TAMIL NADU

COASTAL ZONE MANAGEMENT AUTHORITY

138th MEETING TAMIL NADU STATE COASTAL ZONE MANAGEMENT AUTHORITY

Agenda ID	CRZ/AGENDA/SCZMA/860703/11/2025
Agenda Creation Date	19/11/2025
Title of Meeting	138th MEETING TAMIL NADU STATE COASTAL ZONE MANAGEMENT AUTHORITY
Meeting Mode	Hybrid
Meeting Venue	7th Floor, Conference Hall, Environment, Climate Change & Forests Department, Namakkal Kavignar Maaligai, Secretariat, Chennai - 600 009.
Meeting Date	**Start Date :** 20/11/2025 **End Date :** 20/11/2025

	Meeting Date	Meeting Mode	Start Time	End Time
Day 1	20/11/2025	Hybrid	03:00 PM	05:00 PM

List of Proposals

Sr. No.	Proposal No.	Proposal Details	Location	Meeting Date	Proponent
1	IA/TN/CRZ/558274/2025	**Proposal No :**IA/TN/CRZ/558274/2025 **File No :**DOECC-1825-2025 **Project Name :**Formation of a New Drinking Water Reservoir in Kovalam Sub-Basin in between ECR and OMR Roads for the inhabitants at Thiruporur &Thirukalukundram Taluks of Chengalpattu	**State:** TAMIL NADU **District:** CHENGALPATTU	20/11/2025	EXECUTIVE ENGINEER WRD PLANNING AND DESIGNS DIVISION

		District. **Proposal For:** Fresh Proposal Form			
2	IA/TN/CRZ/555449/2025	**Proposal No :**IA/TN/CRZ/555449/2025 **File No :**DOECC-1666-2025 **Project Name :**Proposed Construction of Resort Building by Ms. Ramani **Proposal For:** Fresh Proposal Form	**State:** TAMIL NADU **District:** CHENNAI	20/11/2025	ramani
3	IA/TN/CRZ/555347/2025	**Proposal No :**IA/TN/CRZ/555347/2025 **File No :**DOECC-1667-2025 **Project Name :**Proposed Construction of Resort Building by Mr. Baskaran **Proposal For:** Fresh Proposal Form	**State:** TAMIL NADU **District:** VILLUPURAM	20/11/2025	S BASKARAN
4	IA/TN/CRZ/554973/2025	**Proposal No :**IA/TN/CRZ/554973/2025 **File No :**DOECC-273-2025 **Project Name :**2X660 MW Ennore SEZ Thermal Power Plant by M/s. TNPGCL (Erstwhile TANGEDCO) at Voyalur village, Ponneri Taluk, Tiruvallur District, Tamil Nadu – Transfer of CRZ Clearance	**State:** TAMIL NADU **District:** THIRUVALLUR	20/11/2025	TAMIL NADU POWER GENERATION CORPORATION LIMITED

Any Other Item(s)

Sr. No.	Proposal No.	Proposal Details	Location
1	6	**Proposal For :** Release of the amount from the Coastal Zone Development Funds. **Proposal Name :** Purchase of Two Laptops for Asst. Executive Engineer and Assistant Engineer for CRZ-related Works **File No :** N/A	**State :** N/A **District :** N/A **Village :** N/A

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N/A

Remarks	To be placed before the Authority

Copy To

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138th MEETING

TAMIL NADU STATE COASTAL ZONE MANAGEMENT AUTHORITY

Date: 20.11.2025 (Thursday) **Time: 03.00 P.M.**	**Venue:** **7th Floor, Conference Hall, Environment, Climate Change & Forests Department, Namakkal Kavignar Maaligai, Secretariat, Chennai - 600 009.**

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TAMIL NADU STATE COASTAL ZONE MANAGEMENT AUTHORITY

138th MEETING

AGENDA

Date: 20.11.2025 (Thursday)
Time: 03.00 P.M.

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

Agenda Item No. 01: **Confirmation of the minutes of the 137th meeting of the Tamil Nadu State Coastal Zone Management Authority held on 17.10.2025**

The 137th meeting of the Tamil Nadu State Coastal Zone Management Authority was held on 17.10.2025 and the minutes were communicated to the Members of the Authority, vide this office letter No. Letter No. P1 /DOECC/ 892 / 2024, dated 04.11.2025

Agenda Item No.02: **The action taken on the decisions of 137th meeting of the Authority held on 17.10.2025.**

S. No	Subject	Action taken
01	Proposed Construction of International Dugong Conservation Centre at Manora, Sarabendrarajanpattinam village, Pattukottai Taluk, Thanjavur district by the District Forest Officer, Thanjavur Forest Division, Thanjavur	As resolved by the Authority, the proposal has been recommended to MoEF & CC, GoI, for issuing Clearance, vide Letter No. Letter No. P1 / DOECC / 1504 / 2025, dated 05.11.2025
02	Proposed Construction of Bridge Across Buckingham Canal connecting Rajiv Gandhi Salai and ECR in Neelankarai Village, Sholinganallur Taluk, Chennai District by the Divisional Engineer (H), Highways Department, CMDP, Division I, Alandur, Chennai	As resolved by the Authority, the proposal has been recommended to SEIAA, for issuing Clearance, vide letter No. Letter No. P1 /699/ DOECC / 2025 dated: 06.11.2025

03	Proposed construction of Beach Resort located at S. F. No. 342/2B2 in Mandapam village, Rameswaram Taluk, Ramanathapuram District by Thiru Sathiamoorthy Periyasamy, Cantonment, Tiruchirapalli	As resolved by the Authority, the proposal has been deferred to DCZMA, Ramanathapuram vide letter No. Letter No. P1 / 1866 / 2024 dated 06.11.2025
04	Proposed construction of Edible Oils and Mineral oils storage tank terminal of 50640 KL at Map id. AOS01G-O Yard in area I (north) of Chennai Port Trust Area, Chennai by M/s. Kumar Agro Tech Private Limited, Chennai	As resolved by the Authority, the proposal has been recommended to MoEF & CC, GoI, for issuing Clearance, vide letter No. P1 / DOECC/ 1497 / 2025 dated 06.11.2025
05	Proposed establishment of edible oil storage terminal at O Yard in area I (north) of Chennai Port Trust Area Rajaji Salai, Chennai by M/s. Gokul Agro Resources limited, Chennai	As resolved by the Authority, the proposal has been recommended to MoEF & CC, GoI, for issuing Clearance, vide Letter No P1 /DOECC/ 1507 / 2025, dated: 06.11.2025
06	Proposed construction of sewer line underground system of CMWSSB through Edyanchavadi, Sadayankuppam and Kadapakkam village, Thiruvottiyur taluk, Chennai by The Superintending Engineer, (P)-II CMWSSB, No. 1, Pumping Station Road, Chintadripet, Chennai	As resolved by the Authority, the proposal has been recommended to MoEF & CC, GoI, for issuing Clearance, vide Efile No. P1 / DOECC /1152/ 2025 Dated: 06.11.2025
07	Proposed development as tourist destination of Tharangambadi Village, Mayiladuthurai district by the General Manager, Tamil Nadu Tourism Development Corporation limited, Chennai	As resolved by the Authority, the proposal has been recommended to MoEF & CC, GoI, for issuing Clearance, vide Letter No. P1 / DOECC / 1334 / 2025 dated 06.11.2025

