



File No: 11/14/2026-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA-III Section (CRZ)
Centralized Processing Centre - Green



Dated 12/05/2026



To,

M/s Tamil Nadu Tourism Development Corporation

Tourism Complex, No.2, Wallajah Road, Triplicane,

Chennai-600002, Tamil Nadu

Email: tdcbeachresort@gmail.com

Subject:

Proposal for CRZ Clearance – Construction of cottages at Beach Resort Complex Tamil Nadu Tourism Mamallapuram at Survey No 59/3 & 87/1, Mahabalipuram, Tirukalikundram Taluk, Chengalpattu district by the M/s Tamil Nadu Tourism Development Corporation Limited, Chennai, Tamil Nadu – regarding

Sir/Madam,

This has reference to your online proposal no. IA/TN/CRZ/560358/2025 dated 02/12/2025 on the above-mentioned project proposal for CRZ Clearance, in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 and as amended thereof issued under the Environment (Protection) Act, 1986.

2. The Ministry of Environment, Forest and Climate Change has examined the proposal for ‘Construction of cottages at Beach Resort Complex Tamil Nadu Tourism Mamallapuram at Survey No 59/3 & 87/1, Mahabalipuram, Tirukalikundram Taluk, Chengalpattu district by the M/s Tamil Nadu Tourism Development Corporation Limited, Chennai, Tamil Nadu’.

3. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/Construction and Miscellaneous projects, in its 437th meeting held on 27/02/2026. The Project Proponent (M/s Tamil Nadu Tourism Development Corporation Limited) and consultant (M/s Pollucare Engineers India Private Limited, Chennai) have made a presentation on above said proposal and informed the following salient features of the proposal, including the details provided in the application of the project, to EAC:

1.	Title of the project	Proposed construction of cottages at Beach Resort Complex Tamil Nadu Tourism – Mamallapuram at survey No 59/3 & 87/1, Mahabalipuram,
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		Tirukalikundram Taluk, Chengalpattu district by the Tamil Nadu Tourism Development Corporation Limited, Chennai						
2.	Brief description of the project	The Proposed project is seeking CRZ Clearance under CRZ Notification 2011 for construction of cottages at Beach Resort Complex Tamil Nadu Tourism – Mamallapuram at Survey No 59/3 & 87/1, Mahabalipuram, Tirukalikundram Taluk, Chengalpattu district by the Tamil Nadu Tourism Development Corporation Limited, Chennai						
3.	Salient features / Components of the project activity:	The proposed Construction of Beach Resort Complex comprises Deluxe Block 1- G+1, Premium Block-G+1 and Deluxe Block 2-G+1. The built-up area of the Proposed project site is 4835 sq.m. The existing building area is 7913.41 sq.m.						
4.	CRZ Report/Maps prepared by	Institute of Remote Sensing , Anna University, Chennai						
5.	CRZ Categorization as per CRZ Report:							
	<table border="1"> <thead> <tr> <th>Proposed Activity</th><th>CRZ Categorisation</th><th>Area (sq.m)</th></tr> </thead> <tbody> <tr> <td>Construction of resort</td><td>CRZ II</td><td>147184.17</td></tr> </tbody> </table>		Proposed Activity	CRZ Categorisation	Area (sq.m)	Construction of resort	CRZ II	147184.17
Proposed Activity	CRZ Categorisation	Area (sq.m)						
Construction of resort	CRZ II	147184.17						
6.	Applicability of EIA Notification 2006	Not applicable.						
7.	NOC from SPCB	Not applicable.						
8.	Certified Compliance report from IRO (Expansion/ Amendment Case)	Not applicable.						
9.	Permissibility of project as per CRZ Notification 2011 (mention the clause) :							
	<table border="1"> <thead> <tr> <th>Proposed Activity</th><th>CRZ Categorisation</th><th>Permissibility Clause</th></tr> </thead> <tbody> <tr> <td>Construction of resort</td><td>CRZ II</td><td>8II(i) & Annexure III</td></tr> </tbody> </table>		Proposed Activity	CRZ Categorisation	Permissibility Clause	Construction of resort	CRZ II	8II(i) & Annexure III
Proposed Activity	CRZ Categorisation	Permissibility Clause						
Construction of resort	CRZ II	8II(i) & Annexure III						
10.	EIA Consultants details	M/s Pollucare Engineers India (P) Ltd; Chennai, valid upto 05/09/2028.						
11.	Baseline period for EIA	January 2025 to February 2025						

