

143rd MEETING

TAMIL NADU STATE COASTAL ZONE MANAGEMENT AUTHORITY

Date: 07.08.2026 (Friday)

Time: 12.30 PM

Venue:

**7th Floor, Conference Hall, Environment,
Climate Change &
Forests Department,
Namakkal Kavignar Maaligai,
Secretariat, Chennai - 600 009.**

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Agenda Item No. 01: Confirmation of the minutes of the 142nd meeting of the Tamil Nadu State Coastal Zone Management Authority held on 18.06.2026

The 142nd meeting of the Tamil Nadu State Coastal Zone Management Authority was held on 18.06.2026 and the minutes were communicated to the Members of the Authority, vide this office letter No. P1 /DOECC/892/2024, dated 06.07.2026.

Agenda Item No.02: The action taken on the decisions of 142nd meeting of the Authority held on 18.06.2026.

S. No	Subject	Action taken
01	Proposed construction of Edible Oil and Non-class Products Storage Tank Terminal Facility of 33092 KL at Map Id: AOS01D -O Yard in area I (north) of Chennai Port Trust Area, Chennai by M/s. P.A.S. Solvents and Oils, Mylapore, Chennai (Single Window No. SW/275275/2026)	As resolved by the Authority, the proposal has been recommended to MoEF & CC, GoI, for issuing Clearance, vide Letter No. P1 / DOECC / 327 / 2026 Dated:07.07.2026.
02	Proposed Construction of Road from Veezhimar to Muthukuda Boat House at Muthukuda Village, Avudaiyarkovil Taluk, Pudukottai District by the Block Development Officer, Department of Rural Development and Panchayat Raj,	As resolved by the Authority, TNSCZMA issued CRZ Clearance to the proposal, vide Proc. No. P1/DOECC/520/2026 Dated: 07.07.2026.

	Avudaiyarkovil, Pudukottai district (Single Window No. SW/268325/2025)	
03	Proposed construction of Classrooms & Administrative Block and Compound Wall in Government College of Architecture and Sculpture at Mamallapuram Village, Thirukazhukundram Taluk, Chengalpattu District by the Executive Engineer, Public Works Department, Chengalpattu district (Single Window No. SW/276042/2026)	As resolved by the Authority, the proposal has been recommended to DTCP, for issuing Clearance, vide letter No. P1/DOECC/593/2026 dated 07.07.2026.
04	Proposed construction of Tail End Regulator across Nandalar River at Chandrapadi Village, Tharangambadi Taluk, Mayiladuthurai district by the Executive Engineer, Water Resources Department, Cauvery Basin Division (East), Mayiladuthurai district (Single Window No. SW/270151/2025)	As resolved by the Authority, the proposal has been recommended to SEIAA, for issuing Clearance, vide letter No. P1/DOECC/1331/2025 dated:08.07.2026

Agenda Item No.3 Proposed Restoration and Strengthening of Tail End Regulator across Sellanar River at Perunthottam Village, Sirkali Taluk, Mayiladuthurai district by the Executive Engineer, Water Resources Department, Cauvery Basin Division (East), Mayiladuthurai district (Single Window No. SW/270251/2025) (Resubmission)

The District Coastal Zone Management Authority, Mayiladuthurai has forwarded a proposal received from the Executive Engineer, Water Resources Department, Cauvery Basin Division (East), Mayiladuthurai district for the proposed Restoration and Strengthening of Tail End Regulator across Sellanar River at Perunthottam Village, Sirkali Taluk, Mayiladuthurai district. The project information and the EIA report prepared by M/s Green Envirocare Private Limited, Chennai having NABET certificate upto 19.10.2026.

Description of the project:

The project involves the construction of a Tail End Regulator across the Sellanar River at Perunthottam village, Sirkali Taluk, Mayiladuthurai district to prevent seawater intrusion into agricultural and residential areas. The structure will span approximately 1.4 km and designed to handle a maximum flood discharge of 80.52 cumecs. Includes North and South tail regulators, drain sluices, bund formation, a generator room and an operational platform equipped for manual and motorised gate control.

Design components:

- The Tail End Regulator has been designed for a maximum flood discharge of 80.52 cusecs in North & South Tail End Regulator.
- The U/s and D/s bed level of the North and South tail proposed are +0.160m and +0.160m and +0.500m, +0.500m respectively.
- The F.M.W.L of the North and South tail proposed are + 1.610m and +0.290m respectively.
- Stilling Basin depth of the North and South tail 0.30m.
- The maximum sill level of the abutment of the North and South tail is +0.400m & +0.500m.
- Since the project lies in the coastal zone area, PCC in M30 & RCC in M30 concrete using 40 mm downgraded metal has been proposed for the apron floor, abutment, wingwall and returns. The upstream and downstream cutoff walls are proposed in M20 concrete using 20 mm metal.
- A clear cover of 75mm shall be provided for the reinforcement provided in the basin portion.
- The proposed downstream protection works should be maintained periodically for effective functioning.

Need of the project:

The construction of North and South tail regulators, a generator room, drain sluices and the formation of bunds along the riverbanks to contain tidal flows. These components are designed to collectively function as a barrier against seawater intrusion while facilitating controlled drainage during both monsoon and non-monsoon periods. By regulating the flow of saline and freshwater, the structure will protect inland water systems and agricultural lands spread across the project area. It will also play a critical role in supporting the livelihoods of farmers and residents who depend on the availability of freshwater for farming and daily needs.

Location of the project:

The geocoordinates of the project site is given below

Label	Latitude	Longitude
Proposed North Tail End Regulator	11°11'45.260" N	79°50'43.150" E
	11°11'43.419" N	79°50'44.599" E
Proposed South Tail End Regulator	11°11'31.362" N	79°50'54.999" E
	11°11'30.544" N	79°50'55.072" E

CRZ Classification of the project site:

Project Description	CRZ Classification	Length (m)	Area in Sq.m
Proposed construction North Tail End Regulator drain sluices, bund formation, a generator room and an operational platform equipped for manual and motorized gate control	CRZ- IB	18.80	72.20
	CRZ -IVB	53.40	
Proposed construction of South Tail End Regulator drain sluices, bund formation, a generator room and an operational platform equipped for manual and motorized gate control	CRZ IB	3.65	24.60
	CRZ IVB	20.95	
Total			96.8

Justification for Location and execution of project:

The rainwater received in the Sellanar River and its surrounding villages are directly discharged into the sea and the high tide intruding the saline water in groundwater since the drain is located near to the sea, as a result, every year farmers in surrounding villages having difficulties in cultivation of the crops. In view of this, WRD proposed a tail end regulator over the Sellanar River to avoid seawater intrusion.

Water requirement:

The water requirement for construction is estimated about 1 KLD which will be met through private tankers of capacity 2,000 L. There is no requirement of water during operation phase.

Power requirement and source:

No power is required for the operation of regulator, Grooves based shutter is planned. During construction period the power required will be encountered by DG sets.

Man power Requirement:

About 20 Nos of workers will be engaged temporarily during Construction period. It is expected that the total work force will be locally available from adjacent areas. After completion of the project no man power will be required for operation.

Solid waste generation:

The average waste disposed based on NBC norms, it is expected to generate 0.3 kg per workers. Therefore, the expected solid waste generated will be 3 kg/day. The generated solid waste will be disposed through village panchayat based as per Solid Waste Management - 2016 norms.

S. No	Source	No of persons	Generation rate kg/person/day	Quantity (kg/day)
1	Employee	10	0.3	3
Total				3

CRZ Classification and Project cost:

The project site falls in CRZ-IB & CRZ-IVB areas and the total cost of the project is Rs. 31.5 crore.

Recommendation of DCZMA for Mayiladuthurai district:

The DCZMA meeting of Mayiladuthurai district held on 29.07.2025 and the committee recommended the project to SCZMA subject to the following conditions

1. The unit shall dispose the Solid wastes to be generated if any as per the Solid Waste Management Rules, 2016.
2. The construction debris and other type of waste shall not be disposed of into the CRZ areas.
3. The project proponent shall start the construction activities only after obtaining CRZ Clearance from the Competent Authority.
4. The project proponent shall develop green belt around the project area.

The Project Proponent has submitted the replies for the above said conditions, vide letter dated 15.12.2025.

Report by IIT Madras:

As per CRZ Notification, 2011, vide Para 3 (iv) (d), constructions in respect of 'measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by any agency to be specified by MoEF, are permissible activities. The MoEF&CC, GoI has mentioned that IIT Madras is one of the agency for carrying out the study. Dr. Nilanjan Saha, Professor, Dept of Ocean Engineering, IIT Madras, Chennai has prepared a study of the said project and submitted the following summary and conclusions, vide Doc. No. IITM/DOE/NAN/SEL/SR/101, dated 11.09.2025.

1. The project site is located at about 700m upstream of confluence point.
2. The inflow of tides are felt up to 1.84 km.
3. By constructing the check dam, the sea water entry into the river during high tides will be prevented.
4. The salinity of water in the surrounding areas and nearby domestic wells could be controlled.
5. The recharging rate of ground water in the surrounding areas will be increased.
6. The well water will be utilized to the agriculture and thereby increasing the food production.
7. The project is necessary for water conservation which is one of the strategies for excess rainfall due to climate change.
8. The confluence may be provided with additional training walls in future.
9. The vetting is done for the proposal of the check dam based on the shore line studies.
10. Necessary quality of the construction is to be maintained and monitored by authorized project monitoring committee through recognized agency.

Provisions in CRZ Notification, 2011:

Proposed Structure	CRZ Classification	Permissible Activities
Proposed North Tail End Regulator	CRZ - IB, II, III(NDZ), IVB	Para 3 (iv) (d) measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by any agency to be specified by MoEFCC. (Shoreline study done by IIT Madras submitted their report vide Doc No. IITM/DOE/NAN/SEL/SR/101, 11.09.2025)
Proposed South Tail End Regulator	CRZ-IB, IVB	

		As per the CRZ Notification, 2011 Para 4 (i) (a), Clearance shall be given for any activity with the CRZ, if it requires waterfront and foreshore facilities.
As per Para 4(i) and 4.2. (ii) (c) of the said Notification, the proposal may be recommended to SEIAA, for issuing Clearance.		

The subject proposal was placed before the 2nd Technical Expert Committee (TEC) meeting held on 12.01.2026. TEC instructed that the Project Proponent should obtain a No Objection Certificate (NOC) from the DFO, Nagapattinam regarding the potential impact of the proposed development on the existing mangrove ecosystem.

In this regard, the DFO, Mayiladuthurai stated that the proposed tail end regulator at the said location may adversely impact both the existing and proposed mangrove plantation / restoration sites. Hence, the Forest Department registers its strong objection to the above proposal and requested TNSCZMA to take necessary action to reject/relocate the proposed construction to a suitable alternate site away from mangrove plantation areas.

In this connection, the District Collector, Mayiladuthurai was requested to send a detailed remarks on the comments submitted by District Forest Officer, Mayiladuthurai district on the subject proposal vide this office letter dated 24.05.2026.

Accordingly, the District Collector, Mayiladuthurai, in his letter dated 03.06.2026, has furnished a detailed justification for the proposal and stated that the implementation of the proposed project would not adversely affect the existing mangrove ecosystem in the area. He has further informed that the Forest Department has been instructed to take necessary measures to safeguard the mangroves and undertake appropriate compensatory actions in the event of any loss attributable to the construction of the proposed regulator. The District Collector has also requested that the proposal may be processed expeditiously in view of the substantial public interest involved in the project.

Remarks of the Technical Expert Committee: (Meeting held on 07.07.2026)

The Project Proponent stated that the proposed tail-end regulator is intended to prevent seawater intrusion into inland agricultural and residential areas. It was informed that seawater presently enters the Sellanar River during high tides, cyclonic events and the monsoon season, resulting in salinisation of agricultural lands, degradation of groundwater quality, decline in crop productivity and adverse impacts on the livelihoods of local farmers and residents. The proposed project is expected to benefit approximately 3,500 acres of agricultural lands in Perunthottam and surrounding villages.

The PP further stated that the proposed regulator would also support freshwater conservation during periods of excess rainfall by preventing uncontrolled outflow of freshwater into the sea, thereby facilitating its storage and utilisation for irrigation and

other local water requirements. The project involves works within the CRZ area for a length of 96.8 m.

The Committee examined the proposal with reference to the provisions of the CRZ Notification, 2011, the approved CZMP, the salinity-related issues presented by the PP, the likely benefits to agriculture and local communities, and the potential environmental implications of regulating tidal exchange in the Sellanar River. The Committee also noted the need to ensure that the proposed structure does not adversely affect natural drainage, flood discharge, sediment movement, mangrove vegetation, aquatic ecology or the ecological functioning of the coastal river system.

Observations and Specific Conditions of the Technical Expert Committee

After detailed deliberations, the Technical Expert Committee recorded the following observations and specific conditions for consideration by the Tamil Nadu State Coastal Zone Management Authority:

Observations and Specific Conditions of the Technical Expert Committee

After detailed deliberations, the Technical Expert Committee recorded the following observations and specific conditions for consideration by the Tamil Nadu State Coastal Zone Management Authority:

1. **CRZ compliance:** The proposed project shall be implemented strictly in accordance with the provisions of the CRZ Notification, 2011, the approved CZMP and the conditions imposed by the competent CRZ authority. No work other than the approved regulator and its appurtenant components shall be undertaken within the CRZ area without prior approval of the competent authority.
2. **Clarification of project title:** The PP shall submit an undertaking confirming that the correct title of the proposal is "**Construction** of Tail-End Regulator across Sellanar River at Perunthottam Village, Sirkali Taluk, Mayiladuthurai District by the Executive Engineer, Water Resources Department, Cauvery Basin Division (East), Mayiladuthurai District," and not "**Restoration and Strengthening**," as wrongly mentioned earlier.
3. **Gist of technical and environmental studies:** The PP shall submit a concise gist of all technical and environmental studies conducted for the proposal, clearly highlighting the methodology, key findings, observations, recommendations, and mitigation measures. The gist shall be placed before the Authority for appraisal.
4. **Chronology of regulatory proceedings:** The PP shall submit the chronology of events relating to the proposal in a clear tabular format. The chronology shall include earlier submissions, previous TEC deliberations, compliance status of observations made by

the TEC, remarks of the District Forest Officer, recommendation of the DCZMA, Mayiladuthurai, and the justification for placing the proposal before the Authority.