Agenda Item No.3 Formation of New Drinking water Reservoir in Kovalam Sub Basin in between ECR and OMR Roads for the inhabitants at Thiruporur & Thirukazhukundram Taluks of Chengalpattu District by Executive Engineer, Water Resources Department, Chennai (Single Window No. SW/265811/2025)

The District Coastal Zone Management Authority, Chengalpattu has forwarded a proposal received from Executive Engineer, Water Resources Department, Chennai for the Proposed Formation of New Drinking water Reservoir in Kovalam Sub Basin in between ECR and OMR Roads for the inhabitants at Thiruporur & Thirukazhukundram Taluks of Chengalpattu District. The project information and the EIA report prepared by M/s Hubert Enviro care systems, Chennai having NABET certificate upto 31.03.2027.

Description of the project:

The new drinking water reservoir formation under Phase I will be in an extent of (1770.5 ha) **4375 acres** vested with WRD & Revenue lands. The site can be accessed from Kelambakkam – Kovalam Link Road on the North, Thiruporur – Nemmeli link Road in the middle and OMR – ECR connecting Bypass Road on the South near Mamallapuram. The Reservoir site is bounded by the ECR Road on the eastern periphery, OMR Road on the western periphery and Muttukadu – Kovalam on the North and Mamallapuram on the South.

The overall catchment area is identified as **41,408 hectares** (ha), of which 29,642 Ha are intercepted by a cascade system of 69 tanks in Thaiyur, Manamathy, and other minor groups. The remaining free catchment area of **11,766 ha** is available to feed the proposed reservoir.

The reservoir is enclosed by an earthen bund extending for **about 30.436 kilometers.** In addition, eastern and western peripheral drains are proposed to manage surplus runoff following full reservoir storage and to accommodate local catchment flows, thereby preventing foreshore inundation.

The key hydraulic structures such as inlet regulators, outlet regulators, and offtake regulators are planned; each designed to handle a maximum discharge of 12,000 cusecs from sub-catchments of the Manamathy group of tanks (Manamathy Maduvu) and other free catchment areas contributing to the reservoir. Necessary provisions for improvements to the Manamathy Surplus Course, Flood Protection Walls and

Reconstruction of Pandithamedu barrage and flood banks are provided for protection of the inlets and upstream of the inlet arrangements.

Designed Components of Reservoirs and Appurtenance Works:

This Phase-I project proposal of "Formation of New Drinking water Reservoir in Kovalam Sub Basin in between ECR and OMR Roads for the inhabitants in Thiruporur & Thirukazhukundram Taluks of Chengalpattu District", comprises the following major components:

Component I: Formation of new drinking water Reservoir and its appurtenances (Eastern & Southern Side)

i) Formation of Earthen embankment in Eastern (14896 m) and Southern side (310 m) for Reservoir.
ii) Laying Stone revetment for embankment in Eastern and Southern side at Inner slope for protection.
iii) Construction of South Regulator near Kokilamedu mouth
iv) Formation of Eastern peripheral drain (15105 m) with overburden berm
v) Providing Turfing at Rear slope of embankment

Component II: Formation of new drinking water Reservoir and its appurtenances (Eastern & Southern Side).

i) Formation of Earthen embankment in Northern (1960 m) and Western side (13270 m) for Reservoir
ii) Laying Stone revetment for embankment in Northern and Western side at Inner slope for protection
iii) Construction of Inlet Regulator at confluence of Manamathy surplus course into Reservoir
iv) Construction of Offtake regulator in western peripheral drain at North side of Inlet regulator
v) Construction of Offtake regulator in western peripheral drain at South side of Inlet regulator.
vi) Formation of Western peripheral drain (12700 m) with overburden berm
vii) Providing Turfing at Rear slope of embankment.

Component III: Improvements to Manamathy Inlet

i) Formation of Earthen embankment in manamthy Surplus course up to inlet point for a length of 2050 m.

ii) Laying Stone revetment in manamathy Surplus course for embankment at Inner slope for protection.
iii) Construction of Balancing Culverts at Thiruporur Nemmeli Road with vents.
iv) Providing Turfing at Rear slope of embankment
v) Deepening of Reservoir water spread portion (removing the top soil on an average of 0.6m)
vi) Reconstruction of Pandithamedu barrage with flood banks for a length of1650
vii) Construction of flood protection wall (on both sides 1650 m) of Manamathy surplus course from Pandithamedu barrage to OMR road and Regrading
viii) Construction of Inlet drains connected with Manamathy Surplus course.

Structural Components of the Proposed Reservoir:

- Formation of Earthen Embankment
- Peripheral Drain System and Adjacent Structures
- Southern Regulator
- Inlet Regulator from Manamathy surplus
- South offtake Regulator in western peripheral drain
- North offtake Regulator in Western peripheral drain

Need of the Project:

The Government of Tamil Nadu has made several attempts to ensure **water security** in Chennai and the Chennai Metropolitan Area (CMA). However, the increasing water scarcity poses a significant challenge, particularly in a context where urban expansion has been rapid alongside swift industrialization. The significant rise in population density further exacerbates this challenge. Also, present climate change induced meteorological changes such as high intense rainfall within short duration leads to flash floods and heat waves requires conservation of rainwater for the benefit of water supply and also flood mitigation.

Rapid urban and industrial expansion in Chennai has led to considerable changes in land use, contributing to increased consumption of both surface and groundwater. This has impacted the region in several ways:

(a) The expansion of land use has adversely affected the existing drainage systems

(b) The available quantity of water consistently falls short of the increasing demand, leading to a growing gap between water supply and demand each year.

Furthermore, groundwater is overexploited in most parts of the CMA, resulting in sea water intrusion. Although the total annual rainfall has not decreased, the number of rainy days has reduced, affecting overall water availability.

The water needs of Chennai city and the CMA continue to grow due to demographic pressures and rising inter-sector demand, for domestic, industrial, commercial, infrastructural, and ecological purposes. While the average drinking water supply in Chennai is around 700 to 800 million litres per day (MLD), the current demand exceeds 1100 MLD. This demand is expected to double in the next decade. The water needs of the broader CMA region also remain uncertain and largely unmet.

Although the Government of Tamil Nadu has initiated several water augmentation measures, such as the installation of seawater desalination plants, Chennai's water supply situation remains precarious. Compounding these challenges are the extreme events induced by climate change.

In light of this, more conscious and integrated efforts are necessary. These include conserving surface runoff, recharging groundwater, constructing new reservoirs, and ensuring that conservation and augmentation measures also contribute to flood and drought mitigation.