12.	Applicability of Terrestrial and Marine EIA	Terrestrial EIA & Marine EIA is carried out
13.	Anticipated impacts (Mention page no of EIA)	Mentioned in Pg 108
14.	Mitigation measures proposed (Mention page no of EIA)	Mentioned in Pg 108
15.	Disaster Management Plan (Mention page no of EIA)	Mentioned in Pg 129
16.	Risk Assessment (mention page no of EIA)	Mentioned in Pg 129
17.	Total Project cost	Rs.20.0 Crores.
18.	Is project located in erosion prone area (yes/no)	No. The project falls under stable coast as per the Shoreline Change Map Tamil Nadu, (Sheet No. 66D02SE)
19.	If yes, specific the management plan proposed	Not applicable.
20.	EMP cost proposed (capital and recurring)	Rs.225.0 Lakhs
21.	Forest Clearance Requirement	Not applicable
22.	Wildlife Clearance requirement	Not applicable
23.	Proposed Green Cover	Green belt development will be carried in consultation with a local forest department.
24.	Proposed budget for green cover development	Rs.32.0 Lakhs
25.	Rainwater harvesting	28 Numbers of Rain water harvesting Pits are Provided.
26.	Proposed Budget for rainwater harvesting	Rs.14.0 Lakhs
27.	Details of Mangrove Cutting	There is no mangrove tree cutting involved.
28.	Details of tree cutting	During the Construction Phase tree cutting takes place with 40 Trees.

29.	Details of Compensatory afforestation proposed	Compensatory plantation of 400 trees will be carried out.
30.	Proposed energy conserving measures	Solar light has been provided
31.	Power Requirement and Source	The power requirement will be 315 kVA sourced from TNEB. For emergency purposes in case of power failures, it is proposed to use 1 No. of 320 kVA DG sets.
32.	Water requirement and source	Construction phase: Water requirement during the Construction Phase will be about 7.5 KLD which will be sourced from outside through tankers by civil contractors. Operation phase The total water requirement during operation phase is 28.7 KLD and fresh water requirement is 18.7 KLD sourced from Municipality. The sewage generation from the proposed project will be estimated at about 25 KLD, which will be treated in STP capacity of 100 KLD. Treated sewage will be reused for flushing and greenbelt development. Source: Local Municipality
33.	Waste water treatment and reuse	Greenbelt
34.	Solid Waste Generation	Biodegradable – 45kg/day will be treated in OWC Non-Biodegradable – 75 kg/day will be disposed to Authorised vendor
35.	Solid waste management	STP is provided for Liquid waste management. For Biodegradable waste we are Providing OWC, For Non-Biodegradable waste will be disposed by Authorised vendors.
36.	Hazardous waste Management	Not Applicable
37.	Resettlement and rehabilitation	Nil
38.	Employment generation (in numbers)	Construction Phase: Permanent staff - 20 Nos. and Temporary staff - 80 Nos.
39.	Details of Litigation. If any	Nil

40.	Details of Ground Water extraction	No ground water extraction is being done.
41.	Benefits	• Economic Growth and Job Creation One of the most apparent benefits of tourism is its role in generating economic growth and employment opportunities. Tourists spend money on accommodation, transportation, dining, shopping, and various services, stimulating the local economy and creating new jobs. From hotels and restaurants to tour operators and local artisans, tourism fuels multiple sectors, providing direct benefits and supporting entrepreneurial endeavours. • Community Development and Infrastructure Improvement Tourism often leads to the development of community infrastructure and public services. Revenue generated can be reinvested in transportation networks, healthcare facilities, educational institutions, and public spaces, improving quality of life for residents and enhancing visitor experiences. • Encouragement of Small Businesses and Entrepreneurship The small businesses and local entrepreneurs to thrive, empowering individuals to create guesthouses, homestays, restaurants, tour companies, and souvenir shops. This fosters entrepreneurship, promotes self-sufficiency, and diversifies the local economy, reducing dependency on a single industry.
42.	SCZMA Recommendation	The Tamil Nadu Coastal Zone Management Authority has recommended the project <i>vide</i> letter no. P1/DOECC/1866/2025, dated 10/02/ 2026 as per CRZ Notification 2011.

