

132nd MEETING

TAMIL NADU STATE COASTAL ZONE MANAGEMENT AUTHORITY

Date: 31.01.2025 (Friday)

Time: 12.00 P.M.

Venue:

**10th Floor, Conference Hall,
Environment, Climate Change &
Department,
CMRL Building, Nandanam,
Chennai.600 035.**

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Agenda Item No. 01: Confirmation of the minutes of the 131st meeting of the Tamil Nadu State Coastal Zone Management Authority held on 07.01.2025

The 131st meeting of the Tamil Nadu State Coastal Zone Management Authority was held on 07.01.2025 and the minutes were communicated to the Members of the Authority, vide this office letter No. P1/1832/2024 dated 10.01.2025.

Agenda Item No.02: The action taken on the decisions of 131st meeting of the Authority held on 07.01.2025.

S. No	Subject	Action taken
01	Proposed Construction of Beach Resort Building at S.No.395/6, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6, 398/1C, 398/4, 398/14, 398/15, 398/16, 398/18, 398/19, 398/20, 398/21, 398/7, 398/8A, 398/8B, 398/8D, 398/9B, 516/4, 516/9 to 50 of Koonimedu Village, Marakanam Taluk, Villupuram District by M/s. Srisun Resort Private Limited, Puducherry	As resolved by the Authority, the proposal has been recommended to MoEF & CC, GoI, for issuing Clearance, vide this office letter No. P1 / 1806 / 2024 dated 20.01.2025.
02	Proposed construction of Commercial Building (Retail Shop) at Old S.No.119/15, New S.No.119/15B1B of Kottakuppam Village, Vanur Taluk, Villupuram District by Mr. Sandeep Agarwal, Bengaluru.	As resolved by the Authority, the proposal has been recommended to DTCP, for issuing Clearance, vide this office letter No. P1 / 1824 / 2024 dated 20.01.2025.
03	Construction of Kalaignar International Convention Centre at S.No.82/2A2, 82/2B2, 97/3, Muttukadu Village,	As resolved by the Authority, the proposal has been recommended to SEIAA for issuing Clearance, vide this

	Thiruporur Taluk, Chengalpattu District by PWD, Building (C&M) Division, Chengalpattu	office letter No. P1 / 1915 / 2024 dated 08.01.2025.
04	Clarification on scrutiny fee for the proposed laying of Natural Gas Pipeline in Greater Chennai Area by M/s. Torrent Gas Chennai Private Limited, Mylapore, Chennai	A letter was sent to the Project Proponent communicating the decision of Authority.
05	Original Application No. 10 of 2023 filed before the Hon'ble NGT (Western Zone), Pune, challenging the CRZ Notification, 2019	Action is being taken in the concerned file
06	Additional expenditure for making ground truthing by the NCSCM to comply the Hon'ble NGT (SZ) order on CZMP.	The comments suggested by the Authority has been carried out

**Agenda Item No.03 M/s. IL&FS Tamil Nadu Power Company Limited (ITPCL) -
Reduction of Captive Port from 15 MTPA to 5 MTPA with
lighterage operation and Desalination plant of 40 MLD &
associated facilities at Kottattai Village, Bhuvangiri Taluk,
Cuddalore District, Tamil Nadu (Single Window No.
SW/219177/2024)**

Need for the Project

To meet the coal requirements for the ITPCL Thermal Power Plant, the proposal for the establishment of an all-weather Parangipettai Captive Port was made. Environmental and CRZ clearances have been obtained for the development of the port, along with desalination, intake, and outfall facilities. An amendment to the Environmental Clearance (EC) was granted under F. No. 13012/34/008-8-IA. II (T) dated 27th March 2015, to facilitate the transportation of coal via rail route at Karaikal Port. The expected productivity at the coal docks is approximately 40,000 TPD. Additionally, lighterage operations are proposed at the Parangipettai Captive Port as an alternative method for coal handling.

Thus, the EIA study for the approval of EC & CRZ Clearance for the Parangipettai Captive Port from 15 MTPA to 5 MTPA with Lighterage Operation & Associated Facilities covers both terrestrial and marine environmental assessment. ITPCL had submitted all necessary documents on 10.02.2023 for consideration by the Expert Appraisal Committee (EAC, MoEF&CC) for obtaining Terms of Reference (ToR) for Environmental / CRZ Clearance in accordance with the provisions of the EIA Notification, 2006 (as amended) and CRZ Notification 2011.

The MoEF&CC accorded Terms of Reference (ToR) vide File no.10/5/2023 - IA.III dated 20.06.2023 for the revised coal handling capacity from 15 MTPA to 5 MTPA of Captive Port with Lighterage Operation without any dredging, break water, reclamation and disposal with public hearing exemption as per EIA notification amendment S.O. 147 (E) dated 18.03.2021. For the present proposal of 5 MTPA captive port, more than 50% of physical works has been completed. **The estimated cost of the project is Rs.200.50 Crore.**

Location of the Project

Parangipettai, historically called Porto Novo ("New Port" in Portuguese), is a coastal town panchayat in Cuddalore district, Tamil Nadu. Parangipettai is located on the north bank of the mouth of the Vellar River at a distance of 30 km from Cuddalore Town. The proposed marine facilities for the lighterage operation at Parangipettai Captive Port are located near Pudukuppam beach at Parangipettai block and lying east of ITPCL Thermal Power Plant at Parangipettai, Cuddalore District, Tamil Nadu. The geographical location of the project is given below.