Presently the drinking water demands of Chennai and its peri urban areas were met out from the Redhills, and Cholavaram lake catering to the northern Chennai& Tiruvallur district, Chembarakkam and poondi lakes for the western parts of the city, Kanchipuram and Tiruvallur districts. Whereas, the southern Chennai city and Chengalpattu district falling under the proposed CMDA-IIIrd master plan boasts IT and Industrial corridors, but lacks any fresh water storage reservoir as in the other parts of the city and highly dependent on the supply from ground water and desalination plants, which is leading to rapid ground water exploitation, sea water intrusion and its subsidence effect.

With an objective to meet the drinking water requirements of local villages, Thirupporur and Mamallapuram region falling within the southern CMA areas, the proposed reservoir site was identified for fresh water storage which is at present classified as Kazhuveli, Uppalam, Uppangazhi and Samaveli as per the revenue records.

Also, the local villages were highly affected by the flooding due to lack of proper drainage measures.

Hence, by formation of this fresh water reservoir with a capacity of 1.655TMC, the drinking water demands of local inhabitants with total population of 50,000 in Nemmeli, Krishnankaranai, Pattipulam, Saluvankuppam, Paiyanur, Thandalam, Kalavakkam, Thiruporur, Thiruvidanthai, Punjeri, Kadambadi and Mamallapuram.

In addition to the drinking water supply, the formation of flood carrier drains at the periphery of the reservoir would facilitates the natural drainage for the local villages thereby reducing the flood inundation significantly.

Location of the project:

The geo coordinates of the project site is given below

S. No	Latitude (N)	Longitude (E)
1	12° 44' 23.294"	80° 13' 47.158"
2	12° 43' 26.654"	80° 13' 24.723"
3	12° 42' 46.083"	80° 12' 51.921"
4	12° 41' 54.212"	80° 12' 59.898"
5	12° 41' 19.356"	80° 12' 33.003"
6	12° 41' 22.557"	80° 12' 17.122"
7	12° 40' 30.466"	80° 12' 12.593"
8	12° 40' 15.631"	80° 12' 1.675"
9	12° 39' 59.449"	80° 12' 19.86"
10	12° 39' 37.385"	80° 12' 13.094"
11	12° 39' 26.644"	80° 11' 51.191"
12	12° 38' 49.203"	80° 11' 58.119"
13	12° 38' 19.765"	80° 11' 44.685"
14	12° 38' 18.321"	80° 11' 31.557"
15	12° 37' 49.545"	80° 11' 23.216"
16	12° 37' 28.229"	80° 11' 15.91"
17	12° 37' 36.247"	80° 10' 32.419"
18	12° 38' 19.282"	80° 10' 47.716"
19	12° 38' 23.553"	80° 11' 13.632"
20	12° 39' 23.9"	80° 11' 15.866"
21	12° 40' 8.092"	80° 11' 30.134"
22	12° 41' 3.595"	80° 11' 37.91"
23	12° 41' 33.204"	80° 11' 46.388"
24	12° 42' 22.543"	80° 12' 1.373"
25	12° 42' 48.778"	80° 11' 52.957"
26	12° 43' 16.539"	80° 12' 6.795"
27	12° 43' 41.678"	80° 12' 27.784"
28	12° 44' 0.147"	80° 12' 58.818"

Drinking water Demand Assessment:

The supply and demand gap analysis are tools used to understand the imbalance between the availability of supply to meet the future demand. The city faces various challenges related to surface water availability, pollution, over-extraction, infrastructure limitations, and the impact of climate change. The per capita water supply and consumption changes according to the peoples' habits and it is generally more in megacities compared to villages and small towns. The water supply assumed by the CMWSSB in the core city and in CMA area is as follows: The per capita water supply of 150 lpcd is considered for adoption to Chennai Corporation and the rest of the CMA is categorized into Urban and Rural; for the urban Area, 135 lpcd up to intermediate stage (2035) and 150 lpcd for ultimate stage (2050), has been considered. On this basis, the estimated demand in the core city and in the CMA is presented in the Table below.

Description	**2015**	**2020**	**2035**	**2050**
	(in MLD)			
GCC	922	1333	1702	2178
Rest of CMA	214	387	821	1568
Total	**1136**	**1720**	**2523**	**3746**

Source : CMWSSB

Site Justification:

- Selected location of reservoir is optioned for storage. No other alternative site available in the basin for storage of water.
- The natural flood plain land located between the OMR and ECR in the southern portion of the Kovalam sub-Basin is natural flood bowl, partially influenced by the tidal waters and fresh water supply from the hinterland catchment.
- The overall geographical area of these wetlands, classified as Government lands such as Uppangali and Kaliveli in the Revenue Records is identified as 8408.26 acres (or) 3404.15 Ha in Thiruporur and Thirukalukundram Taluk.
- The entire southern part of the Kovalam sub basin (Surplus water from 69 upper tanks) draining into the present Uppangazhi in between ECR and OMR

and further confluence into Bay of Bengal through two estuaries in North and south part of Muttukkadu and Kokilamedu respectively.

- During flood period, the surplus water causing heavy inundation in upstream areas of OMR due to non-availability of flood routing and also no storage.
- Now the drainage area through existing Uppangazhi in between OMR and ECR is the only available land to create reservoir for augmenting drinking water supply and also to form the peripheral drains in OMR and ECR side to drain out the flood water after filling into reservoir for flood mitigation.

Project Benefits:

- This proposal is taken-up mainly for providing drinking water supply to the abutting areas which are facing severe shortage of drinking water with growing needs of public.
- The proposed Reservoir will store 1.655 TMC as one time with an annual storage capacity of 2.25 TMC which will meet the requirements of the region.
- The Reservoir in addition to flood water conservation will cater to the drinking water requirements to the tune of 170 MLD in the locality.
- The Reservoir will act as a Flood Buffer and avert Sea Water intrusion besides recharging the ground water.
- Reduces dependency on distant water sources and desalination plants, optimizing cost and energy use.
- Facilitates effective utilization of surplus and flood waters, which would otherwise drain into the sea.
- Promotes inter-basin water transfer and equitable distribution of water resources within the metropolitan area.
- The water stored in the reservoir will be supplied to Nemmeli, Krishnankaranai, Pattipulam, Saluvankuppam, Paiyanur, Thandalam, Kalavakkam, Thiruporur, Thiruvidanthai, Punjeri, Kadambadi, Mamallapuram and rapidly developing OMR areas.