4. The Committee deliberated on the proposal based on the information submitted and the presentation made by the Project Proponent (PP). During the deliberations, the Project Proponent (PP) stated that the proposal pertains to the construction of a main block and 24 guest rooms, with a total built-up area of 4,835 sq. m, within the existing Beach Resort Complex owned by the Tamil Nadu Tourism Department. The PP further informed that all existing structures within the complex were constructed prior to 1991. After detailed discussions, the Committee observed that the proposed project is permissible under the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011, and has received formal

recommendation from the Tamil Nadu State Coastal Zone Management Authority (TNSCZMA). The Committee noted that the project site falls within the CRZ-II area and is located on the landward side of existing authorized structures, thereby conforming to the applicable CRZ provisions. In order to promote sustainability and environmental best practices, the Committee recommended that the PP incorporate energy conservation measures in the project design, including installation of rooftop solar panels / hybrid solar and solar water heating systems. The Committee also emphasized the need to implement rainwater harvesting systems in accordance with applicable regulatory norms to ensure efficient water resource management. The Committee also noted that Project Proponents should adopt appropriate Standard Operating Procedures (SOPs) within the premises to ensure visitor safety and to promote responsible and eco-friendly behaviour. Further, it was underscored that all mitigation measures stipulated in the Environmental Impact Assessment (EIA) Report, Environmental Management Plan (EMP), and Disaster Management Plan (DMP) must be implemented in letter and spirit, without deviation. It was also directed that all applicable safety standards be strictly adhered to and that all requisite statutory permissions for construction and operation of the resort be obtained prior to commencement of the project. The Committee noted that about 40 trees are being felling in the project. The Committee advised the Project Proponent (PP) to explore the possibility of revising the project layout to minimize the proposed felling of 40 trees. In response, the PP submitted a revised layout *vide* email dated 27/02/2026, reducing the number of trees proposed to be cut from 40 to 26. The Committee examined the revised submission and found it satisfactory. Accordingly, the reduction in tree felling, as reflected in the revised layout, was noted and accepted while approving the minutes of the meeting.

5. The Committee, after detailed deliberations and considering the submissions made by the project proponent, has recommended the proposal for CRZ Clearance as per CRZ Notification, 2011, subject to terms and conditions as stipulated during its 437st meeting held on 27/02/2026.

6. Based on the recommendation of the Tamil Nadu State Coastal Zone Management Authority (TNSCZMA) and considering the submissions made by the project proponent, the Ministry of Environment, Forest and Climate Change, in acceptance of the recommendations of the Expert Appraisal Committee (CRZ), hereby accords CRZ Clearance to the project for **“Construction of cottages at Beach Resort Complex Tamil Nadu Tourism Mamallapuram at Survey No 59/3 & 87/1, Mahabalipuram, Tirukalikundram Taluk, Chengalpattu district by the M/s Tamil Nadu Tourism Development Corporation Limited, Chennai, Tamil Nadu”** under the provisions of the CRZ Notification, 2011 and amendments thereto, subject to the compliance of terms and conditions as under:-

Specific Conditions

S. No	Specific Conditions
1	All construction activities must strictly adhere to the provisions of the CRZ Notification, 2011, as amended from time to time.
2	Construction of the project shall be carried out as per the revised layout communicated <i>vide</i> email dated 27/02/2026, reducing the number of trees proposed to be cut from 40 to 26.