Point	Latitude	Longitude
A	11° 31'39"N	76° 46'00"E
B	11° 30'46"N	76° 49'42"E
C	11° 29'40"N	76° 50'03"E
D	11° 30'53"N	76° 46'39"E
E	11° 30'53"N	76° 46'19"E

Description of the Project

The project site falls in Kottatai village which is about 24 km south of Cuddalore. TNMB has approved 1.4 km of waterfront and 117 acres of coastal land for the captive port. Captive Port comprises of the facilities like Coal Berth, Approach trestle, Conveyor system and other onshore infrastructure and utilities.

The total size of the project is 47.35 Ha (~117 acres). Present proposal is for Reduction of Captive port from 15 MTPA to 5 MTPA with lighterage Operation. The proposed developments involve reduction in coal handling capacity from 15 MTPA to 5 MTPA, without any reclamation, no dredging and disposal.

Details	Earlier Approved Proposal as per EC Dated 29.10.2010	Present Proposal (Lighterage Captive port)
Land Area	117 acres	-
Coal Handling Capacity	15MMTPA	5 MMTPA
Break Waters	2100m - North breakwater 1150m - South breakwater	No breakwater
Dredging	11.00 MCM	No dredging
Reclamation	1.0 MCM	No reclamation using Dredged materials, site

		grading will be carried out as per requirement
Offshore disposal of dredged material	10MCM	No offshore disposal of dredged material
Approach Channel	Length - 3300m Width 160m Depth 16.1m	No formation of dredged approach channel Natural Depth Will be sufficient for lighterage operations
Length of approach trestle	452m	428m
Berth Length	600m	165m
Conveyor System	From coal berth existing transfer tower 1 to Thermal power plant	Remain same
Buildings	Associated with captive power including utility building	Remain same
Desalination Plant	40MLD	40 MLD

Details of CRZ Classification of the proposed project: CRZ III, IA & IB

S.No	Component	Survey No.	Location	CRZ Zone & Area	
				CRZ Zone	Area
1	Approach Bund		11° 31'21.88"N 79° 46'00.60"E	CRZ - IA	509.34 m ²
				CRZ - IB	456.32 m ²
				CRZ - III NDZ	297.54 m ²
2	Coal Berth		11° 31'21.98"N 79° 46'18.01"E	CRZ - IV A	2805.01 m ²
3	Approach Trestle		11° 31'21.97"N 79° 46'15.66"E	CRZ - IV A	695.85 m ²
4	Conveyor Belt	Sea Porambokku land within TNMB Declared Port Limits	11° 31'21.75"N 79° 45'31.82"E	CRZ - IA	178.94 m
				CRZ - IB	114.98 m
				CRZ - III (200m to 500m from HTL)	254.26 m
				CRZ - III NDZ	90.50 m
				CRZ - IV A	518.75 m
5	Port facilities such as Admin building, canteen, dispensary ambulance, fire		11° 31'28.80"N 79° 45'46.61"E	CRZ III (200m to 500m from HTL)	22301.52 m ²

	station, parking, port operation building, pump house, sea pump house - 2, substation, underground sump and water storage tank.				
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Manpower requirement:

During construction Phase: 35000 Nos. & during operation Phase: 21000 Nos.

Water requirement & Sewage generation

Construction phase: Water requirement during the construction phase is 500 KLD (Ground water) which will be met through TWAD or from authorized suppliers.

Operation phase: During the operational phase of the port, the water requirement is 107 KLD which will be sourced from the existing desalination plant of ITPCL Power Plant.

Sewage Treatment Plant and its disposal: The wastewater generated during the operation phase will be treated in the STP and ETP operating in the thermal power plant premises.

Solid Waste Generation & Management

The quantity of municipal solid waste generated from canteen and administrative areas is estimated at about 10.2 TPD out of which 60% will be bio-degradable and 40% non-biodegradable.

Power requirement & its source

For the proposed captive port, power requirement will be sourced from the power generated in the ITPCL thermal power plant.

Green Belt

Greenbelt area of 4.6 H will be developed in the proposed captive port, about 11500 trees will be planted.

CRZ Classification and Project Cost

The entire proposed project site is falling in CRZ- I A, I B, CRZ - III (No Development Zone) & III (200m to 500m from HTL) & CRZ - IV A area and the proposed project cost is 200.5 Crores.

Existing CRZ & Environmental Clearances:

- The PP has obtained CRZ & Environmental Clearance for Capative Port and 30 MLD of Desalination Plant at Kottatai Village, Cuddalore district from MoEF & CC, GoI vide letter F.No. 11-43/2010-IA.III dated 29.10.2010.
- Subsequently, the PP has obtained extension of validity for the said clearance upto 28.10.2020, vide MoEF & CC, GoI letter No.11-43/2010-IA.III, dated 27.02.2018.
- Now, the PP has obtained ToR from MoEF & CC, GoI for the reduction of 15 MTPA to 5 MTPA with Lighterage Operation and Desalination Plant of 40 MLD & Associated facilities vide, MoEF & CC, GoI letter No. 10/5/2023-IA.III, dated 20.06.2023. As per the specific conditions, the PP should obtain the recommendation of TNSCZMA, before applying to MoEF & CC.