5. **Salinity and freshwater conservation justification:** The PP shall clearly present the salinity intrusion problem, including baseline salinity data for surface water and groundwater, seasonal variation, tidal influence, affected agricultural area, impact on groundwater quality and the expected benefits of the proposed regulator in controlling saline intrusion and conserving freshwater.
6. **Hydrology, flood and drainage assessment:** The PP shall furnish a detailed hydrological and drainage assessment demonstrating that the proposed regulator will not obstruct monsoon flows, flood discharge, local drainage or upstream water movement. The design shall provide for safe passage of floodwaters during extreme rainfall, cyclone and monsoon conditions.
7. **Gate operation and maintenance protocol:** A detailed gate operation and maintenance protocol shall be prepared and submitted. The protocol shall specify operation during normal season, monsoon season, high tide, flood events, cyclonic rainfall and emergency conditions. The responsible authority, chain of command, communication system and maintenance schedule shall be clearly defined.
8. **Mangrove safeguards:** The PP shall submit the Mangrove Impact Assessment Report and Mangrove Management Plan for the protection of the existing mangrove vegetation located upstream and in the project influence area. No damage, cutting, diversion, degradation or adverse impact shall be caused to mangroves during construction or operation of the project.
9. **Ecological safeguards:** The PP shall ensure that the proposed regulator does not adversely affect the riverine ecosystem, aquatic ecology, fish movement, sediment transport, water quality, mangrove vegetation or any ecologically sensitive feature in the project influence area. All recommendations and mitigation measures suggested in the EIA / environmental studies shall be implemented in full.
10. **Construction-phase safeguards:** During construction, no excavated material, construction debris, cement slurry, oil, grease, machinery waste or other waste shall be dumped into the river, CRZ area, mangrove area or adjoining coastal stretch. Temporary construction arrangements shall not obstruct water flow or damage the riverbed, banks or vegetation.
11. **Sediment and silt management:** The PP shall prepare and implement a sediment and silt management plan to prevent excessive siltation, stagnation or erosion upstream

or downstream of the regulator. Any desilting, if required, shall be undertaken only with necessary permissions and environmental safeguards.

12. **Environmental monitoring:** The effectiveness and environmental performance of the tail-end regulator shall be monitored through a competent agency. The monitoring programme shall include surface water quality, groundwater salinity, sediment characteristics, aquatic ecology, mangrove health and upstream/downstream water levels. Monitoring shall be carried out during pre-monsoon, monsoon and post-monsoon periods, and reports shall be submitted periodically to the Authority and TNPCB.
13. **Time-series baseline and post-project monitoring:** The PP shall furnish details of similar tail-end regulator projects implemented earlier, along with sequential satellite images and time-series baseline data summarising the pre- and post-implementation scenarios. Similar time-series monitoring shall be undertaken for the proposed Sellarar River regulator after implementation.
14. **Presentation by technical consultant / expert institution:** The technical consultant / expert institution shall present comprehensive observational data and scientific analysis before the Authority. The presentation shall include subject-matter experts and domain specialists competent in coastal hydrology, salinity intrusion, river hydraulics, mangrove ecology and environmental management.
15. **Environmental Management Plan:** The EMP shall include all mitigation measures, environmental safeguards and monitoring activities required during both construction and operation phases. The EMP shall clearly indicate capital cost, recurring cost, implementation responsibility, monitoring frequency and reporting mechanism.
16. **Statutory approvals and implementation responsibility:** The PP shall obtain all applicable statutory approvals before commencement of work. The project shall be implemented only as per the approved design, approved location and conditions imposed by the competent authorities. The Water Resources Department shall be responsible for long-term operation, maintenance and environmental compliance of the regulator.

Recommendation of the Technical Expert Committee

Subject to submission of the corrected project title, gist of all studies, chronology of regulatory proceedings, compliance status of earlier TEC observations, remarks of the DFO, Mangrove Impact Assessment Report, Mangrove Management Plan, salinity and hydrological justification, gate operation protocol and detailed Environmental Management Plan, the TEC recommends the proposal for consideration by the TNSCZMA.

Agenda Item No.4 Proposed Expansion of Thoothukudi Fishing harbour in Thoothukudi district by the Assistant Director of Fisheries and Fishermen Welfare Department, Thoothukudi district (Single Window No. SW/276487/2026)

The District Coastal Zone Management Authority, Thoothukudi has recommended and forwarded a proposal received from the Assistant Director of Fisheries and Fishermen Welfare Department, Thoothukudi for the proposed Expansion of Thoothukudi Fishing harbour in Thoothukudi district. The project information and EIA report prepared by M/s. ABC Techno Labs Private Limited, Chennai having NABET certificate No. NABET/EIA/2225/RA 0290, valid up to 15.11.2028.

Project Description:

The Project Proponent is proposed to construct "Expansion of Thoothukudi Fishing harbour in Thoothukudi district. It includes

- Construction of Composite Main Breakwater with Berthing facilities
- Construction of Main Break water to a Length of 1110m
- Construction of Quay wall to a Length of 943m
- Strengthening of Leeward break water - 130m
- Dredging the basin area - 35,500 Cum
- Construction of Cement Concrete Road - 250m

CRZ Classification of the area:

S. No.	Project Description	CRZ Classification	Length (m)	Area (Sq.m)
1	Road	CRZ II	250	-
2	Main Breaking Water	CRZ IVA	1110	-
3	Dredging	CRZ IVA	-	29,861.58
4	Strengthening of Leeward Breakwater	CRZ IVA	130	-

Need of the project:

The rapid increase in fleet size and vessel dimensions has resulted in severe congestion of berthing spaces and operational bottlenecks, particularly during peak landing periods. The existing harbour infrastructure, originally designed for a smaller fleet, is no longer adequate to provide safe berthing, manoeuvring, and landing facilities for present single-day shallow fishing operations, nor to meet future operational and safety requirements. Consequently, expansion in the form of an outer harbour is critically required to decongest the existing basin, enhance harbour safety, and facilitate simultaneous berthing and landing of larger mechanised fishing vessels.

The proposed expansion will improve operational efficiency, reduce post-landing delays, and strengthen the economic resilience of coastal fishing communities by enabling

smoother fish handling and value-added fisheries activities. The development is aligned with the Government's initiatives for modernization of fishing harbour infrastructure, enhancement of export potential, and improvement of navigational access through dredging of seaward approaches.

Department of Ocean Engineering IIT (M) Technical Study:

- It is envisaged to expand the Tuticorin fishing harbour with a new southern breakwater of length 1155m by rehabilitating the northern arm of the breakwater. Since, the breakwaters are being extended from the present breakwater, the impact on the neighbourhood shoreline would be minimal.
- And, the proposed extension would not hinder the present harbour operational region. Further, to effectively utilize the basin, the inner side of the breakwater is made as berthing space.
- The harbour mouth is purposely kept as large to facilitate tidal exchange of water since the present basin has the limitation of poor exchange of water and thus, water is getting stagnated leading to environmental degradation.
- Further, due to the less littoral movement in the region in lieu of the Tuticorin port on its south and significant shelter zones on its north, the siltation into the basin would be insignificant.

Location of the project:

The boundary coordinates of the proposed site is given below

S. No.	Description	Latitude	Longitude
A	Proposed Road	8° 47' 30.736" N	78° 9' 37.945" E
B		8° 47' 33.985" N	78° 9' 45.387" E
B	Main Breaking Water	8° 47' 33.985" N	78° 9' 45.387" E
C		8° 47' 55.565" N	78° 9' 50.269" E
D	Dredging	8° 47' 55.656" N	78° 9' 45.912" E
E		8° 47' 35.391" N	78° 9' 48.107" E
F	Strengthening of Leeward Breakwater	8° 47' 50.767" N	78° 9' 40.754" E
G		8° 47' 54.724" N	78° 9' 42.564" E

Water requirement:

During construction phase, about 9 KLD water will be sourced through private tankers and during operation phase about 58 KLD water will be sourced through TWAD.

Power requirement:

Total Electric load for the existing project is 99kW; the required power will be availed from TANGEDCO. DG sets shall be of standby duty and with acoustic enclosure as per CPCB norms to damp the vibrations.

Manpower requirement:

Manpower requirement during Construction Phase will approximately be 200 nos which will be deployed through contractors. During operation phase requirement will be 3,780 nos.

Solid Waste Generation and Management during Construction Phase

S. No	Municipal Solid Waste	Quantity	Mode of Disposal
		(kg/day)	
1	Biodegradable waste (40%)	78.6	Disposed through OWC (500 kg)
2	Non-Biodegradable waste (60 %)	117.9	
3	STP Sludge (BOD Value in mg/l, Factor 0.48)	2.16	Used as manure in greenbelt development

Sewage generation & treatment:**Construction Phase**

Quantity of sewage generation during construction phase will be about 7.65 KLD, which will be disposed through STP.

Operation Phase

The total water requirement for the project is estimated at 57.6 KLD, which includes domestic and flushing water demand for employees and visitors which is to be met from TWAD. Of this, the domestic water requirement is 19.5 KLD, and the flushing water requirement is 38.100 KLD. The total wastewater generation is estimated at 54.675 KLD. The generated wastewater will be collected and treated in the existing STP in accordance with applicable standards.

Parking requirement:

Adequate parking space will be provided for smooth parking of vehicles within the site. In the Project site, 10,800 sq.m area has been allocated for parking of two-wheeler, four-wheeler and Lorry Parking area.

Green belt area

To provide a dense tree cover and to provide good sound and dust barriers, the planting of tree species in open areas will be done. No trees will be cut during the construction phase. The greenbelt area of 36,057.44 sq.m (33%) is proposed for the developed greenbelt.

CRZ Classification and Project Cost:

The project site falls in CRZ II & CRZ-IVA area and the total cost of the project is Rs. 150 Crore.

Recommendation of DCZMA of Thoothukudi district:

The proposal has been placed in the meeting of DCZMA, Thoothukudi district held on 27.02.2026 and DCZMA resolved to recommend the proposal to TNSCZMA for

consideration after obtaining remarks from Wildlife Warden, Gulf of Mannar Biosphere Reserve, Ramanathapuram.

Subsequently the District Collector has forwarded the letter received from the Wildlife Warden, Wildlife Division, Ramanathapuram vide letter dated 15.06.2026.

Provision of the CRZ Notification, 2011:

Sl. No	Proposed Component	CRZ Classification	Permissible activities as per CRZ notification 2011
1	Proposed Road	CRZ II	As para 3 (i) (a) those directly related to waterfront or directly needing foreshore facilities; Explanation: The expression "foreshore facilities" means those activities permissible under this notification and they require waterfront for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like.;
2	Main Breaking Water, Dredging, Strengthening of Leeward Breakwater	CRZ IVA	Para 4(f) construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures 3.(i) (iv) Land reclamation, bunding or disturbing the natural course of seawater except those,- 3.(i) (b) measures for control of erosion, based on scientific including Environmental Impact Assessment (hereinafter referred to as the EIA) studies

Remarks of NCCR in Final draft SMP for the subject case:

Department Proposals/Status of the coast	Suggestions and Recommendations	Environmental Safeguard
Upgradation and extension of Thoothukudi fishing harbour facilities into an integrated harbour.	Detailed feasibility studies should be conducted before conversion of current Thoothukudi facilities into an integrated harbour.	Dredged sand from Thoothukudi harbour can be used as a sediment source to protect adjacent coast. If any hard intervention is deemed necessary, suitable mitigation strategies

		should be suggested to protect the existing ecosystems of Gulf of Mannar
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Remarks of the Technical Expert Committee: (Meeting held on 07.07.2026)

The Project Proponent, Assistant Director of Fisheries (Regional), Thoothukudi District, presented the proposal for the expansion of Thoothukudi Fishing Harbour.

The PP stated that the proposed expansion is intended to decongest the existing fishing harbour basin, enhance tranquillity and navigational safety, provide additional berthing and fish-landing facilities, improve operational efficiency and export potential, and strengthen the livelihood security of coastal fishing communities.

It was informed that the detailed design has been prepared by IIT Madras. The proposed components include construction of a main breakwater of 1,110 m, strengthening of the existing leeward breakwater for a length of 130 m, construction of an approach cement concrete road for 250 m, and dredging of approximately 35,500 cu.m. The PP stated that no major development activities are proposed on the landward side, except the approach road, Sewage Treatment Plant and Organic Waste Converter, and that existing infrastructure facilities will be utilised for the proposed expansion.

The TEC examined the proposal with reference to the provisions of the CRZ Notification, 2011, the approved CZMP, the SMP prepared by the NCCR, the technical design prepared by IIT Madras, the proposed breakwater and dredging activities, the ecological sensitivity of the surrounding marine environment, and the cumulative impact of this proposal along with other existing and proposed coastal and port-related developments in the Thoothukudi coastal stretch.