Area of the proposed project activities falling under CRZ zone

Proposed Project Activities	Area in (acres)					Total in acres
	CRZ IB	CRZ II	CRZ III (NDZ)	CRZ IVB	Non-CRZ	
Bund	153.96	-	8.52	18.03	0.04	180.55
Peripheral Drain	391.23	-	35.69	29.98	17.52	474.42
Project Boundary	3864.54	3.36	148.00	320.89	38.21	4375

Length of the proposed project activities falling under CRZ categories

Proposed Project Activities	Length (in m)		
	CRZ IB	CRZ III (NDZ)	CRZ IVB
CS Line	28864.77	2764.41	2196.12
Weir	91.04	-	-

Water requirement:

For construction Phase: Total water Requirement is **34.35 KLD**

For construction activities-20 KLD

Domestic: 14.35 KLD including Flushing.

Source: Nearby WRD tank.

Operation phase: Nil

Power requirement – Construction Phase:

Description	Quantity	Source
Power requirement	110kVA	TANGEDCO
DG set	2x 58.50kVA	--

Man power requirement:

Description	Manpower Nos.
Construction Phase	410
Operation Phase	7

Municipal Solid Waste Management:

The generation of municipal Solid waste and its management is given below

S. No	Waste type	Construction Phase (kg/day)	Method of Disposal
1	Organic waste	110.7	Will be disposed through municipal bins
2	Inorganic Waste	73.8	Will be disposed through authorised recycler
Total		**184.5**	

Operation Phase:

Nil since the proposed project involve only storage of drinking water.

Sewage Treatment:

In construction Phase temporary sanitary facilities for workers will be installed, Sewage from the domestic will be disposed through septic tanks and dispersion trenches.

Operation Phase:

The reservoir's primary function is water storage and runoff management, with no provision for treating effluents or sewage.

Effluent:

The proposed reservoir is declared and maintained as a "Zero Effluent Discharge Zone." No treated or untreated effluents, industrial discharges, sewage, or storm water with pollutants shall be permitted to enter the reservoir.

CRZ Classification and Project Cost:

The project site falls in CRZ IB, CRZ II, CRZ III NDZ and CRZ IVB area and the total cost of the project is Rs. 471 crores.

Recommendation of DCZMA of Chengalpattu district:

The DCZMA meeting of Chengalpattu district held on 29.10.2025 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 sewage and sludge should not be let into the sea.

3. The Project Proponent shall comply all the critical observations and recommendations specified in the Technical Evaluation Report of IIT Madras.
4. The Project Proponent shall comply the recommendation of the 573rd State Expert Appraisal Committee meeting held on 02.06.2025.
5. The Project Proponent shall comply with the mitigation and management measures proposed under the aforementioned Impact Assessment and Habitat Mitigation Plan study done by Hubert Enviro Care Systems for Kazhuveli land impacted by the project.
6. The Project Proponent shall ensure the Kovalam Estuary is not adversely impacted by this project.

The Project Proponent has submitted the replies to the above conditions vide letter dated 15.11.2025.

Provisions of CRZ Notification, 2011

- Para 3 (iv), Land reclamation, bunding or disturbing the natural course of seawater is prohibited activities except those (d) measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or structures for preventing of salinity ingress and freshwater recharge is permissible activities based on carried out by any agency to be specified by MoEF.

  (Note: The MoEF & CC, GoI has issued OM No. 11-83/2005-IA.III, dated 24.02.2011 mentioning the agencies for carrying out the study for these activities. The IIT, Madras has prepared Technical Evaluation Report and recommended that the proposed new Reservoir is technically feasible for implementation, vide letter dated 10.10.2025).

- Para 8 (i) I CRZ-I (ii), (b) construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, jetties, erosion control measures, **water supply, drainage**, sewerage which are required for traditional inhabitants living within the biosphere reserves after obtaining approval from concern CZMA.

- Para 8 (i) III CRZ-III (iii) (j), construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, **provision of facilities for water supply, drainage,** sewerage, crematoria, cemeteries and electric sub-station **which are required for the local inhabitants may be permitted on a case to case basis by CZMA;**

- As per the O.M. No. IA No.-12/1/2022-IA.III dated 26.04.2022 issued by MoEF & CC, GoI, which read in "para 2 (ii) Table Sl. No. 6, the proposal may be considered by the CZMA.

Remarks of the Technical Expert Committee: (Meeting held on 17.11.2025)

The Project Proponent presented the proposal for establishing a 1.655 TMC freshwater reservoir in the natural floodplain between OMR and ECR to meet the critical drinking water requirements of approximately 50,000 inhabitants across 12 villages and peri-urban areas. The reservoir is intended to harness monsoon runoff from the 69 upstream tanks in the Kovalam sub-basin, enhance groundwater recharge, reduce flooding, and mitigate seawater intrusion. The site comprises government poramboke lands classified as Kazhuveli, Uppalam, Uppangazhi and Samaveli, without the need for land acquisition. Flood carrier drains are proposed along the reservoir periphery to improve local drainage.

After detailed deliberations, the TEC made the following consolidated technical observations and recommendations:

A. Hydrology, Catchment Behaviour & Water Balance

1. A comprehensive hydrological study shall be submitted, covering monsoon flow patterns, catchment characteristics, annual and peak flood flows, upstream storage behaviour, sedimentation trends, and design flood analysis.
2. A full reservoir operation schedule (FROS) shall be prepared, describing storage-filling sequence, drawal plans for drinking water supply, flood routing, spill management, and environmental flow commitments.
3. The TEC noted the earlier studies by Centre for Water Resources, Anna University and technical inputs of IIT Madras.
4. The PP shall submit validated and peer-reviewed hydrological modelling outputs reconciling earlier studies with field data collected by WRD.
5. All studies conducted by the SM&R Division, WRD shall be compiled and submitted to IIT Madras and Anna University for third-party scientific validation, and their recommendations shall be furnished to the Authority.

B. Land Use, Morphology and Site Suitability

6. A detailed land-use and land-classification map shall be submitted, clearly identifying the extent of Kazhuveli, Uppalam, Uppangazhi, Samaveli, poramboke lands, and other revenue categories, supported by GIS maps and tabular area statements (ha/ac).
7. The Committee emphasized the need for a geomorphological assessment to confirm long-term stability, soil behaviour during saturation, shoreline-catchment interactions, and implications for groundwater dynamics.
8. No dredging shall be permitted except removal of topsoil strictly limited to the quantities proposed in the DPR.

C. Salinity, Water Quality and Conversion of Brackish Water to Freshwater

9. Baseline salinity profiling (pre- and post-monsoon), water quality (pH, TDS, turbidity, nutrients), and microbial data must be submitted for all inlet and reservoir zones.
10. A scientifically derived salinity leaching and freshwater conversion timeline must be furnished, including infiltration rates, soil permeability, groundwater recharge potential, and estimated time for passive transition to freshwater conditions.
11. Regular monitoring of Buckingham Canal waters is essential to detect fluctuations in salinity and pollutant inflows.