Recommendations of DCZMA

The proposal was placed before the DCZMA of Cuddalore district in the meeting held on 28.08.2024 and the DCZMA has recommended the project to SCZMA, with the following conditions.

1. The Project Proponent should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notifications, 2011 (amended from time to time).
2. Prior Planning permission should be obtained for the proposed constructions, if any, from the local authorities and the proposed constructions should satisfy the local Town and Country Planning regulations and Para 8 (i) II CRZ II (i) (ii) and (iii) of CRZ Notification 2011. The FSI/FAR should be as on 19.02.1991.
3. The proposed construction shall not disturb the land and marine ecology.
4. The proposed activity shall not interfere with the fishermen, Marine Patrol & Public movement at any point of time, without hindering the movement of fishing boats.
5. No withdrawal of groundwater shall be drawn from the Coastal Regulation Zone area

6. The project proponent shall treat the sewage through Sewage treatment plant of adequate and the treated water shall be used for green belt developed within the premises and the sludge generated shall be used as manure for green belt.
7. The waste water generated from the activity shall be collected, treated and reused properly.
8. Shoreline changes due the project shall be monitored continuously nourishment of northern shoreline shall be carried out using the sediments from beach acceleration on the southern shoreline.
9. The project proponent is solely responsible for any change in the vicinity of the shoreline. The cost towards dredging or prevention of erosion due to the shore line changes induced by the activity of the unit shall be borne by the proponent to a distance of 3 km on either side of the proposal site.
10. Installation and operation of DG set, if any, shall comply with the guidelines of CPCB. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
11. Fire station shall be located in the project area.
12. The Hazardous waste generated shall be properly collected and handled as per the provisions of Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.
13. No Solid Waste shall be disposed in the CRZ area. The Solid Waste shall be properly segregated and disposed as per the provision of Solid Waste Management Rules, 2016.
14. No hazardous chemicals shall be stored in the Coastal Regulation Zone area.
15. Project proponent shall install necessary oil spill mitigation measures in the facility.
16. The project proponent shall undertake green belt development all along the periphery of the project area and also along sides of the road.
17. All necessary clearances from the concerned agencies shall be obtained before initiating the project.
18. Specific arrangements for rainwater harvesting shall be made in the project design and the rain water so harvested shall be optimally utilized.
19. The facilities to be constructed in the CRZ area as part of this project shall be strictly in conformity with the provisions of the CRZ Notification, 2011 and its amendment.

20. The turtle breeding sites, sand dunes, coral reef and mangroves, if any, on the site shall not be disturbed in any way.
21. The project shall explore the possibilities of allocation of funds for preserving the ecology and environment (land and marine).
22. The project proponent shall set up separate Environmental Management Cell for effective implementation of the stipulated environmental safeguards under the supervision of a Senior Executive.
23. The proponent shall comply with the Environmental Management Plan both during construction and operational phases.
24. The construction shall be designed and executed in considering the seismic factors applicable to moderate intensity zone.
25. The Construction shall comply with Construction and Demolition Waste Management Rules, 2016.
26. The project proponent shall install Solar Panel of RoHS standards for lighting within the project premises at maximum extent possible.

The Project Proponent has submitted the replies to the above conditions vide letter dated 22.11.2024.

Provisions in the CRZ Notification, 2011

- As per CRZ Notification, 2011, vide Para 3 (i) (a) & 3 (iv) (b to d) construction for the foreshore facilities in CRZ and land reclamation, bunding or disturbing /the natural course of seawater for the construction or modernization or expansion of foreshore facilities like Ports, harbours, jetties etc., are permissible activities.
- Para 4 (i) (a), Clearance shall be given for any activity within the CRZ only if it requires waterfront and foreshore facilities.
- Para 4 (f), construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures and salt works are permissible activities.
- As per the conditions of the existing clearances issued by MoEF & CC, GoI, the project proponent has to approach the MoEF & CC, GoI, for alteration of the project.
- The activity comes under Category 7(e), "Port and Harbour EIA Notification, 2006 and classified as Category "A", and Desalination plants, proposal may be recommended to MoEF & CC, Govt. of India as per Para 4 (ii) (a), (h) of CRZ Notification, 2011.

Remarks of Technical Expert Committee (Meeting held on 29.01.2025)

The Project Proponent (PP) explained that the original Environmental Clearance (EC) for Captive Port and 30 MLD of Desalination Plant at Kottatai Village, Cuddalore district was granted in 2010. However, this clearance has since expired, necessitating a fresh EC as per the MoEF&CC guidelines for the revised proposal. The revised proposal involves reducing the coal handling capacity from 15 MTPA to 5 MTPA to align with decreased demand from the thermal power plant. The proponent further stated that over 50% of the construction work had already been completed following the initial EC approval, but work was subsequently suspended. In 2024, the Terms of Reference (ToR) for the revised proposal was obtained from MoEF&CC, and based on this, the proposal has now been submitted for TEC consideration. The TEC has reviewed the proposal and provided the following remarks:

1. The land lease agreement between M/s. IL&FS Tamil Nadu Power Company Limited and the Tamil Nadu Maritime Board must be registered before the project is considered for approval. A copy of the registered lease agreement should be submitted to the relevant authorities.
2. Erosion control measures must be implemented on both the northern and southern regions of the project site to mitigate coastal erosion and protect marine biodiversity.
3. A Comprehensive Mangrove Management Plan should be developed in consultation with the Forest Department to ensure the protection of adjacent mangrove ecosystems. A half-yearly monitoring report should be submitted to the TNSCZMA.
4. The project proponent must strictly follow and implement all the recommendations from the EIA study.
5. Since the port is designed for fair-weather operations. Hence, all activities must be suspended during extreme weather events to ensure safety and prevent environmental damage.
6. Continuous monitoring of air and water quality should be conducted at the project site. The monitoring results should be publicly displayed at the project site and on the official website, in coordination with the Tamil Nadu Pollution Control Board (TNPCB), to maintain transparency.
7. The piped coal conveyor system must be regularly inspected by the concerned CPCB/SPCB to prevent leaks that could contaminate nearby land and water bodies.