Observations and Specific Conditions of the Technical Expert Committee

After detailed deliberations, the TEC recorded the following observations and specific conditions for consideration by the TNCZMA:

1. **CRZ compliance and statutory clearance:** No construction, breakwater work, dredging, shoreline intervention, road work or other project-related activity shall commence within the CRZ area without obtaining prior CRZ clearance from the competent authority and all other applicable statutory approvals.
2. **Scope of proposal:** The Committee noted that the present proposal pertains only to the expansion of the fishing harbour. The PP shall ensure that only the components appraised and approved under this proposal are implemented. Any additional component, expansion, reclamation, dredging or change in layout shall require prior approval of the competent authority.
3. **Cumulative impact assessment:** The PP shall present a comprehensive EIA / marine and coastal impact assessment incorporating the cumulative impacts of existing,

ongoing and proposed developments in the surrounding coastal stretch. The assessment shall specifically consider the combined influence of the proposed fishing harbour expansion, existing harbour structures, nearby coastal structures and the earlier recommended V.O. Chidambaranar Port expansion proposal on shoreline dynamics, sediment transport, hydrodynamics, marine ecology and fishery resources.

4. **Holistic assessment with V.O.C. Port expansion:** Considering that the TEC had earlier recommended the proposal for the expansion of V.O.C. Port, the fishing harbour expansion and port-related developments shall be assessed holistically for their combined influence on coastal processes, sediment movement, wave climate, harbour tranquillity, erosion/accretion pattern and shoreline stability.
5. **Conformity with Shoreline Management Plan:** The recommendations of IIT Madras shall be examined for conformity with the SMP prepared by the NCCR. A consolidated report incorporating the findings and recommendations of IIT Madras and NCCR shall be submitted to the Authority.
6. **Shoreline change and breakwater impact monitoring:** The PP shall undertake detailed shoreline change analysis for the surrounding coastal stretch using time-series satellite imagery, beach-profile surveys and field observations. Considering the proposed breakwater construction, an annual Shoreline Evolution Study shall be commissioned through a reputed institution. If adverse downdrift erosion or unexpected accretion is observed, immediate remedial measures, including sand bypassing or other appropriate interventions, shall be undertaken with approval of the competent authority.
7. **Hydrodynamic and sediment transport assessment:** The PP shall furnish detailed hydrodynamic and sediment transport modelling to demonstrate that the proposed breakwater, strengthened leeward breakwater and dredging activities will not cause unacceptable changes in tidal flushing, water circulation, sediment deposition, erosion/accretion pattern, harbour siltation or adjacent shoreline stability.
8. **Breakwater design safeguards:** The breakwater design shall ensure that natural tidal flushing, water circulation and harbour water exchange are not adversely obstructed. The design shall prevent stagnation of water, deterioration of harbour water quality and adverse impacts on the surrounding marine ecosystem.
9. **Dredging and dredged material management:** The PP shall submit a detailed dredging and dredged material management plan indicating dredging quantity, dredging method, dredging season, sediment quality, contamination status, temporary handling arrangements, reuse/disposal option, disposal site and environmental safeguards. No dredged material, excavated sediment or construction debris shall be dumped into the sea, CRZ area, intertidal area, beach, seagrass area or any ecologically sensitive area without specific approval from the competent authority.
10. **Seagrass protection and management plan:** The PP shall ensure that appropriate precautionary measures are implemented to protect seagrass located in the vicinity

of the project site during both construction and operation phases, as per the directions of the District Wildlife Warden / Forest Department. A Seagrass Management Plan shall be prepared and presented before the Authority.

11. **Marine biodiversity safeguards:** All mitigation measures suggested in the EIA / marine impact assessment regarding impacts on marine biodiversity, seagrass, benthic ecology, plankton, fishery resources and other sensitive marine receptors shall be strictly implemented. Compliance reports shall be submitted periodically to the District Wildlife Warden, TNSCZMA and TNPCB, as applicable.
12. **Marine water-quality monitoring:** Marine water quality in and around the project area shall be monitored regularly through a competent agency. The monitoring programme shall cover harbour basin water quality, adjacent coastal water quality, sediment quality, turbidity, oil and grease, dissolved oxygen, nutrients and ecological parameters.
13. **Wastewater and sewage management:** No untreated sewage, wastewater, bilge water, oily waste or contaminated runoff from the fishing harbour shall be discharged into the sea or harbour waters. The proposed Sewage Treatment Plant shall be adequately designed, equipped, operated and maintained to meet prescribed standards. Treated water shall be reused to the extent feasible.
14. **Plastic waste and discarded fishing gear management:** The PP shall enhance the EMP budget by incorporating a dedicated Plastic Waste and Discarded Fishing Gear Management Plan. The Fisheries Department shall ensure that fishers deposit damaged, worn-out or unusable fishing nets at the fishing-net collection centre established by TNPCB / competent agency and shall prevent disposal of plastic nets into the sea, harbour basin, beaches or adjoining coastal areas.
15. **Solid waste and fish waste management:** Adequate facilities shall be provided for segregation, collection, storage, transport and scientific disposal of solid waste, fish waste, packaging waste and other harbour-generated waste. Waste-management arrangements shall comply with applicable waste-management rules and local body / TNPCB requirements.
16. **Pollution prevention from fishing vessels:** The PP shall implement measures to prevent pollution from fishing boats, including management of used oil, bilge water, fuel spills, plastic waste, discarded nets and fish waste. Awareness programmes shall be conducted for fishers and harbour users on pollution prevention and marine ecosystem protection.
17. **Freshwater source:** The PP shall obtain and submit a consent letter / assurance from the authorised water-supply agency confirming the supply of required freshwater for both construction and operational phases. Groundwater extraction within the CRZ area shall not be permitted unless specifically allowed by the competent authority under applicable rules.

18. **Construction-phase safeguards:** During construction, no debris, dredged material, excavated material, concrete waste, oil, grease, machinery waste or other pollutants shall be dumped into the sea, harbour waters, beach, intertidal area, seagrass area or CRZ areas. All construction waste shall be collected, transported and disposed of only at approved landward locations.
19. **Navigation and fisher safety:** Adequate navigational safety measures, signage, lighting, demarcation and temporary safety arrangements shall be provided during construction and operation. The construction schedule shall be planned in consultation with fishing communities to minimise disruption to fishing operations and harbour access.
20. **Stakeholder consultation:** The PP shall document consultations with fishing communities, harbour users, boat owners, fish workers, local bodies and relevant line departments. Concerns relating to access, berthing, navigation, dredging, waste management, safety and livelihood impacts shall be addressed in the project implementation plan.
21. **Environmental Management Plan:** The EMP shall include adequate capital and recurring budget for seagrass protection, marine ecological monitoring, shoreline monitoring, dredged material management, harbour water-quality monitoring, sewage treatment, solid waste management, discarded fishing gear collection, fisher awareness, pollution prevention and contingency measures.
22. **Compliance reporting:** Periodic compliance reports on implementation of CRZ clearance conditions, EIA mitigation measures, seagrass safeguards, shoreline monitoring, water-quality monitoring, dredging safeguards and harbour waste-management measures shall be submitted to the Authority, TNPCB and District Wildlife Warden, as applicable.

Recommendation of the Technical Expert Committee

Subject to submission of the consolidated IIT Madras-NCCR report, cumulative impact assessment including the V.O.C. Port expansion, Seagrass Management Plan, dredged material management plan, shoreline monitoring plan, marine water-quality monitoring plan, EMP and other statutory approvals, the TEC recommends the proposal for consideration by the TNSCZMA.

Agenda Item No 5: Proposed construction of Beach Resort located at S. F. No. 342/2B2 in Mandapam village, Rameswaram Taluk, Ramanathapuram District by Thiru Sathiamoorthy Periyasamy, 3/10, First street, Cantonment, Tiruchirapalli (Single Window No. SW/229259/2025) (Resubmission)

The District Environmental Engineer, Tamil Nadu Pollution Control Board, Ramanathapuram District has forwarded a proposal received from Thiru Sathiamoorthy Periyasamy, 3/10, First street, Cantonment, Tiruchirapalli proposed for construction of Beach Resort located at S. F. No. 342/2B2 in Mandapam village, Rameswaram Taluk, Ramanathapuram District. The EIA report prepared by M/s. Enviro Care India Pvt Ltd, Chennai having NABET certificate valid upto 15.12.2027.

Need of the project:

The Project Proponent stated that the Ramanathapuram district is one of the tourism and holy place in India, therefore there is a need for more hospitality services. The proposed resort aims to fulfil the needs to satisfy the tourism market through provision of quality services and accommodation.

Improvement in local area by providing additional employment opportunities to skilled as well as unskilled people. The planned development with modern infrastructure facilities would add on to the local aesthetics.

Description of the project:

The project proponent is planning to develop a Beach Resort at Mandapam Village, Ramanathapuram Taluk, Ramanathapuram District. The proposed project has 18 rooms with area of 5100 sq.ft. It comprises of Villa, Swimming Pool, Dining Hall, Toga Hall, Spa, Day Care, Health Facility, Dining Area, Gym, Gathering Space, Crops and Garden (Normal Garden, Herbal Garden and Sand Dune Garden), Pond and Play Field. The project will also involve internal development of basic infrastructure such as internal roads, power supply, water supply, sewer and storm water pipe network and waste management system. The total plot area for the proposed beach resort is 6250 sq.m and the total built up area is 927.76 sq.m.

Area details for the proposed Beach Resort:

S. No	Description	Total Built up Area (Sq.m)	Percentage (%)
1	Built Up Area	927.76	14.84
2	Utility Area	300	4.80
3	Green belt Area	2100	33.60
4	Roads & Pavement Area	850	13.60
5	Vacant & Parking Area	2072.24	33.16
Total		6250	100

Area details for the proposed Built-up Area:

Description	FSI Area (sq.m)	Non-FSI Area (sq.m)	Total Area (Sq.m)	Total Area (Sq.ft)
Area of the Document	-	-	6250	67275
Proposed Building (Block-1)				
Ground floor	101.82	-	101.82	1096
First floor	65.92	-	65.92	710
Proposed Building (Block-2)				
Ground floor	215.26	-	215.26	2317
First floor	172.02	-	172.02	1852
Proposed Building (Block-3)				
Ground floor	275.02	-	275.20	2962
First floor	97.54	-	97.54	1050
Total	927.76		927.76	9987

Location of the project:

The geographical location of the proposed project is given below

Label	Latitude	Longitude
A	9°17'28.11"N	79° 8'38.18"E
B	9°17'27.50"N	79° 8'39.77"E
C	9°17'23.17"N	79° 8'38.83"E
D	9°17'23.97"N	79° 8'37.24"E

CRZ classification in the project site:

Description	CRZ classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ-II	3422.82	6232.16
	Outside CRZ	2809.34	
Proposed Construction	CRZ-II	240.71	929.93
	Outside CRZ	689.22	
Proposed facilities	CRZ-II (Interior Pavements, Greenbelt & Swimming Pool)	1005.88	2012.65
	Outside CRZ (Parking)	1006.77	

Water requirement:

During construction phase, the work force involved will be about 40 Nos. The water requirement will be 3 KLD. Water for construction will be outsourced (Private water supply) and will be around 3 KLD.

During Operation Phase, the total requirement of water will be 8 KLD. Fresh water demand is 6 KLD. After treatment of wastewater, treated water will be reused for greenbelt (4.4 KLD) and toilet flushing (2.0 KLD). Water requirement for the project will be met from Local Panchayat Water Supply.

Sewage generation & Disposal:

Quantity of sewage	6.40 KLD
STP capacity	8 KLD
Collection of sewage	Sewage generated during the operation phase will be collected through underground sewerage system (pipe drain) for treatment in STP. Separate storm water drainage system will be provided for rainwater.
Treatment of sewage	Sewage will be treated up to the tertiary level in as treatment plant based on Activated sludge process. The secondary treated sewage will be treated in UF plant.
Reuse/recycle and disposal of treated sewage	Out of 6.40 KLD of treated sewage, 2 KLD recycled for toilet flushing and the remaining (4.40 KLD) shall be used for gardening.

Power requirement:

The power requirement during the construction as well as operational phase will be 500 KVA which will be acquired from Tamil Nadu Electricity Board, Solar and DG set of about 2 nos. of 250 KVA will be utilized during power failure.

Solid Waste Management:

S. No	Description	Proposed (kg/day)	Method of Collection	Mode of disposal
1	Organic Waste	100	Separate Bin	Organo-Converter
2	Inorganic Waste	150	Separate Bin	Authorized vendors
3	Sludge from STP	2	Trolley	Manure for Landscaping and Gardening

Parking Area Details:

S. No	Description	Required (Nos)	Provided (Nos)
1	Car Parking	13	14
2	Designated Parking	2	3
3	Two Wheeler Parking	25	25
4	DA Two Wheeler Parking	3	3

Fire Fighting system:

All buildings are constructed with fire resistant material to a large extent. Electrical panels have been provided in each building so that fire occurring at any point of time does not spread and will get localized.

- Fire Retardant Low Smoke (FRLS) wires and PVC conduits are used to prevent spreading of fire
- Emergency staircase, Refuge area and Assembly area will be provided
- Underground water storage tank
- Wet riser
- Fire pump, hydrant pump & Jockey pump
- Hydrant
- Fire alarm system
- Public address system

Green belt Development:

It is proposed to have tree plantation along the periphery of the site and also to develop lawn and greenery inside the project area for 2100 Sq.m (33.6% of total area). The vegetation for the greenbelt will be selected from the native species adapted to the local environment.

CRZ Classification and Project cost:

The project site lies partially in CRZ-II and outside CRZ areas. The total cost of the project is Rs.5 crore.