D. Biodiversity, Wetlands & Ecological Considerations

12. The PP shall undertake a biodiversity and ecological baseline assessment (flora, fauna, avifauna, benthic organisms, wetland ecology) through recognised institutions such as Advanced Institute for Wildlife Conservation (AIWC), Zoological Survey of India (ZSI). The complete report shall be submitted to the TNSCZMA within three months
13. The PP must demonstrate that ecological flows (minimum 60% as stated in justification) will be maintained to sustain downstream estuarine and coastal ecosystems.
14. A comprehensive EIA shall be undertaken for the proposed diversion/modification of Buckingham Canal or any alteration of existing drainage pathways.

E. Groundwater Behaviour and Recharge

15. A detailed hydrogeological and groundwater recharge study shall be submitted, including aquifer characteristics, infiltration modelling, impact on groundwater levels, potential for salinity reduction, and zone-of-influence mapping.
16. Groundwater quality shall be monitored periodically to assess the transition from saline/brackish to freshwater regime.

F. Design, Civil Components and Reservoir Functioning

17. The PP shall provide detailed structural designs of bunds, embankments, weirs, regulators, inlet/outlet structures, and flood carrier drains, ensuring compliance with Central Water Commission (CWC) guidelines.
18. All inlet channels shall be desilted, cleared, and maintained regularly by the WRD.
19. Adequate trash-screens/barriers shall be installed at all inlets to prevent plastic, debris, and floating waste from entering the reservoir.
20. Under no circumstances shall sewage, sullage, or industrial effluent be permitted to enter the reservoir. The WRD shall ensure strict monitoring, while Panchayats are to be engaged and supported financially for local enforcement.

G. Socio-Economic, Water Distribution and Livelihood Aspects

21. The PP shall furnish a detailed water supply scheme, including:
    - Beneficiary panchayats and habitations
    - Population served (present and future projections)
    - Quantity allocated to each panchayat
    - Transmission mains, pumping arrangements
    - Expected annual drawal and residual water released to the sea

22. A panchayat-wise socio-economic assessment shall be conducted, covering drinking water access, livelihoods, sanitation, socio-economic vulnerabilities, and expected benefits.

23. The Committee stressed the need for stakeholder engagement, including IIT Madras, Anna University, other user Departments, Panchayats, and local communities.
    Outcomes shall be incorporated into the final DPR.

H. Environmental Monitoring, Compliance and Reporting

24. A continuous environmental and salinity monitoring programme shall be undertaken during construction and operation to ensure effective salinity control and prevent polluted inflows.

25. An independent environmental monitoring agency shall be appointed to submit quarterly compliance reports to the TNSCZMA, which must be made available in the public domain.

With the above observations, conditions, and mandatory submissions, the TEC recommends the proposal for consideration by the SCMA.

Agenda Item No.4 Proposed construction of Beach Resort at S. No. 275/1B1, 275/1B2 & 275/2A2B, 275/2B2 & 276/4 of Keezhputhupattu Village, Marakanam Taluk, Villupuram district by Tmt. Ramani, Chennai (Single Window No. SW/263102/2025)

The District Coastal Zone Management Authority, Villupuram has forwarded a proposal received from Tmt. Ramani, Chennai for the proposed construction of Beach Resort at S. No. 275/1B1, 275/1B2 & 275/2A2B, 275/2B2 & 276/4 of Keezhputhupattu Village, Marakanam Taluk, Villupuram district. The EIA report prepared by Red Sea Eco Solutions & Instruments (P) Ltd., Chennai having NABET certificate valid upto 08.06.2026.

Project Description:

The proposal involves the construction of a Resort Building at Survey Nos. 275/1B1, 275/1B2 & 275/2A2B, 275/2B2 & 276/4 of Keezhputhupattu Village, Marakanam Taluk, Villupuram district. The project comprises of 1 Block which is Resort Building – G+1 floor (Block 1). The total land area of the project is 9,917.5 Sq.m out of which 253.65 sq.m falls under CRZ-III (NDZ) and 9,663.85 sq.m falls under CRZ-III (200 to 500 meters from HTL). The total built-up area proposed is 3,177.51 sq.m and FSI 3038.74 Sq.m. The total cost of the project is estimated at Rs.691 lakhs. The project consists of a Resort Building with ground plus one floor comprising 48 rooms with an initial occupancy of 96 persons and the overall expected occupancy is 146 persons.

Need of the project:

The proposed project is a Resort Building with 48 Rooms, project gives better quality of living & promotes aesthetic look of the region. The project will cater to increase tourist inflow in the region, improve local infrastructure, and contribute to the socio-economic development of the coastal community.

Project location:

The geo coordinates of the project location is given below

Point	Latitude	Longitude
A	12° 3' 25.632" N	79° 52' 39.796" E
B	12° 3' 24.508" N	79° 52' 44.685" E
C	12° 3' 22.213" N	79° 52' 43.576" E
D	12° 3' 23.757" N	79° 52' 39.206" E

Land Area details:

1. **Land Use Breakup details**

S. No	Description	Area in Sq.m	Area in %
1	Total Ground Coverage Area of Buildings	1575.19	15.88
2	Road & Pavement Area	4073.63	41.08
3	Surface or Open Parking Area	667.28	6.73
4	Green belt	3338.73	33.67
5	Utilities Area	262.67	2.65
	Total	**9917.5**	**100**

2. **Built up Area break up details:**

Name of the Block/Building	No of Rooms	Built Up Area (FSI) Sq.m	Built up Area (Non FSI) Sq.m	Total Built Up Area Sq.m
Resort Building (Block 1)				
Ground floor, Admin Building & Restaurant Building	25	1590.55	-	1590.55
First floor, Resto Bar	23	1448.19	62.20	1510.39
Head Room		-	76.57	76.57
Total	**48**	**3038.74**	**138.77**	**3177.51**

Height of the building – 8.80m, FSI proposed – 0.31 < Allowable FSI 0.33

Classification of CRZ area:

Project site	CRZ Classification	Area in Sq.m
	CRZ -III (NDZ)	253.65
	CRZ – III (200 to 500 m from HTL)	9663.85
Total		**9917.50**

Manpower requirement:

During construction phase, the project will employ about Max 50 persons/day directly and indirectly. Local work force will be utilized as far as possible.

Water requirement:

Construction Phase: Water requirement for the construction phase is 10 KLD, will be sourced from Private Tankers. Around 50 Employees will be working

during entire construction phase of the project. Domestic water requirements 2.3 KLD, water for construction purpose will be 5.2 KLD and Dust Suppression, landscaping 2.5 KLD. The estimated sewage generation during construction phase is 1.8 KLD and will be disposed through tankers.

Operation phase: The total fresh water requirement during operation is 13 KLD. Sourced from Local body.

Component	**No of Dwelling units**	**Occupancy**	**Total Occupancy**	**Water Consumption**		**Fresh water requirement**		**Recycled water requirement**	
				LPCD	**Lts/ day**	**LPCD**	**Lts/ day**	**LPCD**	**Lts/ day**
Rooms	48	2	96	180	17280	120	11520	60	5760
Visitors	=	-	15	15	225	5	75	10	150
Staff	-	-	35	45	1575	25	875	20	700
			140						
Total Water requirement				**Litres**	**19080**		**12470**		**6610**
				KLD	**20**		**13**		**7**
Green belt				**KLD**	**8**				**8**

Sewage Treatment Plant: The estimated sewage generation during operation phase is 15.5 KLD. 20 KLD STP of SBR technology for treatment of sewerage effluent during the operation phase is proposed.