8. The project proponent must establish a dedicated Environmental Management Cell (EMC) during both the construction and operational phases to ensure compliance with environmental regulations. The report from the EMC shall be submitted to the TNSCZMA on a half yearly basis.
9. A mitigation plan must be developed to control dust, noise, and vibration during construction to reduce disturbances to nearby ecosystems and communities.
10. The project proponent should submit a detailed report to the SCZMA covering:
(i) current activities under the revised project proposal, (ii) previous environmental clearances obtained, (iii) environmental protection measures already implemented, (iv) pictorial representation of construction activities and (v) CSR / CER related activities
11. A rainwater harvesting system should be installed across the site to reduce freshwater consumption and promote water conservation.
12. A waste management system should be in place to ensure proper segregation of biodegradable and non-biodegradable waste. Organic waste should be composted and used for landscaping and greenery within the campus.
13. Construction materials and waste must not be dumped into the sea or Vellar River. A proper disposal plan must be developed and followed in compliance with environmental regulations.
14. The project proponent must establish a Grievance Redressal System, including an online grievance registration portal on the project's official website to allow the public to report environmental concerns easily.
15. The project proponent is encouraged to voluntarily contribute under the Corporate Environmental Responsibility (CER) program to benefit local communities, supporting coastal conservation efforts, local infrastructure improvements, and environmental awareness programs.
16. Comprehensive data collected on marine environmental monitoring by PP with the observations from the data to be presented to the Authority.
17. Air quality monitoring data being collected in real time can be linked to TNPCB and to ensure the data quality.

With the above observations and recommendations, the TEC recommends this proposal for further consideration by the Authority.

Agenda Item No.4 Construction of high-rise residential building at S.No.8/15, 8/19, 8/20, 8/2B1A & 8/2B1F1A, Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District by M/s. Atlis Properties Private Ltd., (Single Window No.SW/231558/2025)

The District Environmental Engineer, TNPCB, Maraimalai Nagar, Chengalpattu has forwarded a proposal received from Atlis Properties Private Limited for the proposed construction of high-rise residential building at S.No.8/15, 8/19, 8/20, 8/2B1A & 8/2B1F1A, Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District.

The project information and EIA, EMP report prepared by M/s. Red sea Eco Solutions and Instruments Private Limited, Chennai having NABET certificate No. NABET/EIA/23-26/IA 0120, valid up to 08.06.2026.

Need for the Project

The proposed project is Residential Building with 317 Dwelling units with amenities, project gives better quality of living & promotes aesthetic look of the region.

Location of the Project

The project site is located at Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District. The project site falls in the SOI Toposheet No.66D/1 and lies between Latitude 120 50'19.63" N and Longitude 800 14'19.20"E. The geographical location of the project is given below.

Point	Latitude	Longitude
1.	12 ⁰ 50' 21.509" N	80 ⁰ 14'11.942"E
2.	12 ⁰ 50' 20.228" N	80 ⁰ 14'22.301"E
3.	12 ⁰ 50' 19.193" N	80 ⁰ 14'24.927"E
4.	12 ⁰ 50' 18.548" N	80 ⁰ 14'24.904"E
5.	12 ⁰ 50' 16.995" N	80 ⁰ 14'14.101"E
6.	12 ⁰ 50' 18.604" N	80 ⁰ 14'12.959"E

Description of the Project

The proposed construction of High-Rise Residential Buildings comprises of extended double basement floors + 3 Towers in S.No.8/15, 8/19, 8/20, 8/2B1A & 8/2B1F1A, Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District. Total land area for the project is 23,703 Sq.m. Total Built-up area of proposed project is 1,11,607.51 Sq.m. and FSI 76975.03 Sq.m. The project site is located on the East Coast Road of Tamil Nadu. The total project cost is Rs.205 crores.

A. Land: The land use split up of the project is given below.

S.No	Description	CRZ Classification	Area (Sq.m)
1	No activities are planned in this CRZ area	CRZ - III (NDZ)	1.18 acres
2	Outside CRZ	-	4.68 acres
	Total land area		5.86 acres / 23703.0 m²

S.No	Components	Area (Sq.m)	Percentage
1	Total Ground Coverage Area of Buildings	5350.80	22.57
2	Road & Pavement Area	11543.97	48.70
3	Surface or Open Parking Area	350	1.48
4	Green belt Area (Minimum 15%)	3555.50	15
5	Utilities Area	530	2.24
6	OSR Area (Minimum 10%)	2372.73	10.01
	Total land area	23,703.0	100