S. No	Specific Conditions
3	In CRZ-II zones, all construction activities must strictly adhere to the guidelines stipulated in Annexure-III of the CRZ Notification, 2011.
4	As committed, rainwater-harvesting facilities should be implemented in the project premises as per extant norms.
5	As committed, installation of solar / hybrid solar on the rooftop of the building and solar water heaters should be done as energy conservation measures.
6	As committed, 100 KLD STP should be established and treated water to be reused for toilet flushing and gardening through dual plumbing provisions.
7	As committed, no untreated sewage and wastewater should not be discharged to adjacent areas/water bodies and is recycled within the premises as per the extant norms as applicable.
8	All mitigation measures outlined in the Environmental Impact Assessment (EIA) Report, as well as those specified in the Environmental Management Plan (EMP) and Disaster Management Plan (DMP), shall be implemented in letter and spirit, without any deviation.
9	Proponent should adopt appropriate Standard Operating Procedures (SOPs) within the premises to ensure visitor safety and to promote responsible and eco-friendly behaviour.
10	As committed tree cutting should be minimized to 26 trees. Additionally, possibilities of transplanting those trees may be explored.
11	As committed, compensatory afforestation shall be done in consultation with the forest department using the native species.
12	Project Proponent shall strive to enhance the tree plantation and those trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" (Ek Ped Maa Ke Naam) and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
13	Permanent labour camp, machinery and material storage shall not be set up in the site area.
14	Any temporary physical infrastructure setup and excavated material during the construction of the project shall not be dumped in water bodies or adjacent areas.
15	Construction material and structures/scaffoldings erected for construction at site shall be cleared immediately after finishing construction and it shall be ensured that no construction waste, garbage and machinery or equipment are left post construction.
16	No groundwater shall be extracted to meet with the water requirements during the construction and/or operation phases.
17	Topsoil excavated during construction activities shall be stored for use in

S. No	Specific Conditions
	horticulture/landscape development etc. within the project site. The Project Proponent shall comply order / direction, if any, issued by Hon'ble Court/tribunal on the project.
18	All the condition stipulated by Tamil Nadu Coastal Zone Management Authority (TNSCZMA) under CRZ Notification 2011, <i>vide</i> Letter No. P1/DOECC/1866/2025 dated 10/02/2026 and commitments made by the PP before the TNSCZMA and EAC shall be followed in letter and spirit.
19	All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

General Conditions

S. No	General Conditions
1	Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
2	'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
3	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of Competent Authority.
4	All liquid waste arising from the proposed development will be disposed of as per the norms prescribed by Central / State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea / coastal water bodies. It shall be ensured that the wastewater generated is treated in the STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. within the development. The project proponent should also make alternate arrangement for situation arising due to malfunctioning of STP. There shall be regular monitoring of standard parameters of the effluent discharge from STP under intimation to the SPCB.
5	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6	A copy of the clearance letter shall be uploaded on the website of the concerned State Coastal Zone Management Authority/State Pollution Control Board. The Clearance letter shall also be displayed at the Regional Office, District Industries Centre and Collector's Office/ Tehsildar's office for 30 days.
7	A six-monthly monitoring report shall need to be submitted by the project proponent to the

S. No	General Conditions
	concerned Regional Office of this Ministry regarding the implementation of the stipulated conditions.
8	The Ministry of Environment, Forest & Climate Change or any other Competent Authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
9	Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
10	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
11	The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non-compliance.
12	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponent from the respective Competent Authorities.
13	The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board (SPCB) and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at https://parivesh.nic.in/ . The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the concerned Regional Office of this Ministry.
14	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
15	The proponent shall upload the status of compliance of the stipulated conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.
16	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control

S. No	General Conditions
	Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the project proponent along with the status of compliance of clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.

7. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time bound manner. The Ministry may revoke or suspend the CRZ clearance, if implementation of any of the above conditions is not found satisfactory.

9. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.

10. Any appeal against this CRZ clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

11. The above conditions shall be enforced, *inter-alia* under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

12. This issues with approval of the Competent Authority.

(Dr. H. Kharkwal)

Scientist 'F' (CRZ)

Copy To

1. The Director, Department of Environment, Government of Tamil Nadu, No.1, Jeenu Road, Panagal Building, Ground Floor, Saidapet, Chennai-600015, Tamil Nadu.
2. The Deputy Director General, Ministry of Environment Forest and Climate Change, Integrated Regional Office, 1st and 2nd Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam, Chennai – 600034, Tamil Nadu.
3. The Member Secretary, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
4. The Member Secretary, Tamil Nadu Pollution Control Board, 76, Anna Salai, Guindy Industrial Estate, Race View Colony, Guindy, Chennai - 600032, Tamil Nadu.
5. The Member Secretary, Tamil Nadu Coastal Zone Management Authority, Department of Environment,

- No.1, Jeenish Road, Panagal Building, Ground Floor, Saidapet, Chennai-600015, Tamil Nadu.
6. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
7. Guard File/ Record File/ Notice Board/MoEF&CC Website.

(Dr. H. Kharkwal)

Scientist 'F' (CRZ)

