



सत्यमेव जयते

File No: 11/23/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA-III Section (CRZ)
Centralized Processing Centre - Green



Dated 08/07/2024



To,

M/s The Riviera Grand
17/9 Mani Nivas, Madhavapuram,
Kanniyakumari-629702
Tamil Nadu
E-mail: *therivieragrand11@gmail.com*

Subject:
Proposal for CRZ Clearance – Construction of Service Apartment Building at Kanniyakumari, Tamil Nadu by M/s The Riviera Grand – regarding

Sir/Madam,

This has reference to your proposal No. IA/TN/CRZ/459835/2024 dated 25/01/2024 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 Service Apartment Building at Kanniyakumari, Tamil Nadu by M/s The Riviera Grand'

3. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/Construction and Miscellaneous projects, in its 365th meeting held on 16/05/2024. The Project Proponent (**M/s The Riviera Grand**) along with his EIA consultant (**M/s Pollucare Engineers India Private Limited**) 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 proposed construction of Service Apartment Building at S.No.596/2, Kanniyakumari village and Town Panchayat, Agastheeswaram Taluk, Kanniyakumari district, Tamilnadu The Total built up area of 1,696.16 Sq.m and total land |
|----|----------------------------------|---|

| | | area of the project site is 950 Sq.m, | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|--|--|-------------|--------------|---------|----------------|----------------------|-----------|--------------|---------------------|---------------|-------------|---------------|-------------|--------------|-----------------|-------------|---------------|----------------------------|--------|--------------|--|--------------|----|------------------------|-----------------|----|-------------------------|---------|----|-------------------------|---------|
| | | <table border="1"> <thead> <tr> <th>Description</th> <th>Area in Sq.m</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>Basement Floor</td> <td>415.12</td> <td>Parking</td> </tr> <tr> <td>Ground Floor</td> <td>415.12</td> <td>Residential</td> </tr> <tr> <td>First Floor</td> <td>415.12</td> <td>Residential</td> </tr> <tr> <td>Second Floor</td> <td>415.12</td> <td>Residential</td> </tr> <tr> <td>Terrace Floor</td> <td>35.68</td> <td>--</td> </tr> <tr> <td>Total</td> <td>1,696.16</td> <td></td> </tr> </tbody> </table> | Description | Area in Sq.m | Purpose | Basement Floor | 415.12 | Parking | Ground Floor | 415.12 | Residential | First Floor | 415.12 | Residential | Second Floor | 415.12 | Residential | Terrace Floor | 35.68 | -- | Total | 1,696.16 | | | | | | | | | | |
| Description | Area in Sq.m | Purpose | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement Floor | 415.12 | Parking | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ground Floor | 415.12 | Residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| First Floor | 415.12 | Residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Second Floor | 415.12 | Residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace Floor | 35.68 | -- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 1,696.16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | Salient features/Components of the project activity | <table border="1"> <thead> <tr> <th>S.No</th> <th>Description</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total area of Extent</td> <td>950 Sq.m.</td> </tr> <tr> <td>2.</td> <td>Total Built up area</td> <td>1,696.16 Sq.m</td> </tr> <tr> <td>3.</td> <td>Plot Coverage</td> <td>432</td> </tr> <tr> <td>4.</td> <td>Green belt area</td> <td>150</td> </tr> <tr> <td>5.</td> <td>Power requirement & Source</td> <td>200 KW</td> </tr> <tr> <td>6.</td> <td>- Parking Two Wheeler Parking - Car Parking Provided</td> <td>- 20 - 12</td> </tr> <tr> <td>7.</td> <td>Source of Water Supply</td> <td>Local Panchayat</td> </tr> <tr> <td>8.</td> <td>Total Water Requirement</td> <td>5.1 KLD</td> </tr> <tr> <td>9.</td> <td>Fresh Water Requirement</td> <td>4.1 KLD</td> </tr> </tbody> </table> | S.No | Description | Details | 1. | Total area of Extent | 950 Sq.m. | 2. | Total Built up area | 1,696.16 Sq.m | 3. | Plot Coverage | 432 | 4. | Green belt area | 150 | 5. | Power requirement & Source | 200 KW | 6. | - Parking Two Wheeler Parking - Car Parking Provided | - 20 - 12 | 7. | Source of Water Supply | Local Panchayat | 8. | Total Water Requirement | 5.1 KLD | 9. | Fresh Water Requirement | 4.1 KLD |
| S.No | Description | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Total area of Extent | 950 Sq.m. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | Total Built up area | 1,696.16 Sq.m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | Plot Coverage | 432 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | Green belt area | 150 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Power requirement & Source | 200 KW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | - Parking Two Wheeler Parking - Car Parking Provided | - 20 - 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Source of Water Supply | Local Panchayat | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | Total Water Requirement | 5.1 KLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 10. | Quantity of wastewater generation | 3.7 KLD | | | | | | | | | |
| 11. | Treatment system for waste water | Septic tank with trench | | | | | | | | | |
| 12. | Solid waste generation, treatment and management | Municipal Solid waste - 14.5 kg/day Bio-degradable - 8.7 kg/day (Local Panchayat) Non-Biodegradable - 5.8 kg/day (Authorized Recyclers) | | | | | | | | | |
| 3. | CRZ Report/Maps prepared by | IRS, ANNA UNIVERSITY, CHENNAI | | | | | | | | | |
| 4. | CRZ Categorization as per CRZ Report | CRZ II As Per CRZ Notification 2011 | | | | | | | | | |
| 5. | Applicability of EIA Notification 2006 | Nil | | | | | | | | | |
| 6. | NOC from SPCB | Green filed project – DCZMA & SCZMA recommended the application. | | | | | | | | | |
| 7. | Certified Compliance Report from IRO Expansion/Amendment Case) | Not applicable – Green filed project | | | | | | | | | |
| 8. | Permissibility of project as per CRZ Notification 2011 (mention the Clause as per SCZMA recommendation) | II CRZ II: (i) Building shall be permitted only on the land ward side of the existing road, or on the land ward side of existing authorized structures. (CRZ 2011 Notification) | | | | | | | | | |
| 9. | EIA Consultants details | Dr.S. Sai Babu, Managing Director, Pollucare Engineers India Private Limited, Chennai, Ph. No. 9884873190 | | | | | | | | | |
| 10. | Baseline period for EIA | Not applicable – Construction project | | | | | | | | | |
| 11. | Applicability of Terrestrial and Marine EIA | Not applicable | | | | | | | | | |