Treated effluent will be 15 KLD, out of this 7 KLD recycled for toilet flushing and 8 KLD will be used for greenbelt development.

Stormwater management and Rainwater Harvesting:

12 Cum of rainwater collection sump and 15 Nos of Rainwater percolation pits are proposed as per annual rainfall method.

Solid Waste Management:

Construction phase:

During Construction phase around 10 Kg/day of domestic solid waste will be generated. This will be collected and disposed in local body.

Operation phase:

Domestic solid waste will be segregated into biodegradable waste and non biodegradable waste and stored in the garbage collection bins. These wastes will be collected by Local body. Single Use plastic banned within our premises.

Quantity of solid waste generated from the proposed project

Type	No of Dwelling Units	Occupancy	Total occupancy	Total Solid Waste generation		
				Total solid waste generation	Biodegradable wastes	Non Biodegradable waste
					@40% of Total waste	@60% of total waste
Rooms	48	2	96	58	23	35
Staff	-	-	35	7	3	4
Visitors	-	-	15	3	1	2
Total			**140**	**68**	**27**	**41**
Sanitary waste (Pads/day)				**22**		
Bio sludge generated from STP kg/day				**4**		
E-waste generation T/Annum				**0.06**		

Solid waste generation and Disposal:

S. No	Description	Quantity (Kgs/day)	Mode of treatment/disposal
1	Biodegradable waste	27	Food waste and garden waste will be treated in Organic waste convertor within the project site. Manure generated will be used for gardening
2	Non-Biodegradable	41	Waste will be disposed to recyclers & Inert waste disposed to Local body
3	Bio sludge	4	Used as manure by mixing with compost for greenbelt development
4	Hazardous waste	0.1 (KL/Annum)	Used oil from DG sets. Disposed to Authorized recyclers
5	E-waste	0.06 TPA	Disposed to SPCB Authorized Handler

Power requirement:

The power would be sourced from the State Electricity Board (TNPDCL) nearby substation. The estimated power requirement for the project is about 325 KVA. For emergency purposes proposed total power backup DG set capacity will be provided 1 No of 325 KVA.

Parking requirement:

Details	No of car parking	
	Required	Provided
Total No of Car Parking	31	35
Total No of Two wheeler Parking	61	73

Green belt development:

The total plot area is 9917.5 Sq.m in which 3338.73 Sq.m (33.67%) areas will be proposed to develop green belt development. For plot area 9917.5 Sq.m, total no of trees required is 124 Nos. Existing trees of 16 retained without cutting in the site and 124 nos of trees to be planted.

CRZ Classification and Project Cost:

The project site falls in CRZ-III (NDZ) and CRZ -III (200 to 500m) area. However, the proposed construction activities are falls in CRZ-III (200-500m) only. The total cost of the project is Rs.6.91 crores.

Recommendation of DCZMA of Villupuram district:

The DCZMA meeting of Villupuram district held on 19.09.2025 and the committee recommended the project to SCZMA subject to the following conditions

1. All construction shall be strictly in accordance with the provisions of the CRZ Notification, 2011, as amended from time to time.
2. The Project Proponent shall restrict activities in Survey No. 276 (falling under CRZ-III NDZ) exclusively to greenbelt and gardening development. No other structures, including compound walls, shall be constructed in the NDZ area.
3. The Project Proponent shall commence development only after obtaining CRZ clearance from MoEF&CC.
4. The Project Proponent shall obtain prior approval from the competent authority for any change in the scope or components of the project.
5. The Project Proponent shall obtain Planning permission from the Department of Town and Country Planning (DTCP).
6. The Project Proponent shall ensure that the area between 0-200 m from HTL is maintained as No Development Zone (NDZ).
7. The Project Proponent shall comply with all stipulations under Annexure-III of the CRZ Notification, 2011 and submit a detailed compliance report to TNSCZMA.

8. The Project Proponent shall earmark and furnish details of the budget allocated for Corporate Environmental Responsibility (CER) activities, along with an implementation schedule, to TNSCZMA.
9. The Project Proponent shall secure all other statutory clearances from the concerned authorities prior to commencement of works.

The Project Proponent has submitted the replies to the above conditions vide letter dated 31.10.2025.

Provision of the CRZ Notification, 2011:

- As per the CRZ Notification, 2011 vide para 8 III CRZ III (i) development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure-III ;
- 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.
- Hence, the proposal may be recommended to MoEF & CC, Govt. of India, for issuing Clearance.

Remarks of the Technical Expert Committee: (Meeting held on 17.11.2025)

The Project Proponent presented the proposal for construction of a G+1 resort building with headroom in Keezhputhupattu Village. The site falls within CRZ-III (NDZ) and CRZ-III (200–500 m) categories. The PP clarified that all construction activities are restricted to the CRZ-III (200–500 m) zone, with no activity proposed in the No Development Zone (NDZ).

The TEC evaluated the layout plan, access arrangements, water and sanitation proposals, solid waste management, and CRZ compliance.

After detailed scrutiny, the TEC issued the following observations and conditions:

1. Groundwater extraction is strictly prohibited within CRZ areas under the CRZ Notification, 2011, and the PP shall ensure that no groundwater is used during construction or operation.
2. The PP shall submit full details of all freshwater sources, including documentary evidence of availability, assured quantity, and sustainable supply from the Panchayat.
3. A scientifically designed rainwater harvesting system shall be incorporated to augment freshwater management within the project site.
4. The PP shall install a tertiary-level STP to ensure high-quality treated effluent suitable for complete reuse.

5. The project shall strictly follow Zero Liquid Discharge (ZLD); no sewage, greywater, or effluent shall be discharged into backwaters, drains, wetlands, or adjoining water bodies.
6. Treated wastewater shall be fully reused within the premises for landscape irrigation, toilet flushing, and other non-potable uses.
7. No construction activity, temporary structures, or utilities shall be located within the CRZ-III No Development Zone (NDZ) area.
8. All provisions of Annexure-III of the CRZ Notification, 2011 (Guidelines for Beach Resorts/Hotels) shall be fully complied with, including building design, access, landscaping, waste management, and lighting controls.
9. The project premises shall be declared a plastic-free zone, and the PP shall undertake awareness activities on the harmful impacts of plastic use.
10. Solid waste shall be managed as per the Solid Waste Management Rules, 2016, with proper segregation, storage, collection, and disposal through authorised agencies.
11. The PP shall comply with the Construction and Demolition Waste Management Rules, 2018 during the construction phase.
12. Under CER, the PP shall undertake avenue plantation from the ECR road to the project site, ensuring regular maintenance and survival of planted saplings.
13. The greenbelt and avenue plantation shall be carried out exclusively with native species in consultation with the District Forest Officer/Green Tamil Nadu Mission, and the PP shall submit the species list to the Authority prior to implementation.
14. A rooftop solar photovoltaic system shall be installed to meet part of the energy demand of the project.
15. As the PP has proposed a 140 kVA solar installation, details of registration with TNEB for grid connectivity/approval shall be submitted to the Authority.
16. Under EMP commitments for sanitation facilities, the PP shall provide the exact number of schools to be benefitted, and all beneficiary details shall be uploaded in the *Namma School* application for transparency and monitoring.