B. Proposed Building (Outside CRZ area): The details of built-up area break up are given below.

S. No	Components	No. of Dwelling Units	Built-up Area (FSI) (Sq.m.)	Built-up Area (Non - FSI) (Sq.m.)	Total Built-up Area (Sq.m.)
1	Combined 1 st Basement Floor	-	152.34	12281.88	12434.22
2	Combined 2 nd Basement Floor	-	152.34	12281.88	12434.22
3	Combined Ground / Stilt Floor	-	2114.96	3235.84	5350.80
	Residential Building (Tower 1)				
4	1 st Floor + 34 Floors	126	31874.62	3118.86	34993.48
	Residential Building (Tower 2)				
5	1 st Floor + 33 Floors	128	21592.58	2303.25	23895.83
	Residential Building (Tower 3)				
6	1 st Floor + 33 Floors	63	21088.19	1410.77	22498.96
	Total	317	76975.03	34632.48	111607.51

Water requirement & Sewage generation

About 24 KLD of water requirement for construction phase will be met out from local body and through private tankers suppliers.

Liquid Effluent:

The waste water generation from the project is estimated to be about 207 KLD which will be treated in the Sewage Treatment Plant of 250 KLD Capacity. Treated Sewage of 87 KLD will be utilized for Toilet flushing, 12 KLD for greenbelt development and 106 KLD for avenue plantation in the local body area. No untreated / Treated waste water disposed to outside of the premises.

Sewage treatment Plant and its disposal

The Sewage generated during construction phase will be collected in Septic tank and disposed through Private Tanker to common STP Sholinganallur.

Solid Waste Management

During the operation phase, the total solid waste generated will be 1058 Kg/day in which Biodegradable waste of 423 Kg/day which will be treated in the Organic Waste Converter and Non-Biodegradable waste of 635 Kg/day will be segregated and stored in the garbage collection bins.

Rainwater collection Sump 100 KL - 1 No, OHT 10 KL - 3 Nos are proposed

1 RWH for every 5000 sqm built up area required 23 Nos of Pit, totally 30 Nos of RWH proposed. Adequate stormwater management system proposed to drain excess water during the rains.

Power requirement & its source

During the construction phase, the power requirement will be sourced from TANGEDCO through temporary connection. The estimated power requirement during the operation phase is about 3203 KV and will be sourced from the State Electricity Board (TANGEDCO) nearby substation. For emergency purposes proposed total Power back-up DG Set Capacity will be provided 3 Nos. of 500 KVA.

Greenbelt development

The total plot area is 23703.0 Sq.m. in which 3555.45 Sq.m. (15.0% areas) will be proposed to develop green belt 3 Nos. of trees felled for the project. The plantation will be compensated in the ration of 1:10. Additional plantation of 297 Nos. will be planted in the proposed green belt area. There will be no significant impact on the native species or genetic diversity.

Parking Requirement

The proposed number of car parking slots are 763 Nos. against the required number of car parking slots of 455 Nos. and 75 Nos. of Two-wheelers that has been calculated as per Tamil Nadu Combined Development and Building Rules 2019 norms.

Manpower Requirement

During the construction phase, the project will employ about Max.100 persons/day directly and indirectly. Local work force will be utilized as far as possible.

CRZ Classification and Project Cost

The proposed project site is falling in CRZ - III (NDZ) and outside CRZ area. However, the proposed construction facilities fall completely outside CRZ area as per approved CZMP. Only green belt development activity, OSR area is proposed in the CRZ - III NDZ area. The proposed project cost is **Rs.205 crores**.

Recommendations of DCZMA

The proposal was placed before the DCZMA of Chengalpattu district in the meeting held on 27.12.2024. The DCZMA has recommended the project to SCZMA, with the following conditions.

1. The area between 0 to 200 meters on the land ward side form the high tide line shall not be developed for any activity and shall be earmarked as No Development Zone.
2. Project Proponent shall comply with all the conditions stipulated in the guidelines attached as Annexure III in the CRZ Notification 2011.
3. Project Proponent shall undertake the establishment only after getting the required Clearance from Competent authorities such as Planning Permission, Plan Approval etc., including the clearance under CRZ Notification, 2011 and other statutory clearances.

4. Project Proponent shall obtain the Environmental Clearance from the State Level Impact Assessment Authority (SEIAA).
5. Project Proponent shall obtain planning permission from Directorate of Town and Country Planning (DTCP) for their proposed construction of building.
6. The Unit shall obtain Consent from Tamil Nadu Pollution Control Board for construction of building.
7. Project Proponent shall provide adequate capacity of sewage treatment plant (STP) for the treatment and disposal of sewage generated within the premises. The unit shall utilize the treated sewage generated after disinfection for toilet flushing and for green belt development within the premises after achieving discharge standards prescribed by the Tamil Nadu Pollution Control Board
8. The project proponent shall segregate the municipal solid waste generated as Bio Degradable and Non-Bio Degradable (Recyclable) and dispose the same scientifically as stipulated in Solid Waste Management Rules, 2016. Proper arrangements should be made for the disposal of biodegradable solid waste generated in the project areas, by providing Organic Waste Converter (OWC)
9. The Project proponent shall install roof top solar panels for the generation and utilization of electricity for its premises to the maximum extent possible.
10. The Project Proponent shall provide LED lighting arrangement for the entire premises to save electricity power consumption.
11. Project Proponent shall provide Rain Water Harvesting facilities so as to reduce the fresh water utilization to the minimum possible extent.
12. Project Proponent shall establish Environment Management Cell to administer and monitor the recommendations made in the Environmental Management Plan as contained in the EIA report of the project and shall be effectively implemented.
13. Project Proponent shall not draw any ground water within the CRZ area if the water is to be extracted from outside CRZ area, NOC from the central ground Water Authority/State shall be obtained for the drawal of Ground Water.
14. Project Proponent shall create Green Belt Development to the Maximum extend and utilize the rain water to the maximum extent.