Recommendation of DCZMA of Ramanathapuram district:

The proposal was placed before the DCZMA, Ramanathapuram district on 20.11.2024 and the DCZMA recommended the project to the SCZMA subject to the following conditions:

1. The Turtle nestling grounds, sand dunes shall not be disturbed in any way.
2. The project proponent shall start the construction activities only after obtaining CRZ Clearance from the Competent Authority.
3. The construction debris and other type of waste shall not be disposed of into the CRZ areas.

4. Prior planning permission should be obtained for the proposed construction, if any from the local authorities concerned and the proposed construction should satisfy the local Town and Country Planning regulations.
5. The project proponent shall treat the generated sewage through Sewage Treatment Plant of adequate capacity and the treated water shall be used for green belt development within the premises and the sludge generated shall be used as manure for green belt.
6. The project proponent shall under take green belt development all along the periphery of the project area and also along the road side.
7. The project proponent shall not dispose any Municipal Solid waste in the Coastal Regulation zone area. The solid waste shall be properly collected, segregated and disposed as per the Solid Waste Management Rules, 2016.
8. The project proponent shall comply with the provisions under Construction and Demolition Waste Management Rules 2016.
9. The project proponent shall provide rain water harvesting arrangements within the premises.

The Project Proponent has submitted the replies to the above conditions vide letter dated 08.02.2025.

Remarks of the Technical Expert Committee: (Meeting held on 13.10.2025)

The Project Proponent explained that the resort site falls partly in CRZ-II and partly outside the CRZ area. TEC observed that as per the approved CZMP, no road is indicated; however, the proponent has submitted a letter from the Executive Officer, Mandapam Town Panchayat, certifying the existence of a road between the site and the HTL of the sea since 2008-2009.

Upon detailed review, the Committee makes the following observations and recommendations

1. Revenue Records for Road Access: The Project Proponent shall furnish authentic revenue records or equivalent government documentation, in addition to the Panchayat letter, to establish the existence of the road as per CRZ Notification requirements. In the absence of such verified records, the Authority shall not consider road existence for project clearance.
2. Protection of Seagrass Ecosystem: The project site lies in close proximity to seagrass ecosystems. The PP shall ensure that construction and operation activities do not cause any direct or indirect disturbance, degradation, or damage to seagrass beds. Any dredging, anchoring, or disposal of material in nearby waters is strictly prohibited.
3. Groundwater Regulation: Groundwater extraction within CRZ areas is strictly prohibited during both construction and operation phases, in line with CRZ Notification, 2011.

4. **Plastic-Free Premises:** The project site shall be declared a *Plastic-Free Zone*. Single-use plastics are strictly prohibited, and eco-friendly alternatives must be adopted. Awareness programs shall be undertaken for resort staff and visitors.
5. **Wastewater and Effluent Management:** A scientifically designed Zero Liquid Discharge (ZLD) system shall be implemented to ensure that no sewage, greywater, or effluent is discharged into adjacent waterbodies. Treated water shall be reused within the premises for landscape irrigation, toilet flushing, and other non-potable purposes.
6. **Greenbelt Development:** A continuous greenbelt with native and salt-tolerant species shall be developed around the project boundary in consultation with the Forest Department.
7. **Renewable Energy Integration:** Rooftop solar photovoltaic panels shall be installed to partially meet the energy requirements of the resort.
8. **Rainwater Harvesting:** A scientifically designed rainwater harvesting system shall be implemented to conserve water and improve groundwater recharge outside CRZ areas.
9. **Beach and Biodiversity Protection:** Levelling of beach sand and removal of existing trees within or near the project site is strictly prohibited. Visitors and resort staff shall be educated on protecting the beach and its biodiversity.
10. **Regulatory Compliance:** All provisions under Annexure-III of the CRZ Notification, 2011 (Guidelines for Development of Beach Resorts/Hotels) shall be strictly adhered to. All solid waste generated shall be managed as per Solid Waste Management Rules, 2016 (as amended), and Construction & Demolition Waste Management Rules, 2018.

With the above observations and remarks, the TEC recommends the proposal for consideration by the Authority.

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority:

The proposal was placed before the 137th TNSCZMA meeting held on 17.10.2025. The TNSCZMA reviewed the recommendation of the DCZMA, Ramanathapuram district, in the meeting held on 20.11.2024. 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.

The following conditions should be met by the Project Proponent: -

A. Specific conditions

1. The proponent shall submit valid proof of revenue record for existence of road from the District Collector before recommending the proposal to the MoEF&CC.
2. The Proponent shall submit the STP capacity and design details for review. The STP plant shall be scientifically designed to ensure Zero Liquid Discharge (ZLD) system, with no sewage, greywater, or effluent is discharged into adjacent waterbodies. Treated water shall be reused within the premises for landscape irrigation, toilet flushing, and other non-potable purposes.
3. The project site lies close proximity to seagrass ecosystems. The Project Proponent shall ensure that construction and operation activities do not cause any direct or indirect disturbance, degradation, or damage to seagrass beds.
4. No construction activity shall be started prior to obtaining CRZ clearance from the competent authority.
5. Freshwater requirement shall be sourced from the local authority or authorized private tankers. No extraction of groundwater is permitted in the CRZ area under any circumstances.
6. The project site shall be declared as *Plastic-Free Zone*. Single-use plastics are strictly prohibited, and eco-friendly alternatives must be adopted. Awareness programs shall be undertaken for resort staff and visitors.
7. No construction material, debris, excavated earth, or waste shall be dumped into the canal or CRZ area at any time.
8. A continuous greenbelt with native and salt-tolerant species shall be developed in the project premises in consultation with the Forest Department.
9. A rooftop solar photovoltaic system shall be installed to meet a portion of the project's energy requirements and promote the use of renewable energy maximum extent possible.
10. A scientifically designed rainwater harvesting system shall be implemented to conserve water and improve groundwater recharge outside CRZ areas.
11. Levelling of beach sand and removal of existing trees within or near the project site is strictly prohibited.
12. Visitors and resort staff shall be educated on protecting the beach and its biodiversity.
13. All provisions under Annexure-III of the CRZ Notification, 2011 (Guidelines for Development of Beach Resorts/Hotels) shall be strictly adhered to.

B. General conditions

1. 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.

2. 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 (Amendment) Rules, 2020.
3. The project proponent shall adhere to the Construction and Demolition Waste Management Rules, 2018. The construction debris and other type of waste shall not be disposed off into the CRZ area or in the sea.
4. The Project Proponent shall strictly adhere to the Environmental Management Plan during both construction and operational phases to ensure minimal environmental impact.
5. The Consent to Establish, Consent to Operate shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
6. 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.
7. 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.
8. The Authority instructed that all the conditions imposed by the TNSCZMA and the DCZMA shall be strictly complied with.

In view of the remarks of TEC, the Authority decided to defer the proposal of the Project proponent and send it back to the District Coastal Zone Management Authority (DCZMA), Ramanathapuram to provide authentic revenue records or equivalent Government documentation, in support of existence of the road i.e., FMB, etc., as per CRZ Notification requirements. In the absence of such verified records, the Authority shall not consider road existence for project clearance.

Recommendation of DCZMA, Ramanathapuram:

The proposal was again placed in the DCZMA meeting, Ramanathapuram held on 26.05.2026. The project proponent has furnished a letter obtained from the Revenue Divisional Officer, Ramanathapuram stating that as per the letter furnished by Executive Officer, Mandapam Town Panchayat the said road was in existence during the year 2006-2007 under NABARD scheme.

In view of the above, the Chairman, DCZMA has recommended the proposal based on the documentary evidence for the existence of the road up to Beach Balan Company during the year 2006-2007.

Further under the Integrated Road Development Scheme for the year 2011-2012, a road was laid from T.Nagar to Shooting Thidal. Also, under the scheme for the year 2012-2013, the road stretch from Urakidangu to North Beach Road was laid. Thereafter, the entire road stretch was upgraded under the Urban Road Improvement Scheme during the year 2025-2026.

Provisions in CRZ Notification, 2011:

Sl. No.	Activity proposed	CRZ area	Permissibility Clause as per CRZ Notification. 2011
1	Proposed construction of beach resort	CRZ -II	- As per para 8 II (i) of CRZ Notification 2011, buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures. - As per para 8 II (ii) of CRZ Notification 2011, buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.
			The Annexure-III of CRZ Notification 2011 has issued guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of MoEF & CC, Govt. of India.
The proposal may be recommended to MoEF & CC, Govt. of India, for issuing Clearance.			

Remarks of the Technical Expert Committee: (Meeting held on 07.07.2026)

The Project Proponent presented the resubmitted proposal for the construction of a beach resort at S.F. No. 342/2B2 in Mandapam Village, Rameswaram Taluk, Ramanathapuram District.

The Committee noted that the proposal had earlier been returned by the TNSCZMA with a direction to submit valid documentary proof from the District Collector / competent Revenue Authority regarding the existence of the road as per revenue records. In this regard, the proposal was again placed before the District Coastal Zone Management Authority, Ramanathapuram, in its meeting held on 26.05.2026.

The PP furnished a letter from the Revenue Divisional Officer, Ramanathapuram, stating that, based on the letter submitted by the Executive Officer, Mandapam Town Panchayat, the said road was in existence from the year 2006-2007. It was further informed that the road stretch had been developed under various schemes, including the Integrated Road Development Scheme during 2011-2012, under which the road from T. Nagar to Shooting Thidal was laid, and that the stretch from Urakidangu to North Beach Road was laid during 2012-2013 and subsequently upgraded under the Urban Road Improvement Scheme during 2025-2026.

The Committee examined the proposal with reference to the provisions of the CRZ Notification, 2011, the approved CZMP, the documentary evidence submitted regarding the existence of the road, and the recommendation of the District Coastal Zone Management Authority, Ramanathapuram. The Committee noted that, as per Para 8 II of the CRZ Notification, 2011 relating to CRZ-II areas, buildings are permissible only on the landward side of the existing road / authorised structure, subject to applicable town planning regulations, building norms and other statutory requirements.

Observations and Specific Conditions of the Technical Expert Committee

After detailed deliberations, the TEC recorded the following observations and specific conditions for consideration by the TNCZMA:

1. **Verification of road existence and alignment:** The documentary evidence regarding the existence of the road from the year 2006-2007, including the letter of the Revenue Divisional Officer, Ramanathapuram, and the supporting letter of the Executive Officer, Mandapam Town Panchayat, shall be placed before the Authority. The District Coastal Zone Management Authority / competent Revenue Authority shall confirm the exact alignment, continuity, width and existence of the road with reference to revenue records and site conditions.
2. **Landward-side verification:** The PP shall clearly establish that the proposed construction is located on the landward side of the existing road / authorised structure, as required under the CRZ Notification, 2011. The HTL, LTL, CRZ boundary, road alignment, proposed building footprint and plot boundary shall be clearly superimposed on an authenticated CRZ map.
3. **Authenticated CRZ demarcation map:** The PP shall submit an authenticated CRZ demarcation map prepared by an authorised agency, showing the HTL, LTL, CRZ

classification, existing road, proposed resort components, setback distances and landward/seaward relationship of the site.

4. **CRZ-II permissibility:** The proposal shall be considered only if the proposed construction is confirmed to be permissible under CRZ-II provisions of the CRZ Notification, 2011, and is located on the landward side of the existing road / authorised structure. No construction shall be permitted on the seaward side in violation of CRZ norms.
5. **Compliance with Annexure-III beach resort guidelines:** Since the proposal is for a beach resort, the PP shall comply with all applicable provisions of Annexure-III of the CRZ Notification, 2011, including requirements relating to public beach access, setback, height, FSI/FAR, distance between structures, groundwater prohibition, wastewater treatment, solid waste management, landscaping and environmental safeguards.
6. **Public access to beach:** Free and unobstructed public access to the beach shall be maintained. The resort shall not block, restrict, privatise or divert customary public access to the beach, fishing areas or coastal commons.
7. **No groundwater extraction:** No groundwater shall be extracted within the CRZ area for construction or operation of the resort. The PP shall submit documentary evidence of assured freshwater supply from the local body / authorised water-supply agency.
8. **Sewage treatment and no discharge:** The PP shall install an adequately designed Sewage Treatment Plant. Treated wastewater shall be reused within the premises for flushing, gardening or other permissible non-potable uses. No untreated or treated sewage, greywater or effluent shall be discharged into the sea, coastal area, drains, backwaters or adjoining low-lying areas.
9. **Solid waste and plastic waste management:** Solid waste shall be segregated, stored and disposed of through authorised agencies in accordance with applicable waste-management rules and local body requirements. The resort shall implement a plastic-waste minimisation plan and shall avoid use of single-use plastics within the premises.
10. **Construction and demolition waste management:** Construction debris, surplus earth and demolition waste shall be collected, transported and disposed of only at approved locations. Under no circumstances shall construction debris be dumped on the beach, in the CRZ area, into the sea, drains or adjoining coastal stretches.
11. **Rainwater harvesting and stormwater management:** A scientifically designed rainwater-harvesting and stormwater-management system shall be implemented to prevent waterlogging, runoff contamination and discharge of silt-laden water into coastal areas.
12. **Disaster risk and coastal hazard safeguards:** The PP shall prepare a site-specific Disaster Management and Evacuation Plan covering cyclone, storm surge, coastal flooding, tsunami and extreme rainfall scenarios. The plan shall include evacuation

routes, emergency assembly areas, signage, early warning linkages and safety arrangements for guests and staff.