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| 12. | Anticipated impacts (mention page no of EIA) | Given in Conceptual plan chapter 4 table 4.1 |
| 13. | Mitigation measures proposed (mention page no of EIA) | Given in Conceptual plan chapter 4 table 4.1 |
| 14. | Disaster Management Plan (mention page no of EIA) | Given in ANNEXURE 8 |
| 15. | Risk Assessment (mention page no of EIA) | Given in ANNEXURE 8 |
| 16. | Total Project cost | 7.0 Crores. |
| 17. | Is project located in erosion prone area (yes/no) | No |
| 18. | If yes, specific the management plan proposed | Nil |
| 19. | EMP cost proposed (capital and recurring) | Capital cost- 8,20,000/- Recurring cost-35,000 Per month |
| 20. | Forest Clearance requirement | Not Required |
| 21. | Wildlife Clearance Requirement | Not Required |
| 22. | Proposed Green Cover | The Total Green Belt Area: 150 Sq.m. (As per MOEF&CC norms 80 trees to planted per Sq.m) Hence, 5 trees to be planted in the project site. |
| 23. | Proposed budget for green cover development | 150 Sq.m |
| 24. | Rain water harvesting | 4 Pits |
| 25. | Proposed budget for rainwater harvesting | 40,000/- |
| 26. | Details of tree Cutting Address | Nil |
| 27. | Details of Compensatory afforestation proposed | Nil |
| 28. | Proposed energy conserving measures | Ø Use of low loss – electrical ballast. Ø Use of low loss transformers (Copper Wound type) |