The Project Proponent has submitted the replies to the above conditions vide letter dated 23.01.2025

Provisions in the CRZ Notification, 2011

- The proposed construction activity falls outside CRZ and only green belt development activity and OSR area is proposed in the CRZ - III NDZ area which is permissible under CRZ Notification, 2011 as follows:
- As per Para 8 III CRZ - III (A), agriculture, horticulture, gardens, pasture, parks, play field, and forestry is permissible activities in CRZ - III (No Development Zone).
- However, the entire building structures are falling outside CRZ area and above 20,000 sq.mtr built up area.
- Hence, as per para 4 (i) (d) of CRZ Notification, 2011, the proposal may be forwarded to SEIAA.

Remarks of Technical Expert Committee (Meeting held on 29.01.2025)

The project proponent has submitted a proposal for the construction of a high-rise residential building in Kanathur Reddykuppam Village, Chengalpattu District. The site falls partially under the CRZ, necessitating compliance with CRZ regulations and environmental safeguards. The TEC has reviewed the proposal and provided the following remarks:

1. No construction activity shall be carried out in the CRZ-III NDZ area, except for green belt development and OSR as per regulatory guidelines.
2. A minimum of 20% of the total land area shall be dedicated to green belt development following the norms of Green Tamil Nadu Mission.
3. The freshwater requirement for the project shall be sourced only from certified borewells of the local panchayat to ensure sustainable water use and avoid over-extraction. No water shall be drawn from the CRZ area.
4. The PP must establish an on-site solid waste management system for segregating biodegradable and non-biodegradable waste, ensuring that organic waste is composted and used for landscaping and greenery within the project premises, while non-biodegradable waste is disposed of through authorized recycling agencies as per Solid Waste Management Rules, 2016.
5. A solar rooftop system must be installed to meet part of the energy demand, reducing reliance on conventional power sources. The details of the power generated out of Renewable sources shall be provided before TNSCZMA.

6. The effluent from the STP shall be completely recycled and reused for landscaping and flushing purposes, with no treated or untreated effluent discharged into the sea or any nearby water bodies.
7. The project premises must be maintained as a Plastic-Free Zone to protect the coastal ecosystem and minimize plastic pollution.
8. Continuous monitoring of air and water quality must be carried out at the project site, with the monitoring results publicly displayed at the site and on the official website in consultation with the TNPCB.
9. The project should incorporate an effective rainwater harvesting system to enhance water conservation and groundwater recharge.
10. To prevent flooding during extreme weather events, the proponent must implement flood control measures and prepare a disaster mitigation plan.
11. A traffic and parking management plan should be developed to avoid congestion and ensure safe vehicular movement within and around the project premises.

With the above observations and recommendations, the Technical Expert Committee (TEC) recommends this proposal for further consideration by the Authority.

Sd./- xxxx

**Thiru A.R. Rahul Nadh, I.A.S.,
Member Secretary,
Tamil Nadu State Coastal Zone
Management Authority &
Director, Department of Environment &
Climate Change,
Chennai - 35.**

Sd./- xxxx

**Dr. P. SenthilKumar, I.A.S.,
Chairperson, Tamil Nadu State Coastal
Zone Management Authority and
Principal Secretary to Government,
Environment, Climate Change &
Forest Department,
Secretariat, Chennai-9.**

Minutes of the 132nd meeting of Tamil Nadu State Coastal Zone Management Authority (TNSCZMA) held on 31.01.2025

The Member Secretary extended a warm welcome to the Chairman and all members of the Tamil Nadu State Coastal Zone Management Authority for the 132nd meeting of the Tamil Nadu State Coastal Zone Management Authority.

Agenda Item No. 01: **Confirmation of the minutes of the 131st meeting of the Tamil Nadu State Coastal Zone Management Authority held on 07.01.2025**

The 131st meeting of the Tamil Nadu State Coastal Zone Management Authority was held on 07.01.2025 and the minutes were communicated to the Members of the Authority, vide this office letter No. P1/1832/2024 dated 10.01.2025 was confirmed.

Agenda Item No.02: **The action taken on the decision of 131st meeting of the Authority held on 07.01.2025**

The Member Secretary briefed the Members about the action taken by the Department of Environment and Climate Change in response to the decisions made during the 131st meeting held on 07.01.2025, which was noted down by the members.

Agenda Item No.1 M/s. IL&FS Tamil Nadu Power Company Limited (ITPCL) - Reduction of Captive Port from 15 MTPA to 5 MTPA with lighterage operation and Desalination plant of 40 MLD & associated facilities at Kottattai Village, Bhuvangiri Taluk, Cuddalore District, Tamil Nadu (Single Window No.SW/219177/2024)

Project Cost: Rs. 200.5 Crores

CRZ Classification: CRZ- I A, I B, CRZ - III (No Development Zone) & III (200m to 500m from HTL) & CRZ - IV A area

The State Coastal Zone Management Authority (SCZMA) reviewed the recommendation of the District Coastal Zone Management Authority (DCZMA) of Cuddalore district in the meeting held on 28.08.2024. The Authority has also taken note of the remarks of Technical Expert Committee (TEC) and the response provided by the Project Proponent for those comments.