13. **Energy conservation and green building measures:** The PP shall adopt energy-efficient building design, rooftop solar power to the extent feasible, water-efficient fixtures and other green building measures to reduce the ecological footprint of the resort.
14. **Native coastal landscaping:** Landscaping shall be carried out using native coastal species in consultation with the Forest Department / competent authority. Exotic, invasive and water-intensive species shall not be planted.
15. **Outdoor lighting:** Outdoor lighting shall be designed to minimise glare and light spill towards the beach and adjoining coastal habitats. Lighting shall be downward-directed and wildlife-sensitive, particularly in areas close to the beach.
16. **Statutory approvals:** The PP shall obtain all applicable approvals from the competent planning authority, local body, Fire and Rescue Services Department, TNPCB and any other statutory authority before commencement of construction.
17. **No additional construction without approval:** The PP shall undertake only the components appraised and approved under the present proposal. Any change in layout, expansion, additional construction, change in use or modification within the CRZ area shall require prior approval of the competent authority.
18. **Institutional Commitment / TNMRF Contribution:** The PP may make an appropriate contribution to the Tamil Nadu Marine Resource Foundation as part of its environmental commitment. The contribution shall be over and above the mandatory EMP measures, and details of allocation and utilisation shall be furnished to the Authority.

Recommendation of the Technical Expert Committee

Subject to verification of the existence, alignment and legal status of the road by the competent authority, confirmation that the proposed construction is on the landward side of the existing road / authorised structure, submission of authenticated CRZ demarcation map, compliance with CRZ-II provisions and Annexure-III beach resort guidelines under the CRZ Notification, 2011, and strict compliance with the above observations and specific conditions, the TEC recommends the proposal for consideration by the TNCZMA.

Agenda Item No.6 Proposed construction of Silver Sands Resort at survey Nos 47/3C1A2B, 47/3C1A3B & 47/3C1B2, Mamallapuram Village, Thirukazhukundram Taluk, Chengalpattu District by Thiru J. Sundeep Anand, Chengalpattu district (Single Window No. SW/266791/2025)

The District Coastal Zone Management Authority, Chengalpattu has forwarded a proposal received from Thiru J. Sundeep Anand, Chengalpattu district for the proposed construction of Silver Sands Resort at survey Nos 47/3C1A2B, 47/3C1A3B & 47/3C1B2, Mamallapuram Village, Thirukazhukundram Taluk, Chengalpattu District. The project information and rapid EIA, EMP report prepared by M/s. ABC Techno Labs Private Limited, Chennai having NABET certificate No. NABET/EIA/2225/RA 0290, valid up to 15.11.2028.

Project Description:

The project proponent proposes to develop & operate the Resort with new buildings viz. 1 No. Banquette Hall (100 Pax.), Kitchens, Water Sump, Pump Room, Toilet Blocks, STP, Service Areas, etc. along with 60 Nos. Car Parking & 60 Nos. 2- Wheelers Parking in the Stilt Floor. 42 Guest Rooms, Security Office, Front Desk, Admin Office, Kitchen, Restaurant (100 Pax.), Cafeteria (50 Pax.), Bars, Spa, Toilet Blocks, OWC, Service Areas, Lifts, DG Room, Switch Yard, etc. along with 2 Nos. Swimming Pools in Ground Floor, and 1 No. Banquette Hall (100 Pax.), Conference Rooms, Kitchen, Toilet Blocks, Electrical Room, Solar Panels, etc. in the First Floor. Terrace Floor will house 'Non-FSI' components like HVAC System, Roof Top Solar Panels (in total 150 Panels), Head Rooms, etc.

A dedicated Entry & Exit from ECR/Highway, Bus Parking, Drive ways all along the boundaries, adequate Green Belt, Rain Water Harvesting measures, OSR, etc. are also proposed.

The total builtup area is 13,791.13 sq.m including Covered Car Parking of 4453.65 sq.m. Out of 2.30 Ha, Land coverage will be 10681.39 sq.m for FSI & Non-FSI Areas. Roads and Paved Areas will be 2,647.00 sq.m. Total Green Belt Area will be 3500 sq.m (15.22% Coverage). Vacant land including to be demolished area of 1,246.16 sq.m will be 3870.57 sq.m. OSR land will be 2,301.04 sq.m. The proposed site falls in CRZ II area.

Description about the existing structures:

The already developed structures in the property upto Shoreline, existing over an extent of 1,246.16 sq.m, will be disused by the Project Proponent or demolished after obtaining the required approvals for the same.

Block No	Description	Built up Area (Sq.m)
E-1	Ground floor	73.44
E-2		149.00
E-3		73.50

E-4		32.46
E-5		9.39
E-6		21.52
E-7		6.96
E-8		160.56
E-9		72.21
E-10		120.37
E-11		52.63
E-12		86
E-13		38.32
E-14		341.80
	Total Existing Building Area (Sq.m)	1246.16

Need of the project:

The Project Proponent stated that hotel demand in Mamallapuram is high, with a wide range of options available, from luxury resorts. There are about 150 Hotels in Mamallapuram and its vicinity with more than 35 properties in 3 / 4 / 5-Star Hotel Category. However, there is a strong demand for both high-end and more affordable accommodations, driven by tourism to the area's historical sites and beaches. In line with increasing demand for Star Category Resorts, the PP has proposed 'Silver Sands Resort' in Star-Category at Mamallapuram.

Project location:

The geo coordinates of the project location is given below

Point	Latitude	Longitude
A	12°38'31.501" N	80°12'0.293" E
B	12°38'27.272" N	80°12'15.098" E
C	12°38'25.573" N	80°12'14.534" E
D	12°38'29.919" N	80°11'59.713" E

A. Land Area details:

Sl. No	Land Use	Extent sq.m	Coverage %
1	FSI & Non-FSI Built up & Pool Areas	10681.39	46.44
2	Roads and Paved Areas	2,647.00	11.51
3	Green Belt Area	3500.00	15.22
4	Vacant Lands	3870.57	16.83
5	OSR Land	2301.04	10.00
	Total	23000.00	100.00

B. Built up Area break up details:

Sl No	Constructions	Ground Covera ge Area, sq.m	Builtup Area, sq. m			Height from GL (max.),m
			FSI Area	Non- FSI Area	Total	
1	Stilt Floor (mainly Parking & BQ Hall-2)	7,315.98	1,231.53	6,084.45	7,315.98	2.50
2	Ground Floor (42 Guest Rooms with Admin./Front Desk Offices & 2 Nos. Swimming Pools)	-	4,812.23	-	4,812.23	5.75
3	First Floor (BQ Hall-1 & Solar Panels)	-	1,518.77	-	1,518.77	9.00
4	Terrace Floor (Head Rooms, HVAC & Roof Top Solar Panels)	-	-	144.15	144.15	(Parapet Wall 1.30 m)
	Total	7,315.98	7,562.53	6,228.60	13,791.13	9.00

- Total Plot Area : 23,000 sq.m
- Built-up Area (FSI) : 7,562.53 sq.m
- Floor Space Index : 0.3288 (<0.33)
- Builtup Area coverage: 7,315.98 sq. m
- Floor Space Area coverage :31.81% (< 33%)
- Maximum Height of Buildings :9.00 (9 m for CRZ-II Area).

Water Requirement:

During Construction Phase, the water demand will be 5.0 KLD for both Construction & Domestic consumption which will be purchased from the local Water Supply Vendors.

During Operation phase, the total water requirement for various uses is about 65.7 KLD (kilo liters/day-KLD) out of which fresh water demand is 35.0 KLD and balance 30.7 KLD is treated sewage which is recycled/reused by dual plumbing.

The PP has applied to the Commissioner, Mamallapuram Municipality for supply of required fresh water under 'Water Supply Scheme for Devaneri Village' on payment basis for the Resort (commercial activities).

Power requirement:

The total power requirement of the Resort will be 2500 KVA and the TANGEDCO Grid will be the source. Roof Top Solar System of 50 kW is proposed on the Building Roof for Solar Energy generation which will be utilised for Lighting at the Resort (10% Energy Saving).

Also, there will be 2 Nos. standby DG sets of 750 KVA capacity (with acoustic enclosures & stack as per CPCB/TNPCB Norms). High Speed Diesel @ 200 liters/day will be required for standby DG set operations @ 50 liters/hour. HSD will be purchased from local Bunks/market.

Manpower Requirement

During Construction Phase, the Project will provide 10 Direct Employment and 50 Indirect Employment for about 300 days in a Year @ 18,000 Mandays/Annum.

During Operation Phase, the Resort will provide 56 Direct Employment and 54 Indirect / Contract Employment @ 40,150 Mandays/Annum

Wastewater Generation, Treatment & Disposal:

The Resort will generate 30.7 KLD wastewaters which will be treated in a 50 KLD Sewage Treatment Plant (STP) proposed in the Under Ground based on MBBR Process. The treated sewage of 30.6 KLD will be utilized as detailed below:

Toilet Flushing : 11.9 KLD
 HVAC System : 6.8 KLD
 Green Belt Development :10.0 KLD
 Dust Control Measures :2.0 KLD
 Total Treated Sewage Reused:30.7 KLD

Solid waste generation and Disposal:

S . N o	Description	Constructio n phase (kg/day)	Operation phase(kg/ day)	Mode of Treatment/Disposal
1	Organic waste	5.0	45	Will be vermi composted and used for Green Belt
2	Inorganic waste	7.5	70	Disposed through local vendors
3	STP sludge	-	6	Used as manure for gardening.

Green belt development:

Effective Green Belt has to be developed with about 263 Trees @ 750 Trees/Ha and maintained with about 90% Survival Rate at 3500 sq.m. Native species shall be preferred for Green Belt development.

CRZ Classification and Project Cost:

The project site falls in CRZ II area. The total cost of the project is Rs. 96.30 Crore.

Recommendation of DCZMA of Chengalpattu district:

The proposal was deliberated in DCZMA meeting held on 31.12.2025. There is no existing road between the HTL and the proposed project site as per approved CZMP 2011. Accordingly, the PP was directed to submit authentic documents to prove the existing structures in the plot that existed from pre CRZ 1991 Notification.

- The project Proponent submitted the letter obtained from Tahsildar, Thirukalukundram stating that "based on the available Revenue records, the Resort by the name Silver Sands Beach Resort was in old S. No. 47/3C1A in an extent of Acre 3.04 cents. The resort was expanded in 1990 with addition of land acre 2.50 cent in old S.No. 47/3C and constructed additional buildings in the property, they are in dilapidated condition and they continued the Resort operation in the property at Door No. 131, ECR, Mamallapuram. The total built up area was about 18,000 sq.ft which included covered as well as thatched structures.
- The Project Proponent submitted a House Tax No Due Certificate for the Period 1972-73 to 1987-88 issued by the Executive Officer, Mamallapuram Town Panchayat EO on 11.03.1999 attested copy of notary public.

The subject was placed before the DCZMA meeting held on 28.02.2026 and the committee recommended the project to SCZMA subject to the following conditions

1. The Project Proponent shall comply with all the provisions of the Coastal Regulation Zone Notification 2011.
2. The Project Proponent shall obtain necessary prior clearance for any change in scope of project.
3. The Project Proponent shall provide Sewage Treatment Plant (STP) as proposed for the treatment and disposal of sewage generated within the premises.
4. The Project Proponent shall provide Acoustic Enclosures with Stack for the proposed DG set.
5. There shall not be any withdrawal of ground water in CRZ area.
6. The Sewage and sludge should not be let into the sea water.
7. The Project Proponent shall manage the solid waste generated as per the solid Waste Management Rules, 2016 as proposed for the disposal of biodegradable and non-biodegradable solid wastes generated in the project areas.

8. The Project Proponent has agreed to contribute CER amount of Rs. 10 Lakhs to District Forest Officer for Patrol Vehicle.

The Project Proponent has submitted the reply/response to the above conditions vide letter dated 26.03.2026

Provision of the CRZ Notification, 2011:

Sl. No.	Activity proposed	CRZ area	Permissibility Clause as per CRZ Notification. 2011
1	Proposed construction of Silver Sands Resort	CRZ -II	- As per para 8 II (i) of CRZ Notification 2011, buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures. - As per para 8 II (ii) of CRZ Notification 2011, buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.
			The Annexure-III of CRZ Notification 2011 has issued guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of MoEF & CC, Govt. of India.
The proposal may be recommended to MoEF & CC, Govt. of India, for issuing Clearance.			

Remarks of the Technical Expert Committee: (Meeting held on 07.07.2026)

The Project Proponent presented the proposal for the construction of Silver Sands Resort at Survey Nos. 47/3C1A2B, 47/3C1A3B and 47/3C1B2, Mamallapuram Village, Thirukazhukundram Taluk, Chengalpattu District.

The PP stated that the proposal involves redevelopment within the existing beach resort premises, which was stated to have been established prior to 1991, by dismantling the old structures and constructing new buildings. The proposed development comprises stilt floor, ground floor and first floor, with a total built-up area of 13,791.13 sq.m,

adhering to the permissible height and CRZ norms. It was further stated that the proposed development is located beyond 200 m from the High Tide Line.

The proposed development includes the following components:

- Stilt floor comprising banquet hall with 100-person capacity, kitchens, water sump, pump room, toilet blocks, STP, service areas, and parking for 60 cars and 60 two-wheelers;
- Ground floor comprising 42 guest rooms, security office, front desk, administrative office, kitchen, restaurant with 100-person capacity, cafeteria with 50-person capacity, bars, spa, toilet blocks, Organic Waste Converter, service areas, lifts, DG room, switch yard and two swimming pools;
- First floor comprising banquet hall with 100-person capacity, conference rooms, kitchen, toilet blocks, electrical room and solar panels;
- Terrace floor comprising non-FSI components such as HVAC system, rooftop solar panels, head rooms and related service components.

The TEC noted that the project site falls under CRZ-II and that the proposed development is categorised as a beach resort. The Committee examined the proposal with reference to the provisions of the CRZ Notification, 2011, the approved CZMP, the CRZ-II classification of the site, the claim of pre-1991 existence of the resort premises, and the specific requirements applicable to beach resorts/hotels under Annexure-III of the CRZ Notification, 2011.