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

Agenda Item No.5 Proposed construction of Beach Resort at S. No. 275/2A2A, 275/2B1 & 276/1A1A1 of Keezhputhupattu Village, Marakanam Taluk, Villupuram district by Mr. S. Baskaran, Chennai (Single Window No. SW/263072/2025)

The District Coastal Zone Management Authority, Villupuram has forwarded a proposal received from Mr. S. Baskaran, Chennai for the proposed construction of Beach Resort at S. No. 275/2A2A, 275/2B1 & 276/1A1A1 of Keezhputhupattu Village, Marakanam Taluk, Villupuram district. The EIA report prepared by Red Sea Eco Solutions & Instruments (P) Ltd., Chennai having NABET certificate valid upto 08.06.2026.

Project Description:

The proposal involves the construction of a Resort Building at Survey Nos. 275/2A2A, 275/2B1 & 276/1A1A1 of Keezhputhupattu Village, Marakanam Taluk, Villupuram district. The project comprises proposed construction of Resort Building – G+! Floor & Head room. The total land area of the project is 9,957.8 Sq.m out of which 320.32 sq.m falls under CRZ-III (NDZ) and 9,637.50 sq.m falls under CRZ-III (200 to 500 meters from HTL). The built-up area proposed is 3,228.22 sq.m and FSI 3074.29 Sq.m. The total cost of the project is estimated at Rs.701 lakhs. The project consists of a Resort Building with ground plus one floor comprising 45 rooms with an initial occupancy of 90 persons and the overall expected occupancy is 140 persons.

Need of the project:

The proposed project is a Resort Building with 45 Rooms, project gives better quality of living & promotes aesthetic look of the region. The project will cater to increase tourist inflow in the region, improve local infrastructure, and contribute to the socio-economic development of the coastal community.

Project location:

The geo coordinates of the project location is given below

Point	Latitude	Longitude
A	12° 3' 23.757" N	79° 52' 39.206" E
B	12° 3' 22.213" N	79° 52' 43.576" E
C	12° 3' 20.257" N	79° 52' 42.673" E
D	12° 3' 21.694" N	79° 52' 38.068" E

Land Area details:

1. **Land Use Breakup details:**

S. No	Description	Area in Sq.m	Area in %
1	Total Ground Coverage Area of Buildings	1651.68	16.59
2	Road & Pavement Area	4129.83	41.47
3	Surface or Open Parking Area	632.41	6.35
4	Green belt	3286.92	33.01
5	Utilities Area	256.98	2.58
	Total	**9957.82**	**100**

2. **Built up Area break up details:**

Name of the Block/Building	No of Rooms	Built Up Area (FSI) Sq.m	Built up Area (Non FSI) Sq.m	Total Built Up Area Sq.m
Resort Building (Block 1)				
Ground floor, Admin Building & Restaurant Building	22	1644.98	-	1644.98
First floor, Resto Bar	23	1429.31	51.63	1429.31
Head Room		-	102.30	102.30
Total	**45**	**3074.29**	**153.93**	**3228.22**

Height of the building – 8.80m, FSI proposed – 0.31 < Allowable FSI 0.33

Classification of CRZ area:

Project site	CRZ Classification	Area in Sq.m
	CRZ -III (NDZ)	320.32
	CRZ – III (200 to 500 m from HTL)	9637.50
	Total	**9957.82**

Manpower requirement:

During construction phase, the project will employ about Max 50 persons/day directly and indirectly. Local work force will be utilized as far as possible.

Water requirement:

Construction Phase: Water requirement for the construction phase is 10 KLD, will be sourced from Private Tankers. Around 50 Employees will be working during entire construction phase of the project. Domestic water requirements 2.3 KLD, water for construction purpose will be 5.2 KLD and Dust Suppression, landscaping 2.5 KLD. The estimated sewage generation during construction phase is 1.8 KLD and will be disposed through tankers.

Operation phase: The total fresh water requirement during operation is 12 KLD. It will be from the local body – Keezhputhupattu village.

Proposed water requirement calculation:

Component	**No of Dwelling units**	**Occupancy**	**Total Occupancy**	**Water Consumption**		**Fresh water requirement**		**Recycled water requirement**	
				LPCD	**Lts/ day**	**LPCD**	**Lts/ day**	**LPCD**	**Lts/ day**
Rooms	45	2	90	180	16200	120	10800	60	5400
Visitors	=	-	14	15	210	5	70	10	140
Staff	-	-	36	45	1620	25	900	20	720
			140						
Total Water requirement				**Litres**	**18030**		**11770**		**6260**
				KLD	**18**		**12**		**6**
Green belt				**KLD**	**8**				**8**

Sewage Treatment Plant: The estimated sewage generation during operation phase is 14.4 KLD. 20 KLD STP of SBR technology for treatment of sewerage effluent during the operation phase is proposed.

Treated effluent will be 14 KLD, out of this 6 KLD recycled for toilet flushing and 8 KLD will be used for greenbelt development.

Stormwater management and Rainwater Harvesting:

12 Cum of rainwater collection sump and 13 Nos of Rainwater percolation pits are proposed as per annual rainfall method.

Solid Waste Management:

Construction phase:

During Construction phase around 10 Kg/day of domestic solid waste will be generated. This will be collected and disposed in local body.

Operation phase:

Domestic solid waste will be segregated into biodegradable waste and non biodegradable waste and stored in the garbage collection bins. These wastes will be collected by Local body. Single Use plastic banned within our premises.

Quantity of solid waste generated from the proposed project

Type	**No of Dwelling Units**	**Occupancy**	**Total occupancy**	**Total Solid Waste generation**		
				Total solid waste generation	**Biodegradable wastes**	**Non Biodegradable waste**
					@40% of Total waste	**@60% of total waste**
Rooms	45	2	90	54	22	32
Staff	-	-	36	7	3	4
Visitors	-	-	14	3	1	2
Total			**140**	**64**	**26**	**38**
Sanitary waste (Pads/day)				**21**		
Bio sludge generated from STP kg/day				**6.3**		
E-waste generation T/Annum				**0.06**		

Solid waste generation and Disposal:

S. No	**Description**	**Quantity (Kgs/day)**	**Mode of treatment/disposal**
1	Biodegradable waste	26	Food waste and garden waste will be treated in Organic waste convertor within the project site. Manure generated will be used for gardening
2	Non-Biodegradable	38	Waste will be disposed to recyclers & Inert waste disposed to Local body
3	Bio sludge	4	Used as manure by mixing with compost for greenbelt development
4	Hazardous waste	0.1 (KL/Annum)	Used oil from DG sets. Disposed to Authorized recyclers
5	E-waste	0.06 TPA	Disposed to SPCB Authorized Handler

Power requirement:

The power would be sourced from the State Electricity Board (TNPDCL) nearby substation. The estimated power requirement for the project is about 325 KVA. For emergency purposes proposed total power backup DG set capacity will be provided 1 No of 325 KVA.

