	CRZ - II	8(II)(i) and (ii)
9.	EIA Consultants details		M/s ABC Techno Labs India Private Limited, Chennai (Certificate No. NABET/EIA/2225/RA 0290)	
10.	Baseline period for EIA		December 2022	
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. 99)	
13.	Mitigation measures proposed (mention page no of EIA)		Mitigation Measures are detailed in Chapter 4 (Page. No. 99)	
14.	Disaster Management Plan (mention page no of EIA)		Disaster Management Plan (DMP) enclosed in Chapter 7 (Page. No. 106)	
15.	Risk Assessment (mention page no of EIA)		Risk Assessment enclosed in Chapter 7 (Page. No. 106)	
16.	Total Project cost		4.8 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)		EMP Cost: 1. Capital Cost is 20.0 lakhs 2. Recurring Cost is 2.0 lakhs	
20.	Forest Clearance requirement		Not Applicable	
21.	Wildlife Clearance Requirement		Not Applicable	
22.	Proposed Green Cover		346.2716m ² (15.5 % of total plot coverage)	

23.	Proposed budget for green cover development	1,00,000/-
24.	Rain water harvesting	3 Recharge Pits are Provided
25.	Proposed budget for rainwater harvesting	2,50,000/-
26.	Details of tree Cutting	No
27.	Details of compensatory afforestation proposed	-
28.	Proposed energy conserving measures	10 solar street light and 23 kW solar is proposed
29.	Power Requirement and Source	Total Power requirement is 45 kW Source through TANGEDCO to obtain 22 kW Power requirement through Solar panel to the tune of 23 kW 1 No. of DG set having capacity of 60 kVA will be used as backup power.
30.	Water requirement and source	Total Water Requirements is 10 KLD which will be sourced from private tankers. The 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 45 lpcd respectively.
31.	Waste water Treatment	Waste water generated during operational phase is about 9 KLD which will be treated through GWTP with the capacity of 10 KLD. Part of treated water 3.36 KLD will be reused for toilet flushing and 2.7 KLD will be used for greenbelt development and remaining will be discharged into UGD line.
32.	Solid Waste Generation	16.7 kg/day
33.	Solid Waste management	The generated solid waste will be disposed of by local municipality based on Solid waste Management – 2016 norms.
34.	Hazardous waste Management	Not Applicable
35.	Resettlement and Rehabilitation	Not Applicable
36.	Employment generation	The proposed project will create additional employment opportunity to the local people during the construction phase.

37.	Details of Litigation, If any	No
38.	Details of Ground Water extraction	Not applicable
39.	Benefits	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 e-file 676/EC-3/2024-1, dated 10/06/2024 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 Tamil Nadu SCZMA has recommended the proposal. The Committee has also suggested that the installation of renewable / green / solar energy and water harvesting should be implemented as project activities. Further, the Committee also suggested that a part of the proposed open area of 1259.918 Sq. m shall also be used for green cover development and any future developmental activities within the project site should get prior permission as per the norms. In response, the proponent agreed the same.

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 369th meeting held on 10-11 July 2024 other than General conditions.

6. Based on the recommendation of the Tamil Nadu State 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 **“Construction of Level Hotel at S.F.No.305/18B1A, 305/18B3, 306/4B1A2, 306/4B1B, 306/9B, Keela Tiruchendur Village, Tiruchendur Taluk, Thoothukudi District, Tamil Nadu by Mrs V. Nithya”** 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

S. No	Specific Conditions
	amended from time to time.
2	As committed, minimum of 20 kw of electricity requirement shall be achieved through installation of renewable / green / solar energy in the proposed activity area. Accordingly, solar energy plan shall be prepared and submitted to the IRO of the MoEF&CC who will monitor the implementation of the plan.
3	As committed, green belt in an area of 346.2716 Sq.m (15.5 % of total plot coverage) should be developed using indigenous species. In addition, part of the proposed open area of 1259.918 Sq.m shall also be used for green cover development and any future developmental activities within the project site should get prior permission as the per the norms.
4	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.
5	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.
6	Permanent labour camp, machinery and material storage shall not be set up in the CRZ area.
7	Topsoil excavated during construction activities shall be stored for use in horticulture / landscape development etc. within the project site.
8	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.
9	The Project Proponent shall comply order/direction, if any, issued by Hon'ble Court / tribunal on the project.
10	All the conditions stipulated by the Tamil Nadu Coastal Zone Management Authority for CRZ clearance vide its letter No. 676/EC-3/2024-1, dated 10/06/2024 and commitments made by the PP before the TNCZMA and EAC shall be followed in letter and spirit.
11	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	Disposal of muck during construction phase should not create any adverse effect on the

S. No	General Conditions
	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.
3	'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.
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 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

S. No	General Conditions
	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 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.
14	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.
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 issues with approval of the Competent Authority.

(Dr. H. Kharkwal)

Scientist 'E' (CRZ)

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, 1st and 2nd 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 'E' (CRZ)