Provisions as per the CRZ Notification, 2011:

- As per CRZ Notification, 2011, vide Para 3 (i) (a) & 3 (iv) (b to d) construction for the foreshore facilities in CRZ and land reclamation, bunding or disturbing /the natural course of seawater for the construction or modernization or expansion of foreshore facilities like Ports, harbours, jetties etc., are permissible activities.
- Para 4 (i) (a), Clearance shall be given for any activity within the CRZ only if it requires waterfront and foreshore facilities.
- Para 4 (f), construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures and salt works are permissible activities.
- As per the conditions of the existing clearances issued by Ministry of Environment Forests and Climate Change (MoEF & CC), Government of India, the project proponent has to approach the Ministry of Environment Forests and Climate Change, Government of India, for alteration of the project.
- The activity comes under Category 7(e), "Port and Harbour EIA Notification, 2006 and classified as Category "A", and Desalination plants, proposal may be recommended to MoEF & CC, Government of India as per Para 4 (ii) (a), (h) of CRZ Notification, 2011

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority

The Authority decided to recommend the proposal to MoEF & CC, Government of India, for Coastal Regulation Zone Clearance with the following conditions:

1. Construction activities by the project proponent must not commence until the necessary CRZ clearance is obtained from the competent authority.
2. The Shoreline monitoring should be conducted by a reputed institute and the report should be submitted to TNSCZMA and DCZMA, biannually.
3. The PP shall implement and comply with the Environmental Management Plan (EMP) throughout both the construction and operational phases.
4. Handling of hazardous cargo is strictly prohibited in accordance with the CRZ clearance issued by MoEF&CC, GoI.

5. The PP must submit a detailed plan to MoEF&CC, w.r to the safe handling, transportation of coal from the barge to thermal power plant to prevent spillage or contamination during transit.
6. The PP should prioritize the implementation of automatic leakage detection system in coal conveyor.
7. The Authority recommends a detailed study to enhance the design of the wind barrier on the upwind side of the coal storage area, rather than enclosing it entirely, to minimize the impact of cyclonic winds.
8. The Authority suggested to install sensor based automatic sprinklers to suppress the coal dusting, vehicular dusting during the operational phases.
9. CAAQM stations should be installed inside the port to monitor the air quality index and data generated should be linked with local and central networking station of TNPCB and also made accessible on the Central Pollution Control Board (CPCB) website.
10. The Authority recommends a reassessment of the structural design for the supporting structure of the elevated coal conveyor located in the sand dune area, particularly in light of extreme weather conditions.
11. The sand dunes (CRZ-IA) must remain undisturbed at the site throughout both the construction and operational phases.
12. A Comprehensive Disaster Risk Management Plan shall be prepared and submitted, detailing strategies to mitigate risks associated with cyclones, flooding and storm surges, given the coastal vulnerability of the project location.
13. An Emergency Contingency plan is required to be established for the port area.
14. As the project proponent has informed that regular monitoring is already in place, it shall be strictly ensured that the monitoring mechanism is sufficiently robust to prevent any adverse incident.
15. Groundwater extraction within the CRZ area is strictly prohibited under all circumstances

16. The PP shall ensure zero discharge of untreated sewage / waste water generated from washing, cleaning, sprinklers, etc. into the sea or any CRZ areas at all times.
17. The Authority suggested that Project proponent should strictly adhere to the Solid Waste Management (Amendment) Rules, 2020, including proper segregation of biodegradable and non-biodegradable waste. Inorganic waste should be handed over to authorized agency approved by TNPCB.
18. A post-construction environmental audit shall be conducted by all relevant departments to ensure compliance with all conditions imposed by the DCZMA/TNSCZMA. A detailed report shall be submitted to TNSCZMA and DCZMA.
19. Necessary statutory clearances from the concerned Competent Authority should be obtained, prior to the commencement of the activities.
20. The project proponent is encouraged to voluntarily contribute to TNPCB for the establishment of "Centre for Discarded Fishnets" in Cuddalore district as a part of the Corporate Environmental Responsibility (CER) initiative.
21. All the recommendations in the Environmental Management Plan/Risk Assessment Studies shall be followed.
22. The project proponent is required to set up an Environment Management Cell to oversee and ensure the effective implementations of the recommendations outlined in the Environmental Management Plan included in the EIA report of the project.
23. The brine discharge from the desalination plant must comply with regulations and be disposed of in a manner no impact on the marine environment, particularly on marine life.
24. The project proponent shall undertake green belt development all along the periphery of the project area and also along sides of the road.
25. The construction shall be designed and executed in considering the seismic factors applicable to moderate intensity zone.

26. The project proponent is required to install Solar Panel of RoHs standards for lighting throughout the project premises to the greatest extent possible.
27. A rainwater harvesting system should be installed across the site to reduce freshwater consumption and promote water conservation.
28. Construction materials and waste must not be dumped into the sea or Vellar River. A proper disposal plan must be developed and followed in compliance with environmental regulations.
29. The project proponent must establish a Grievance Redressal System, including an online grievance registration portal on the project's official website to allow the public to report environmental concerns easily. The project proponent should submit biannual report to the Chairperson, DCZMA/District Collector.
30. The project proponent is encouraged to voluntarily contribute under the Corporate Social Responsibility (CSR) program to benefit local communities, supporting coastal conservation efforts, local infrastructure improvements, and environmental awareness programs, in consultation with District Collector.