Observations and Specific Conditions of the Technical Expert Committee

After detailed deliberations, the TEC recorded the following observations and specific conditions for consideration by the TNSCMA:

1. **Verification of pre-1991 existence and authorised status:** The PP shall submit documentary evidence to establish the existence and authorised status of the existing resort/buildings prior to 1991, including approved building plans, planning permissions, land records, revenue records, local body records, tax records, electricity/water-service records, photographs or any other valid supporting documents. The Authority may verify the documents before taking a final decision.
2. **CRZ-II permissibility:** The proposal shall be considered only if the proposed development is permissible under CRZ-II provisions of the CRZ Notification, 2011 and is in conformity with the approved CZMP, applicable town planning regulations, building rules, FSI/FAR norms, height restrictions and other statutory requirements.
3. **Authenticated CRZ demarcation map:** The PP shall submit an authenticated CRZ demarcation map prepared by an authorised agency, showing the High Tide Line, Low

Tide Line, CRZ classification, 200 m and 500 m lines, existing structures, proposed structures, internal roads, public access pathway, setback distances and all project components.

4. **Compliance with Annexure-III of CRZ Notification, 2011:** Since the proposal relates to a beach resort, all conditions stipulated under Annexure-III of the CRZ Notification, 2011, including guidelines for development of beach resorts/hotels, shall be strictly complied with. This shall include requirements relating to public beach access, no basement, height restrictions, FSI/FAR, distance between structures, water supply, wastewater treatment, solid waste management, landscape safeguards and environmental protection.
5. **Public access to the beach:** Free, dedicated and unobstructed public access to the beach shall be maintained at all times. The resort shall not block, restrict, privatise or divert customary public access to the beach, fishing areas or coastal commons. The public-access pathway shall be clearly marked in the layout and maintained without obstruction.
6. **No basement construction:** No basement shall be constructed within the CRZ area. The plinth level of the buildings shall be kept sufficiently high to avoid inundation during storm surge, coastal flooding, extreme rainfall or other coastal hazard events.
7. **Permissible height, FSI and layout controls:** The PP shall strictly comply with the height, FSI/FAR, setback, gap between structures and other layout-related requirements applicable under the CRZ Notification, 2011, Annexure-III guidelines and the competent planning authority's regulations.
8. **Assured freshwater source:** The PP shall submit documentary evidence from the local body, Panchayat or authorised water-supply agency confirming the assured quantity and sustainable source of freshwater required for construction and operation of the resort.
9. **Groundwater extraction prohibited:** Groundwater extraction within the CRZ area is strictly prohibited. The PP shall ensure that no borewell or groundwater source is used for commercial operation of the resort within the prohibited CRZ area.
10. **Zero Liquid Discharge / no wastewater discharge:** The resort shall adopt a no-discharge approach. No sewage, greywater, treated wastewater or effluent shall be discharged into the sea, beach, backwaters, drains, low-lying areas or adjoining coastal areas. An adequately designed tertiary-level Sewage Treatment Plant shall be installed and operated continuously. Treated water shall be fully reused within the premises for flushing, landscaping or other permissible non-potable uses.

11. **Solid waste and organic waste management:** Solid waste shall be segregated at source and managed in accordance with applicable waste-management rules and local body requirements. The Organic Waste Converter shall be properly operated and maintained. Food waste, packaging waste, recyclable waste and residual waste shall be managed through authorised agencies.
12. **Plastic-free resort premises:** The resort premises shall be maintained as a plastic-free zone to the extent feasible. Use of single-use plastics shall be avoided/prohibited in accordance with applicable rules. The PP shall create awareness among guests and staff on coastal cleanliness, plastic reduction and protection of the marine environment.
13. **Construction and demolition waste management:** Dismantling of old structures and construction of new structures shall be carried out with proper debris-management safeguards. Construction and demolition waste shall be collected, stored, transported and disposed of only at approved locations. No debris, surplus earth, cement slurry, construction waste or demolition material shall be dumped on the beach, in the CRZ area, drains, low-lying areas or coastal waters.
14. **Rainwater harvesting and stormwater management:** A scientifically designed rainwater-harvesting and stormwater-management system shall be implemented. The system shall prevent waterlogging, runoff contamination and discharge of silt-laden or contaminated stormwater into the beach or coastal environment.
15. **Disaster Management and Evacuation Plan:** A site-specific Disaster Management and Evacuation Plan shall be prepared and implemented, covering cyclones, storm surge, tsunami, coastal flooding, extreme rainfall, fire and other emergency situations. The plan shall clearly indicate evacuation routes, assembly areas, emergency signage, communication systems, guest/staff safety procedures and linkage with local disaster-management authorities.
16. **Energy efficiency and rooftop solar:** The PP shall implement energy-efficient design and install rooftop solar photovoltaic systems to meet a significant portion of the resort's energy demand. The rooftop solar proposal shall be incorporated into the project design and operational plan.
17. **Green building / green resort measures:** The PP shall adopt green building and green resort principles during planning, construction and operation, including energy efficiency, water conservation, waste minimisation, use of eco-friendly materials, natural ventilation, reduced heat-island effect and low ecological footprint.
18. **Native coastal greenbelt and landscaping:** A greenbelt shall be developed along the project boundary and within the premises using exclusively native coastal species in consultation with the Forest Department / District Forest Officer. Exotic, invasive

and water-intensive species shall not be planted. A plantation and maintenance plan shall be submitted to the Authority.

19. **Wildlife-friendly outdoor lighting:** Artificial outdoor lighting shall be designed to be coastal-fauna sensitive. Lighting shall be downward-directed, shielded and designed to avoid glare and light spill towards the beach. Amber/red spectrum LED lighting or other wildlife-friendly lighting options shall be used wherever appropriate, especially in areas facing the beachfront.
20. **Swimming pools and water use:** Water use for swimming pools shall be accounted for in the water-balance statement. No backwash water, pool wastewater or chemicals shall be discharged into the beach, sea, drains or coastal environment. Pool-water management shall be included in the wastewater-management plan.
21. **Fire safety and public safety:** The PP shall obtain necessary approvals from the Fire and Rescue Services Department and other competent authorities. Adequate fire-safety, emergency-response, public-safety and evacuation systems shall be installed before commencement of operation.
22. **Statutory approvals:** The PP shall obtain all applicable approvals from the competent planning authority, local body, Fire and Rescue Services Department, TNPCB and any other statutory authority before commencement of construction.
23. **No additional construction without approval:** The PP shall undertake only the components appraised and approved under the present proposal. Any change in layout, additional construction, expansion, change in use or modification within the CRZ area shall require prior approval of the competent authority.
24. **Institutional Commitment / TNMRF Contribution:** The PP may make an appropriate contribution to the Tamil Nadu Marine Resource Foundation as part of its environmental commitment. The contribution shall be over and above the mandatory EMP measures, and details of allocation and utilisation shall be furnished to the Authority.

Recommendation of the Technical Expert Committee

Subject to verification of the pre-1991 existence and authorised status of the existing resort/buildings, submission of authenticated CRZ demarcation map, strict compliance with CRZ-II provisions and Annexure-III beach resort guidelines under the CRZ Notification, 2011, and compliance with the above observations and specific conditions, the TEC recommends the proposal for consideration by the TNSCZMA.

**Agenda Item No 7: Comments /suggestions received on CRZ Notification, 2019
from stakeholder's departments**

MoEF&CC, GoI has requested to share the copies of the representations/ suggestions received in the last five years from various stakeholder's department on CRZ Notification, 2019 and its amendments.

Subsequently, Government has requested to get the comments/suggestions from the all-stakeholder departments and Comments have been received from the following departments,

1. Tamil Nadu Maritime Board,
2. Tamil Nadu Housing and Urban Development Department,
3. Tamil Nadu Pollution Control Board
4. Director of Municipal Administration.
5. Department of Fisheries & Fishermen Welfare
6. Directorate of Town & Country planning
7. Water Resources Department

Further, Nil report has been received from Department of Arts and Culture and M/s. Kamarajar port, Chennai. No comments have been received from other stakeholders departments so far.

The comments received from stakeholder departments are enclosed herewith.

Remarks of the Technical Expert Committee: (Meeting held on 07.07.2026)

The Member Secretary, TNSCZMA / Director, Department of Environment and Climate Change, placed before the Technical Expert Committee the comments and suggestions received from various stakeholder departments on the Coastal Regulation Zone Notification, 2019.

The Committee noted that the stakeholder departments had submitted their comments / suggestions based on their respective sectoral mandates, field-level implementation experience and practical issues encountered in applying CRZ provisions. The Committee observed that such comments may be examined carefully by the Department and the Authority with reference to the CRZ Notification, 2019, the existing CRZ Notification, 2011 framework being followed in the State, approved CZMP provisions, ecological safeguards, coastal livelihood concerns, disaster-risk considerations, and the need to maintain consistency with national coastal regulation principles.

The Committee further observed that any suggestion for amendment / clarification should be supported by clear justification, field evidence, administrative necessity and environmental safeguards, and should not dilute the protection accorded to ecologically sensitive coastal areas, CRZ-IA features, intertidal areas, coastal commons, fishing community access, public access to beaches, or hazard-prone coastal stretches.

Recommendation of the Technical Expert Committee

The Technical Expert Committee took note of the comments and suggestions received from the stakeholder departments on the CRZ Notification, 2019, and recommended that the consolidated comments may be placed before the TNSCZMA for detailed consideration and appropriate decision.

**Agenda Item No 8: Submission of Final report of Shoreline Management Plan by
NCCR**

- One Thiru O. Fernandes, had filed an Application No.4/2013 before the Hon'ble NGT (SZ) regarding the construction of shoreline protection structures by PWD and other agencies without any scientific study.
- The Hon'ble NGT directed Tamil Nadu Coastal Zone Management Authority (TNSCZMA) to prepare a Comprehensive Shoreline Protection Management Plan / Scheme for the entire coast of Tamil Nadu by engaging a reputed institution. The Hon'ble NGT has also issued direction to prevent PWD or any other agency from proceeding with any work on shore protection until further orders till the approval of the said plan / scheme by MoEF&CC, GoI, vide order dated 04.09.2015.
- At this juncture, the Hon'ble NGT (SZ) has issued orders in the Application No.04 of 2013 & Appeal No.18/2017 on 11.04.2022 which stated as below:

"Shoreline Management Plan (SMP) shall be prepared as illustrated by NIOT for such erosion prone areas. Pending preparation/ updation of such SMPs by the Coastal States/UTs, no further hard structures for erosion control be raised or constructed."

- Hence as per the directions of the NGT (SZ), the Government has entrusted the work of preparation of "Shoreline Management Plan (SMP)" for the entire coast of Tamil Nadu to National Centre for Coastal Research (NCCR), Chennai. The draft report of the Shoreline Management Plan was submitted by NCCR on 28.03.2024.
- For finalizing the draft Shoreline Management Plan (SMP) and draft Coastal Zone Management Plan as per the Coastal Regulation Zone Notification 2019 a meeting was held on 09.07.2024 under Chairmanship of Chief Secretary to Government.
- The comments & suggestions received from Water Resources Department, Fisheries and Fisherman Welfare Department, Tamil Nadu Pollution Control Board (TNPCB), Tamil Nadu Maritime Board, Chennai Metropolitan Development Authority (CMDA), M/s. Kamarajar Port Limited and Tourism Department were sent to NCCR vide this office letter dated:31.07.2024 for taking further action.
- Accordingly, in the 128th meeting of TNSCZMA the preparation of Shoreline Management Plan was discussed and the Authority deliberated as follows:

"The Member Secretary informed the authority that, as discussed with officials from MoEF & CC, the draft SMP prepared by M/s. NCCR shall be approved by MoEF & CC only after the final approval of CZMP prepared as per CRZ Notification, 2019".

- As many proposals related to erosion control measures with hard structures are pending for want of approval of SMP due to an order issued by Hon'ble NGT, the department of Fisheries and Fishermen Welfare expressed their concern that due to pending of approvals, the department is unable to control erosions even at highly vulnerable places where the local inhabitants are facing severe loss of livelihood and property.
- After detailed discussion, the Authority suggested that the draft SMP shall be placed before the Hon'ble NGT and orders shall be obtained from the tribunal to use the draft for clearing proposals until final approval of SMP.
- Now the preparation of "Shoreline Management Plan (SMP)" for the entire coast of Tamil Nadu has been completed by NCCR after incorporating comments/suggestions received from the various line departments and submitted the soft copy of the final SMP along with shoreline changes Map, vide letter dated 13.01.2026.
- NGT direction - The MoEF & CC, GoI has instructed all SCZMAs to finalize the CZMP as per CRZ Notification, 2019 and the approved CZMP shall contain the parameters listed in CRZ 2019 Notification including high, medium, low erosion stretches for such erosion prone areas, vide O.M F. No. 3-65-2017-IA.III dated 08.09.2022.
- However, the CZMP as per the CRZ Notification, 2019 for Tamil Nadu is yet to be submitted to the MoEF&CC, GoI for final approval, along with SMP, after completing the public hearing in all coastal districts. The process of conducting the public hearing is under progress.

Remarks of the Technical Expert Committee: (Meeting held on 07.07.2026)

The Member Secretary, TNSCZMA / Director, Department of Environment and Climate Change, placed before the Technical Expert Committee the final report of the Shoreline Management Plan prepared by the National Centre for Coastal Research.

The Committee noted that the Shoreline Management Plan is an important scientific and management tool for guiding decisions on erosion control, accretion management, coastal protection, beach nourishment, sediment-cell-based planning, regulation of hard structures, and prioritisation of nature-based / soft-engineering interventions along the Tamil Nadu coast.