Parking requirement:

Details	No of car parking	
	Required	Provided
Total No of Car Parking	31	32
Total No of Two wheeler Parking	62	82

Green belt development:

The total plot area is 9957.80 Sq.m in which 3286.92 Sq.m (33.01%) areas will be proposed to develop green belt development. For plot area 9957.80 Sq.m, total no of trees required is 124 Nos. Existing trees of 10 retained without cutting in the site. 132 Nos of trees proposed to be planted at the site.

CRZ Classification and Project Cost:

The project site falls in CRZ-III (NDZ) and CRZ -III (200 to 500m) area. However, the proposed construction activities are falls in CRZ-III (200-500m) only. The total cost of the project is Rs.7.01 crores.

Recommendation of DCZMA of Villupuram district:

The DCZMA meeting of Villupuram district held on 19.09.2025 and the committee recommended the project to SCZMA subject to the following conditions

1. All construction shall be strictly in accordance with the provisions of the CRZ Notification, 2011, as amended from time to time.
2. The Project Proponent shall restrict activities in Survey No. 276 (falling under CRZ-III NDZ) exclusively to greenbelt and gardening development. No other structures, including compound walls, shall be constructed in the NDZ area.
3. The Project Proponent shall commence development only after obtaining CRZ clearance from MoEF&CC.
4. The Project Proponent shall obtain prior approval from the competent authority for any change in the scope or components of the project.
5. The Project Proponent shall obtain Planning permission from the Department of Town and Country Planning (DTCP).

6. The Project Proponent shall ensure that the area between 0-200 m from HTL is maintained as No Development Zone (NDZ).
7. The Project Proponent shall comply with all stipulations under Annexure-III of the CRZ Notification, 2011 and submit a detailed compliance report to TNSCZMA.
8. The Project Proponent shall earmark and furnish details of the budget allocated for Corporate Environmental Responsibility (CER) activities, along with an implementation schedule, to TNSCZMA.
9. The Project Proponent shall secure all other statutory clearances from the concerned authorities prior to commencement of works.

The Project Proponent has submitted the replies to the above conditions vide letter dated 31.10.2025.

Provision of the CRZ Notification, 2011:

- As per the CRZ Notification, 2011 vide para 8 III CRZ III (i) development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure-III;
- 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.
- Hence, the proposal may be recommended to MoEF & CC, Govt. of India, for issuing Clearance.

Remarks of the Technical Expert Committee: (Meeting held on 17.11.2025)

The Project Proponent explained that they are planning to propose Resort Building – G+1 Floor with Head Room located at Survey Nos. **275/2A2A, 275/2B1 & 276/1A1A1** at Keezhputhupattu Village, Marakanam Taluk, Villupuram Districtt. The project site falls in CRZ-III (NDZ) and CRZ -III (200 to 500m) area. However, the proposed construction activities are falls in CRZ-III (200-500m) only. Upon detailed review, the Committee makes the following observations and recommendations

1. Groundwater extraction is strictly prohibited within CRZ areas under the CRZ Notification, 2011, and the PP shall ensure that no groundwater is used during construction or operation.
2. The PP shall submit full details of all freshwater sources, including documentary evidence of availability, assured quantity, and sustainable supply from the Panchayat.
3. A scientifically designed rainwater harvesting system shall be incorporated to augment freshwater management within the project site.

4. The PP shall install a tertiary-level STP to ensure high-quality treated effluent suitable for complete reuse.
5. The project shall strictly follow Zero Liquid Discharge (ZLD); no sewage, greywater, or effluent shall be discharged into backwaters, drains, wetlands, or adjoining water bodies.
6. Treated wastewater shall be fully reused within the premises for landscape irrigation, toilet flushing, and other non-potable uses.
7. No construction activity, temporary structures, or utilities shall be located within the CRZ-III No Development Zone (NDZ) area.
8. All provisions of Annexure-III of the CRZ Notification, 2011 (Guidelines for Beach Resorts/Hotels) shall be fully complied with, including building design, access, landscaping, waste management, and lighting controls.
9. The project premises shall be declared a plastic-free zone, and the PP shall undertake awareness activities on the harmful impacts of plastic use.
10. Solid waste shall be managed as per the Solid Waste Management Rules, 2016, with proper segregation, storage, collection, and disposal through authorised agencies.
11. The PP shall comply with the Construction and Demolition Waste Management Rules, 2018 during the construction phase.
12. Under CER, the PP shall undertake avenue plantation from the ECR road to the project site, ensuring regular maintenance and survival of planted saplings.
13. The greenbelt and avenue plantation shall be carried out exclusively with native species in consultation with the District Forest Officer/Green Tamil Nadu Mission, and the PP shall submit the species list to the Authority prior to implementation.
14. A rooftop solar photovoltaic system shall be installed to meet part of the energy demand of the project.
15. As the PP has proposed a 140 kVA solar installation, details of registration with TNEB for grid connectivity/approval shall be submitted to the Authority.
16. Under EMP commitments for sanitation facilities, the PP shall provide the exact number of schools to be benefitted, and all beneficiary details shall be uploaded in the *Namma School* application for transparency and monitoring.

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

Agenda Item No.6 Purchase of Two Laptops for Asst. Executive Engineer and Assistant Engineer for CRZ-related Works

The Asst. Executive Engineer and the Assistant Engineer in the Department of Environment & Climate Change are actively engaged in processing CRZ proposals, examining CRZ violation files, handling court cases and carrying out other activities related to the TNSCZMA. To enhance their efficiency in real-time monitoring and tracking of file movements and workflow processes, which are essential for ensuring regulatory compliance and the timely execution of assignments, it has been proposed to provide them with laptops.

To enhance their efficiency in real-time monitoring and tracking of file movements and workflow processes—essential for ensuring regulatory compliance and timely execution of assignments—it has been proposed to provide them with laptops.

Accordingly, based on the requirement, two high-end laptops were procured from M/s. Winzur Technologies, Chennai, following due procedures, at a total cost of Rs.3,14,895/- (inclusive of GST). The payment towards the supplier is now due.

The Authority may consider approving the release of the above amount from the Coastal Zone Development Funds.

Agenda Item No. 7 Any other subject with the permission of the Chair

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

Tmt. Supriya Sahu, 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.