Agenda Item No.4 Construction of high-rise residential building at S.No.8/15, 8/19, 8/20, 8/2B1A & 8/2B1F1A, Kanathur Reddykuppam Village, Thiruporur Taluk, Chengalpattu District by M/s. Atlis Properties Private Ltd., Chennai (Single Window No. SW/231558/2025)

Project Cost: Rs.205 crores

CRZ Classification: CRZ - III (NDZ) and outside CRZ area

The SCZMA reviewed the recommendation of the District Coastal Zone Management Authority (DCZMA) of Chengalpattu district in the meeting held on 27.12.2024. The Authority has also taken note of the remarks of Technical Expert Committee (TEC) and the response provided by the Project Proponent for those comments.

Provisions as per the CRZ Notification, 2011:

- The proposed construction activity falls outside CRZ and only green belt development activity and OSR area is proposed in the CRZ - III NDZ area which is permissible under CRZ Notification, 2011 as follows:
- As per Para 8 III CRZ - III (A), agriculture, horticulture, gardens, pasture, parks, play field, and forestry is permissible activities in CRZ - III (No Development Zone).
- However, the entire building structures are falling outside CRZ area and above 20,000 sq.mtr built up area.
- Hence, as per 4 (i) (d) of CRZ Notification, 2011, the proposal may be forwarded to SEIAA.

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority

The Authority decided to recommend the proposal to SEIAA, for CRZ Clearance with the following conditions:

1. The PP shall not commence any construction activities until all necessary Environmental and CRZ clearances are obtained from the competent authority.
2. The Project proponent (PP) shall ensure that no building is constructed in the CRZ zone under any circumstances.
3. The Project proponent shall obtain prior Planning Permission from the local planning authority for all proposed construction activities. The green belt coverage should be done as per the existing norms of the DCR rules of the Multi-storeyed Building.
4. The PP shall ensure that no groundwater extraction takes place within the CRZ area under any circumstances.
5. The Authority suggested that the Project Proponent should directly submit an application to the CMWSSB to obtain a water connection from the Desalination Plant, thereby addressing the freshwater demand of the project.
6. The Project Proponent shall incorporate robust disaster mitigation and preparedness measures to address risks of flood inundation or other natural hazards.

7. The Project Proponent shall adhere to the Construction and Demolition Waste Management Rules, 2018 ensuring no construction debris is dumped into nearby waterbodies or CRZ areas.
8. A comprehensive waste management plan for both solid and liquid waste must be developed by the PP. Waste segregation into biodegradable and non-biodegradable categories will occur on-site, with appropriate in-house facilities established for the effective processing of biodegradable waste.
9. The Authority suggested that Project proponent should strictly adhered to the Solid Waste Management (Amendment) Rules, 2020. Inorganic waste should be handed over to the authorized agency approved by local body / TNPCB.
10. The Authority directed the proponent to develop a solid waste management system capable of effectively managing daily waste. Following the separation of organic waste, composting is to be implemented to generate manure for landscaping and green areas.
11. The PP shall establish a proper sludge separation and disposal system for the STP and utilize treated wastewater for greenbelt development within the premises.
12. The PP shall implement a comprehensive rainwater harvesting system to conserve water resources and promote sustainability.
13. The building design shall incorporate energy-efficient measures, including LED lighting, energy-saving HVAC systems and renewable energy sources where feasible.
14. The PP shall establish a system for regular environmental monitoring during both the construction and operational phases. Reports on air quality, water quality and noise levels shall be submitted periodically to the TNPCB and the data should be shared with the TNPCB CAAQM station.
15. The PP may use sustainable and eco-friendly construction materials to minimize the environmental footprint of the project.
16. The PP shall prepare a contingency plan to address environmental risks such as equipment failures, accidental spills or flooding during construction and operational phases.

17. The Project Proponent shall implement effective stormwater management systems to prevent waterlogging and safeguard the adjacent CRZ area.
18. The PP shall ensure that no untreated sewage is discharged into nearby waterbodies under any circumstances.
19. The PP shall prioritize the incorporation of the renewable energy sources, particularly solar energy systems, to minimize dependence on non-renewable energy sources.
20. Groundwater extraction within the CRZ area is strictly prohibited under all circumstances
21. The project premises shall be maintained as a Plastic-Free Zone to protect the coastal ecosystem and minimize plastic pollution.
22. The Authority directed TNPCB to ensure compliance with all conditions imposed by TNSCZMA during the issuance of the CTO.
23. A traffic and parking management plan should be developed to avoid congestion and ensure safe vehicular movement within and around the project premises.
24. All conditions imposed by the DCZMA/TNSCZMA shall be monitored and compliance shall be ensured before issuance of Completion certificate by Directorate of Town and Country Planning (DTCP) and the same shall be intimated to TNSCZMA.

Sd./- xxxx
Dr. P. SenthilKumar, I.A.S.,
Chairperson, Tamil Nadu State Coastal
Zone Management Authority and
Principal Secretary to Government,
Environment, Climate Change &
Forest Department,
Secretariat, Chennai-9.