The Committee observed that the Shoreline Management Plan should be used as a key reference document while appraising proposals involving coastal protection works, ports and harbours, fish landing centres, groynes, breakwaters, seawalls, training walls, dredging, beach nourishment, reclamation, shoreline stabilisation and other interventions that may affect sediment transport, shoreline dynamics or coastal morphology.

The Committee further observed that future project proposals involving shoreline intervention should be examined for conformity with the Shoreline Management Plan, the approved CZMP, CRZ Notification, 2011, site-specific erosion/accretion data, sediment-cell characteristics, coastal vulnerability, ecological sensitivity, and cumulative impacts of existing and proposed coastal structures.

Recommendation of the Technical Expert Committee

The Technical Expert Committee took note of the final report of the Shoreline Management Plan prepared by the National Centre for Coastal Research and recommended that the report may be placed before the Tamil Nadu State Coastal Zone Management Authority for consideration and appropriate decision. The Committee further recommended that, once accepted / approved by the competent authority, the Shoreline Management Plan may be used as a technical reference for appraisal of future shoreline management and coastal protection proposals in the State.

Agenda Item No. 9 Any other subject with the permission of the Chair

Sd./- xxxx

**Tmt Asha Ajith, I.A.S.,
Member Secretary,
Tamil Nadu State Coastal Zone
Management Authority &
Director, Department of Environment &
Climate Change,
Chennai - 35.**

Sd./- xxxx

**Tmt. Kakarla Usha, I.A.S.,
Chairperson, Tamil Nadu State Coastal
Zone Management Authority and Additional
Chief Secretary to Government,
Environment, Climate Change &
Forest Department,
Secretariat, Chennai - 9.**

Minutes of the 143rd meeting of Tamil Nadu State Coastal Zone Management Authority (TNSCZMA) held on 07.08.2026

The Member Secretary extended a warm welcome to the Chairperson and all members of the Tamil Nadu State Coastal Zone Management Authority for the 143rd meeting of the Tamil Nadu State Coastal Zone Management Authority (TNSCZMA).

Agenda Item No. 01: **Confirmation of the minutes of the 142nd meeting of the Tamil Nadu State Coastal Zone Management Authority held on 18.06.2026**

The 142nd meeting of the Tamil Nadu State Coastal Zone Management Authority was held on 18.06.2026 and the minutes were communicated to the Members of the Authority, vide this office letter No. P1 /DOECC/892/2024, dated 06.07.2026.

Agenda Item No.02: **The action taken on the decisions of 142nd meeting of the Authority held on 18.06.2026.**

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 142nd meeting held on 18.06.2026, which was noted down by the members.

Agenda Item No.03: **Proposed Restoration and Strengthening of Tail End Regulator (as per EIA report) across Sellanar River at Perunthottam Village, Sirkali Taluk, Mayiladuthurai district by the Executive Engineer, Water Resources Department, Cauvery Basin Division (East), Mayiladuthurai district (Single Window No. SW/270251/2025)**

Project Cost: Rs. 31.5 crore

CRZ Classification: CRZ-IB & CRZ-IVB areas

Provisions in CRZ Notification, 2011:

Proposed Structure	CRZ Classification	Permissible Activities
Proposed North Tail End Regulator	CRZ - IB, II, III(NDZ), IVB	Para 3 (iv) (d) measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by any agency to be specified by MoEFCC.

Proposed South Tail End Regulator	CRZ-IB, IVB	(Shoreline study done by IIT Madras submitted their report vide Doc No. IITM/DOE/SEL/SR/101, 11.09.2025)
		As per the CRZ Notification, 2011 Para 4 (i) (a), Clearance shall be given for any activity with the CRZ, if it requires waterfront and foreshore facilities.
As per Para 4(i) and 4.2. (ii) (c) of the said Notification, the proposal may be recommended to SEIAA, for issuing Clearance.		

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority:

The Project Proponent highlighted the benefits of the proposed Tail End Regulator (TER), that will prevent seawater intrusion from the sea into the river during high tides, cyclonic events and the monsoon season, and help restore freshwater in about 3,500 acres of ayacut land covering Perunthottam, Thiruvenkadu, and seven surrounding villages. The proposed project will safeguard the livelihoods of about 500 farmers and 10,000 agriculture-dependent people, support the production of approximately 11,000 tonnes of food grains annually, and facilitate the recharge of around 2,000 domestic and 500 agricultural tube wells. The proponent stated that without the TER, seawater intrusion could render the 3,500 acres saline within a decade, adversely affecting soil fertility and groundwater quality.

The Proponent confirms that the proposed TER is "new construction" and that was inadvertently mentioned in the EIA report as "restoration and strengthening".

The Project Proponent also stated that the existing mangrove plantation likely to be affected on the upstream side of the TER will be compensated on a identified revenue land located on the downstream side through CSR activity as a mitigation measure.

The TNSCZMA reviewed the recommendation of the DCZMA, Mayiladuthurai district, in the meeting held on 29.07.2025 and the remarks of the District Collector dated 03.06.2026. The Authority has also taken note of the remarks of Technical Expert Committee (TEC) dated 12.01.2026 & 07.07.2026 and the response provided by the Project Proponent for the comments raised.

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

A. Specific conditions:

1. The structural design of the proposed Tail End Regulator shall be technically vetted with IIT Madras, prior to the commencement of construction.

2. The design of the regulator shall ensure safe passage of monsoon flows, floodwaters and upstream drainage. The structure shall not result in upstream flooding, waterlogging, stagnation or obstruction of natural drainage.
3. Adequate measures shall be taken to prevent excessive sedimentation, erosion, or silt accumulation upstream and downstream of the regulator, and the natural riverbed profile and drainage pattern shall be maintained.
4. The regulator shall be maintained periodically in good operating condition. Plastic waste and other debris accumulating in and around the regulator shall be regularly removed and disposed of through authorized waste management facilities.
5. The protocol shall specify operation during normal season, monsoon season, high tide, flood events, cyclonic rainfall and emergency conditions. The responsible authority, chain of command, communication system and maintenance schedule shall be clearly defined.
6. The proposed activity does not cause any adverse impact on the marine environment, including marine flora and fauna. Adequate measures shall be taken to protect the biodiversity of the area, and the ecological integrity of the coastal and marine ecosystem shall be maintained at all times.
7. The compensatory mangrove plantation on the downstream side of the TER shall be carried out in consultation with district administration and under the guidance and supervision with Forest Department during construction and operational phases.
8. No damage, cutting, diversion, degradation or adverse impact shall be caused to the remaining mangroves during the construction or operation of the project, except for the mangroves identified as likely to be impacted by the project.
9. A long-term water-quality monitoring programme shall be implemented covering salinity, pH, dissolved oxygen, turbidity, nutrients and other relevant parameters. Monitoring shall be carried out upstream and downstream of the regulator during pre-monsoon, monsoon and post-monsoon periods.
10. An Environmental Monitoring mechanism shall be in place and any Authorized Institution (such as IIT Madras, Anna University etc.) shall be engaged for monitoring to ensure that there shall not be any ecological damage caused during and execution of the project and compliance report should be submitted to DCZMA / TNSCZMA periodically.
11. The Project Proponent shall implement all recommendations and mitigation measures prescribed in the various studies conducted for the project, including the EIA study.
12. The bund areas shall be afforested with native tree species and Greenbelt shall be developed around the projects.
13. The proposed activity shall not cause any impact to fishing related activities.
14. During construction, no excavated material, construction debris, cement slurry, oil, grease, machinery waste or other waste shall be dumped into the river, CRZ area, mangrove area or adjoining coastal stretch. Temporary construction arrangements shall not obstruct water flow or damage the riverbed, banks or vegetation.

15. The Proponent shall prepare and implement a sediment and silt management plan to prevent excessive siltation, stagnation or erosion upstream or downstream of the regulator. Any desilting, if required, shall be undertaken only with necessary permissions and environmental safeguards
16. The PP shall obtain all applicable statutory approvals before commencement of work. The project shall be implemented only as per the approved design, approved location and conditions imposed by the competent authorities.
17. The Water Resources Department shall be responsible for long-term operation, maintenance and environmental compliance of the regulator.

B. General Conditions

1. No construction activity shall be started prior to obtaining CRZ clearance from the competent authority. The Project Proponent should also get required clearances such as Planning Permission, Plan Approval and other statutory clearances.
2. Groundwater extraction within CRZ areas is strictly prohibited under the CRZ Notification, 2011, and shall not be undertaken at any stage.
3. 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, 2026.
4. The project proponent shall adhere to the Construction and Demolition Waste Management Rules, 2018. The construction debris and other type of waste shall not be disposed of into the CRZ area or in the water body.
5. 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.
6. The Project Proponent shall strictly adhere to the Environmental Management Plan during both construction and operational phases to ensure no environmental impact is created.
7. The project proponent is required to set up an Environment Management Cell to oversee and ensure the effective implementation of the recommendations outlined in the Environmental Management Plan included in the EIA report of the project.
8. The Authority instructed that all the conditions imposed by the TNSCZMA and the DCZMA shall be strictly complied with.

Agenda Item No.4 Proposed Expansion of Thoothukudi Fishing harbour in Thoothukudi district by the Assistant Director of Fisheries and Fishermen Welfare Department, Thoothukudi district (Single Window No. SW/276487/2026)

Project Cost: Rs. 150 Crore.

CRZ Classification: CRZ II & CRZ-IVA area

Provisions in CRZ Notification, 2011:

Sl. No	Proposed Component	CRZ Classification	Permissible activities as per CRZ notification 2011
1	Proposed Road	CRZ II	As para 3 (i) (a) those directly related to waterfront or directly needing foreshore facilities; Explanation: The expression "foreshore facilities" means those activities permissible under this notification and they require waterfront for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like.;
2	Main Breaking Water, Dredging, Strengthening of Leeward Breakwater	CRZ IVA	Para 4(f) construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures 3.(i) (iv) Land reclamation, bunding or disturbing the natural course of seawater except those,- 3.(i) (b) measures for control of erosion, based on scientific including Environmental Impact Assessment (hereinafter referred to as the EIA) studies

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority:

The Project Proponent explained that the Thoothukudi Fishing Harbour, established in 1965, is one of the oldest fishing harbours on the east coast of India. It supports several coastal fishing villages, with about 7,298 families dependent on its activities and around 270 mechanized fishing vessels currently operating from the harbour. The proposed expansion is intended to decongest the existing harbour basin, enhance tranquillity and navigational safety, provide additional berthing and fish-landing

facilities, improve operational efficiency and export potential, and strengthen the livelihood security of coastal fishing communities. After the proposed expansion, the harbour will accommodate about 330 fishing vessels.

The detailed design has been done by M/s IIT Madras expansion of existing Thoothukudi Fishing Harbour comprising extension of main breakwater, strengthening of the existing leeward breakwater, dredging and approach road.

The proponent also stated that a detailed Seagrass Management and transplantation Plan has been prepared and will be implemented in consultation with forest department.

The TNSCZMA reviewed the recommendation of the DCZMA, Thoothukudi district, in the meeting held on 27.02.2026. 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.

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

A. Specific conditions

1. No construction, breakwater work, dredging, shoreline intervention, road work or other project-related activity shall commence within the CRZ area without obtaining prior CRZ clearance from the competent authority and all other applicable statutory approvals.
2. The structural design of the proposed breakwater shall be technically vetted with IIT Madras, prior to the commencement of construction.
3. No additional dredging shall be carried out beyond the proposed quantity. A detailed Dredging Management Plan shall be prepared and implemented in a phased manner to minimize environmental impacts on marine biodiversity.
4. The Dredging shall be executed without causing any disturbance to the coastal ecology or altering the natural hydrodynamic coastal processes.
5. Appropriate measures shall be taken and implemented to minimize underwater noise generated during dredging and construction activities, with particular attention to the protection of marine fauna.
6. No dredged material, excavated sediment or construction debris shall be dumped into the sea or CRZ area, intertidal area, beach, seagrass area or any ecologically sensitive area.
7. No additional component beyond the present proposal will be undertaken without obtaining prior approval from the competent authority.
8. The PP shall closely monitor shoreline change resulting from the proposed activities on either side of the coastal area. An annual Shoreline Evolution Study shall be carried out through a reputed institution. If adverse downdrift erosion or unexpected accretion is noticed, immediate remedial measures, including sand

bypassing or other appropriate interventions, shall be undertaken with approval of the competent authority.

9. The PP shall ensure that appropriate precautionary measures to be taken to protect seagrass located in the vicinity of the project site during both construction and operation phases, as per the directions of the District Wildlife Warden / Forest Department.
10. The Project Proponent shall prepare and implement a Seagrass Management and Transplantation Plan, as recommended by the Wildlife Warden, after conducting detailed study by a reputed institution, ensuring proper monitoring and maintenance of the restored seagrass habitat.
11. All mitigation measures suggested in the EIA / marine impact assessment regarding impacts on marine biodiversity, seagrass, benthic ecology, plankton, fishery resources and other sensitive marine receptors shall be strictly implemented. Compliance reports shall be submitted periodically to the concerned authorities viz District Wildlife Warden, TNSCZMA and TNPCB.
12. Marine water quality in and around the project area shall be monitored regularly through a reputed institution.
13. No untreated sewage, wastewater, bilge water, oily waste or contaminated runoff from the fishing harbour shall be discharged into the sea or harbour waters.
14. The PP shall implement measures to prevent pollution from fishing boats, including management of used oil, bilge water, fuel spills, plastic waste, discarded nets and fish waste. Awareness programmes shall be conducted to fishers and harbour users on pollution prevention and marine ecosystem protection.
15. The proposed Sewage Treatment Plant shall be adequately designed, equipped, operated and maintained to meet prescribed standards. Treated water shall be reused to the maximum extent possible.
16. Discarded fishing nets and associated plastic fishing materials generated from the harbour shall be collected separately, segregated, temporarily stored in a designated area and periodically handed over to an authorized fishnet collection centre.
17. During construction, no debris, dredged material, excavated material, concrete waste, oil, grease, machinery waste or other pollutants shall be dumped into the sea, harbour waters, beach, intertidal area, seagrass area or CRZ areas.
18. Adequate navigational safety measures, signage, lighting, demarcation and temporary safety arrangements shall be provided during both construction and operation phases. The construction schedule shall be planned in consultation with fishing communities to minimise disruption to fishing operations and harbour access.
19. The EMP shall include adequate capital and recurring budget for seagrass protection, marine ecological monitoring, shoreline monitoring, dredged material

management, harbour water-quality monitoring, sewage treatment, solid waste management, discarded fishing gear collection, fisher awareness, pollution prevention and contingency measures.