| | | <p>Ø Solar lighting considering partly for external lighting.</p> <p>Solar water heater to be provided</p> | | | | | | | | | | |
|--------------|------------------------------------|--|-------------|------------------------|-----------|----|---------|----|---------|---|--------------|-----------|
| 29. | Power Requirement and Source | The power requirement during operation is about 200 KW and it will be sourced from the nearby TNEB | | | | | | | | | | |
| 30. | Water requirement and source | The fresh water requirement during operation is 5.1 KLD and procured from local Panchayat. | | | | | | | | | | |
| 31. | Waste water Treatment and reuse | The sewage will be disposed to Septic Tank and Septic tank with Trench. | | | | | | | | | | |
| 32. | Solid Waste Generation | <p>Municipal Solid waste - 14.5 kg/day</p> <p>Bio-degradable - 8.7 kg/day</p> <p>Non-Biodegradable – 5.8 kg/day</p> | | | | | | | | | | |
| 33. | Solid Waste management | Disposed to Local Panchayat and Authorized Recyclers | | | | | | | | | | |
| 34. | Hazardous waste Management | Used Oil shall be generated with a minimum extent due to the operation of DG Sets. | | | | | | | | | | |
| 35. | Resettlement and Rehabilitation | Not applicable | | | | | | | | | | |
| 36. | Employment generation | <table border="1"> <thead> <tr> <th>Description</th> <th>Total Occupancy in Nos</th> </tr> </thead> <tbody> <tr> <td>Residents</td> <td>25</td> </tr> <tr> <td>Workers</td> <td>15</td> </tr> <tr> <td>Visitor</td> <td>5</td> </tr> <tr> <td>Total</td> <td>45</td> </tr> </tbody> </table> | Description | Total Occupancy in Nos | Residents | 25 | Workers | 15 | Visitor | 5 | Total | 45 |
| Description | Total Occupancy in Nos | | | | | | | | | | | |
| Residents | 25 | | | | | | | | | | | |
| Workers | 15 | | | | | | | | | | | |
| Visitor | 5 | | | | | | | | | | | |
| Total | 45 | | | | | | | | | | | |
| 37. | Details of Litigation, If any | No litigation in pending against this project. | | | | | | | | | | |
| 38. | Details of Ground Water extraction | Bore water will not be extracted for the domestic and other process. Hence, there will be no impact on the ground water. Rain water harvesting Pits will be implemented effectively to recharge ground water level. | | | | | | | | | | |
| 39. | Benefits | The project would create employment potential for skilled, semi-skilled and unskilled labour both during construction and during operational phases of the project to local population. | | | | | | | | | | |

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| 40. | SCZMA Recommendation | TN SCZMA has recommended the proposal to Ministry vide letter No. 1136/EC.3/2024-1 dated 18/04/2024 |
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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. Further, the Committee has noted that the proposed service apartment is intended to provide accommodation for tourists; thus the project requires prior CRZ Clearance from the Ministry as per Annexure-III of the CRZ Notification, 2011. The Committee also suggested installation of solar panels and Rainwater Harvesting Plan in the suitable area of resort.

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 365th meeting held on 16/05/2024 other than General 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 “**Construction of Service Apartment Building at Kanniyakumari, Tamil Nadu by M/s The Riviera Grand**” 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 | Maximum electricity requirement as much as possible 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 | No groundwater shall be extracted within the CRZ area to meet the water requirements during the construction and / or operation phase of the project and Rainwater Harvesting Plan shall be prepared and implemented. |
| 4 | 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. |

| S. No | Specific Conditions |
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| 5 | Permanent labour camp, machinery and material storage shall not be set up in the CRZ area. |
| 6 | Topsoil excavated during construction activities shall be stored for use in horticulture / landscape development etc. within the project site. |
| 7 | 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. |
| 8 | The Project Proponent shall comply order/direction, if any, issued by Hon'ble Court / tribunal on the project. |
| 9 | All the conditions stipulated by the Tamil Nadu Coastal Zone Management Authority for CRZ clearance <i>vide</i> its letter No.1136/EC.3/2024-1 dated 18/04/2024 and commitments made by the PP before the TNSCZMA and EAC shall be followed in letter and spirit. |
| 10 | 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 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 |

| S. No | General Conditions |
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| | 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 | 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. |
| 8 | 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. |
| 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 | 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. |
| 14 | 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. |

| S. No | General Conditions |
|-------|---|
| 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, Jeenis 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, 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, Jeenis Road, Panagal Building, Ground Floor, Saidapet, Chennai-600015.
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)