20. A Environmental Monitoring mechanism shall be in place and any Authorized Institution (such as IIT Madras, Anna University etc.) shall be engaged for monitoring to ensure that there shall not be any ecological damage caused during execution and operation of the project and compliance report should be submitted to DCZMA / TNSCZMA periodically.
21. The Project Proponent shall implement all recommendations and mitigation measures prescribed in the various studies conducted for the project, including the EIA study.

B. General conditions

1. No construction activity shall be started prior to obtaining CRZ clearance from the competent authority.
2. Groundwater extraction within CRZ areas is strictly prohibited under the CRZ Notification, 2011, and shall not be undertaken at any stage.
3. The construction debris and other type of waste shall not be disposed of into the CRZ area or in the backwater.
4. 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.
5. 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, 2026.
6. The project proponent shall adhere to the Construction and Demolition Waste Management Rules, 2018. The construction debris and other type of waste shall not be disposed off into the CRZ area or in the sea.
7. The Project Proponent shall strictly adhere to the Environmental Management Plan during both construction and operational phases to ensure minimal environmental impact.
8. 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.
9. The Authority instructed that all the conditions imposed by the TNSCZMA and the DCZMA shall be strictly complied with.

Agenda Item No.5 Proposed construction of Beach Resort located at S. F. No. 342/2B2 in Mandapam village, Rameswaram Taluk, Ramanathapuram District by Thiru Sathiamoorthy Periyasamy, 3/10, First street, Cantonment, Tiruchirapalli (Single Window No. SW/229259/2025) (Resubmission)

Project Cost: Rs.5 crore.

CRZ Classification: partially in CRZ-II and outside CRZ areas

Provisions in CRZ Notification, 2011:

Sl. No.	Activity proposed	CRZ area	Permissibility Clause as per CRZ Notification. 2011
1	Proposed construction of Beach Resort	CRZ -II	- As per para 8 II (i) of CRZ Notification 2011, buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures. - As per para 8 II (ii) of CRZ Notification 2011, buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.
			The Annexure-III of CRZ Notification 2011 has issued guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of MoEF & CC, Govt. of India.
The proposal may be recommended to MoEF & CC, Govt. of India, for issuing Clearance.			

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority:

The Project Proponent presented the resubmitted proposal for the construction of a beach resort at S.F. No. 342/2B2 in Mandapam Village, Rameswaram Taluk, Ramanathapuram District in a accordance with CRZ Notification, 2011. The Authority

noted that the proposal had earlier been returned by the TNSCZMA with a direction to submit valid documentary proof from the District Collector / competent Revenue Authority regarding the existence of the road as per revenue records. In this regard, the proposal was again placed before the District Coastal Zone Management Authority, Ramanathapuram, in its meeting held on 26.05.2026.

The Project Proponent furnished a letter from the Revenue Divisional Officer, Ramanathapuram, stating that, based on the letter submitted by the Executive Officer, Mandapam Town Panchayat, the said road was in existence from the year 2006-2007. It was further informed that the road stretch had been developed under various schemes, including the Integrated Road Development Scheme during 2011-2012, under which the road from T. Nagar to Shooting Thidal was laid, and that the stretch from Urakidangu to North Beach Road was laid during 2012-2013 and subsequently upgraded under the Urban Road Improvement Scheme during 2025-2026.

The TNSCZMA reviewed the recommendation of the DCZMA, Ramanathapuram district, in the meeting held on 20.11.2024 & 26.05.2026. The Authority has also taken note of the remarks of Technical Expert Committee (TEC) held on 07.07.2026 and the response provided by the Project Proponent for those comments.

The Authority decided to defer the recommendation of the project to MoEF&CC, GoI until the MoEF&CC clarification on the meaning of "existing road" under Clause 8 II (i) of CRZ -II of the CRZ Notification, 2011 is received.

Agenda Item No.6 Proposed construction of Silver Sands Resort at survey Nos 47/3C1A2B, 47/3C1A3B & 47/3C1B2, Mamallapuram Village, Thirukazhukundram Taluk, Chengalpattu District by Thiru J. Sundeep Anand, Chengalpattu district (Single Window No. SW/266791/2025)

Project Cost: Rs. 96.30 Crore

CRZ Classification: CRZ II area

Provisions in CRZ Notification, 2011:

Sl. No.	Activity proposed	CRZ area	Permissibility Clause as per CRZ Notification. 2011
1	Proposed construction of Silver Sands Resort	CRZ -II	- As per para 8 II (i) of CRZ Notification 2011, buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures. - As per para 8 II (ii) of CRZ Notification 2011, buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be

			subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.
			• The Annexure-III of CRZ Notification 2011 has issued guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of MoEF & CC, Govt. of India.
The proposal may be recommended to MoEF & CC, Govt. of India, for issuing Clearance.			

Decision / Remarks of Tamil Nadu State Coastal Zone Management Authority:

The Project Proponent stated that the proposal is for the redevelopment of an existing beach resort. The premises were originally assessed for house tax during the period from 1972-1973 to 1987-88 and were subsequently expanded in 1990. The resort is presently not in operation. The proposed development involves dismantling the existing old structures and construction of new building comprising of stilt, ground and first floor, with a total built-up area of 13,791.13 sq.m, which will comply with the permissible height and applicable CRZ norms. They further stated that the proposed development is located beyond 200 m from the High Tide Line (HTL).

The TNSCZMA reviewed the recommendation of the DCZMA, Chengalpattu district, in the meeting held on 31.12.2025. The Authority has also taken note of the remarks of Technical Expert Committee (TEC) meeting held on 07.07.2026 and the responses provided by the Project Proponent for those comments.

The Authority decided to recommend the proposal to MoEF&CC, GoI, for CRZ Clearance with the following conditions:

A. Specific conditions

1. A scientifically designed rainwater-harvesting and stormwater-management system shall be implemented to utilize rainwater effectively. The system shall prevent waterlogging, runoff contamination and the discharge of silt-laden or contaminated stormwater into the beach or coastal environment.
2. No untreated wastewater shall be discharged into the sea or the CRZ area. The project proponent shall strictly follow Zero Liquid Discharge (ZLD), no sewage, greywater, or effluent shall be discharged into sea, backwaters, drains, wetlands,

or adjoining water bodies. The treated wastewater shall be fully reused within the premises for landscape irrigation, toilet flushing, and other non-potable purposes.

3. The Project Proponent shall adopt tertiary treatment of sewage to ensure that the treated effluent meets the prescribed quality standards for complete reuse.
4. The resort premises shall be maintained as a plastic-free zone to the extent feasible. Use of single-use plastics shall be avoided/prohibited in accordance with applicable rules. The PP shall create awareness among guests and staff on coastal cleanliness, plastic reduction and protection of the marine environment.
5. An integrated solid and liquid waste management system shall be implemented, covering both the proposed and existing structures within the campus, and the disposal of such waste shall conform to CRZ norms and local body regulations.
6. A greenbelt shall be developed along the project boundary and within the premises using exclusively native coastal species in consultation with the Forest Department / District Forest Officer. Exotic, invasive and water-intensive species shall not be planted.
7. The PP shall implement energy-efficient design and install rooftop solar photovoltaic systems to meet a significant portion of the resort's energy demand. The rooftop solar proposal shall be incorporated into the project design and operational plan.
8. The PP shall adopt the principles and guidelines of the Indian Green Building Council (IGBC) Green Resorts Rating System during the planning, construction and operation phases, including energy efficiency, water conservation, waste minimisation, use of eco-friendly materials, natural ventilation, reduction of heat-island effect and minimisation of the ecological footprint.
9. The levelling of beach sand and cutting of existing trees within or near the project site is strictly prohibited.
10. Visitors and resort staff shall be educated on protecting the beach and its biodiversity.
11. Since the proposal relates to a beach resort, all conditions stipulated under Annexure-III of the CRZ Notification, 2011, including guidelines for development of beach resorts/hotels, shall be strictly complied with. This shall include requirements relating to public beach access, no basement, height restrictions, FSI/FAR, distance between structures, water supply, wastewater treatment, solid waste management, landscape safeguards and environmental protection.
12. No basement shall be constructed within the CRZ area. The plinth level of the ground floor buildings shall be kept sufficiently high to avoid inundation during storm surge, coastal flooding, extreme rainfall or other coastal hazard events.
13. Free, dedicated and unobstructed public access to the beach shall be maintained at all times. The resort shall not block, restrict, privatise or divert customary

- public access to the beach, fishing areas or coastal commons. The public-access pathway shall be clearly marked in the layout and maintained without obstruction.
14. Solid waste shall be segregated at source and managed in accordance with applicable waste-management rules and local body requirements. The Organic Waste Converter shall be properly operated and maintained. Food waste, packaging waste, recyclable waste and residual waste shall be managed through authorised agencies.
 15. The PP shall prepare a site-specific Disaster Management and Evacuation Plan covering cyclone, storm surge, coastal flooding, tsunami and extreme rainfall scenarios. The plan shall include evacuation routes, emergency assembly areas, signage, early warning linkages and safety arrangements for guests and staff.
 16. Beachfront artificial outdoor lighting shall be designed to avoid impacts on coastal fauna. Lighting shall be downward-directed, shielded and designed to prevent glare and light spill towards the beach.
 17. The swimming pool water management system, including collection, treatment, reuse, and safe disposal, shall form part of the overall wastewater management plan. No backwash water, pool wastewater, or chemically contaminated water shall be discharged directly or indirectly into the beach, sea, drains, or coastal environment.
 18. The PP shall obtain necessary approvals from the Fire and Rescue Services Department and other competent authorities. Adequate fire-safety, emergency-response, public-safety and evacuation systems shall be installed before commencement of operation.
 19. No additional component beyond the present proposal shall be undertaken without obtaining prior approval from the authority. Any change in layout, expansion, additional construction, change in use or modification within the CRZ area shall require prior approval of the competent authority.
 20. As committed by the Proponent during the presentation, a voluntary contribution of Rs. 10 Lakhs may be deposited to the Tamil Nadu Marine Resources Foundation (TNMRF) for conservation, mitigation and restoration of marine resources.

B. General conditions

1. No construction activity shall be started prior to obtaining CRZ clearance from the competent authority.
2. Groundwater extraction within the CRZ area is strictly prohibited. The PP shall ensure that no borewell or groundwater source is used for commercial operation of the resort within the prohibited CRZ area.
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. 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, 2026.
5. The project proponent shall adhere to the Construction and Demolition Waste Management Rules, 2018. The construction debris and other type of waste shall not be disposed off into the CRZ area or in the sea.
6. The Project Proponent shall strictly adhere to the Environmental Management Plan during both construction and operational phases to ensure minimal environmental impact.
7. The Consent to Establish, Consent to Operate shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
8. 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.
9. 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.
10. The Authority instructed that all the conditions imposed by the TNSCZMA and the DCZMA shall be strictly complied with.

Agenda Item No 7: Comments /suggestions received on CRZ Notification, 2019 from stakeholder's departments

The Member Secretary, TNSCZMA, explained that the comments and suggestions received from various stakeholders were evaluated by the TEC, and those aligned with the national coastal regulation principles were duly taken into consideration.

The Authority resolved to send the validated consolidated comments and suggestions received from the various stakeholders on the CRZ Notification 2019, to MoEF&CC, GoI, for consideration.

**Agenda Item No 8: Submission of Final report of Shoreline Management Plan by
NCCR**

The NCCR explained that the shoreline change analysis was validated through field measurements and interactions with stakeholders along the entire Tamil Nadu coast. The high medium and low-erosion/accretion stretches were scientifically assessed with respect to geomorphology, socio-economic aspects, stakeholder inputs, oceanographic parameters, and sediment characteristics, and were duly mapped. The site-specific suggestions and recommendations for environmental safeguards were incorporated into the Shoreline Management Plan. This Plan will help the Government to develop and implement a comprehensive and holistic strategy for effective shoreline management, enabling informed decision-making, prioritisation of vulnerable coastal stretches, and implementation of appropriate measures for coastal protection and environmental conservation.

The Authority directed that the final report of the Shoreline Management Plan for the entire Tamil Nadu coast be submitted to the Government for consideration and necessary approval.

Sd./- xxxx

**Tmt Asha Ajith, I.A.S.,
Member Secretary,
Tamil Nadu State Coastal Zone
Management Authority &
Director, Department of Environment &
Climate Change,
Chennai - 600035.**

Sd./- xxxx

**Tmt. Kakarla Usha, I.A.S.,
Chairperson, Tamil Nadu State Coastal
Zone Management Authority and
Additional Chief Secretary to Government,
Environment, Climate Change &
Forest Department,
Secretariat, Chennai - 9.**