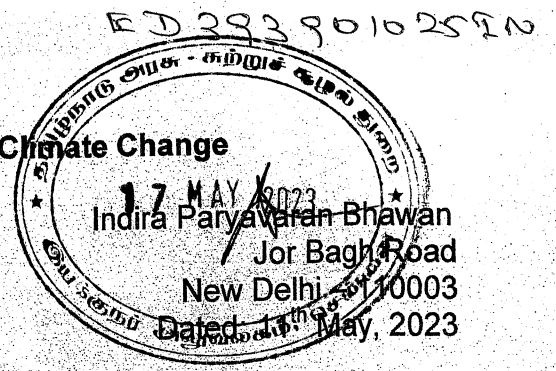


P1
F.No.11/14/2023-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA-III Section (CRZ)



To
M/s VGS Estates Private Limited
521/2, Anna Salai, Nandanam,
Chennai – 600035,
Tamil Nadu
Email: vgsestates@gmail.com

Subject: Proposal for Beach Resort and Convention Centre at S.No.14/3c2a and 14/3c2b of Deveneri Hamlet, Mamallapuram, Village, Thirukazhukundram Taluka, Chengalpattu District, Tamil Nadu by M/s VGS Estates Pvt. Ltd- CRZ Clearance regarding.

Sir,

This has reference to your proposal No. No. IA/TN/CRZ/409050/2022 dated 08th February, 2023 on the above mentioned project proposal for CRZ Clearance, in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 issued under the Environment (Protection) Act, 1986.

2. The Ministry of Environment, Forest and Climate Change has examined the proposal for CRZ Clearance to the project for Beach Resort and Convention Centre at S.No.14/3c2a and 14/3c2b of Deveneri Hamlet, Mamallapuram, Village, Thirukazhukundram Taluk, Chengalpattu Dist., Tamil Nadu by M/s VGS Estates Pvt. Ltd.

3. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building / Construction and Miscellaneous projects, in its meeting held on 23rd March, 2023. The project proponent and their consultant made detailed presentation and informed as under:

- (i). Total land area for the project is 7.85 Acres (31772.8Sq.m), total built up area proposed is 9155 Sq.m., FSI: 0.2771 (27%) and coverage is about: 5595 Sq.m (17%).
- (ii). Project proposal is for Beach Resort, Convention Centre with allied facilities like Specialty Restaurant, King Villa, Spa and Gym, Hotel, Restaurant, Swimming pool and Services and built up details are as under:

S. No	Description	No. of floors	Plot coverage (Sq. m.)	No. of units	FSI Area (Sq. m)	Total Built up area (Sq. m)
1	Entrance Arch	Ground only	250	1	250	250
2	Grand Porch	Ground only	360	1	360	360
3	Welcome Center & Reception	Ground +2 Floors	450	1	1350	1350
4	Convention Centre	Ground only	2400	1	2400	2400
5	Entrance Porch for Convention	Ground Floor	100	1	100	100
6	Specialty Restaurant	Ground Floor	100	1	100	100

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7	King Villa	Ground +1 floor	100	1	200	200
8	Cottage	Ground	120	12	2400	2400
9	Spa & Gym	Ground	400	1	400	400
10	Hotel Block	Ground+2	140	3	420	420
11	Restaurant	Ground	600	1	600	600
12	Bar	Ground	100	1	100	100
13	Swimming Pool	Ground	350	1	350	350
14	Services Block	Ground	125	1	125	125
Total Built up area					9155	9155
FSI Coverage					8805 Sq.m (27%)	
Non-FSI Coverage (Swimming Pool – 350 Sq. m)					350 Sq.m	
Plot Coverage					5595 Sq.m (17%)	

- (iii). The proposed facility is located under CRZ-II and the coordinates of the project site is Latitude 12°38'51.75" N and Longitude 80°12'16.06"E.
- (iv). The water requirement during Construction phase 65 KLD and Operational phase 162.62 KLD (Fresh water – 81.12 and Recycled water - 81.5). The fresh water requirement will be met from Authorized Tankers.
- (v). The Power requirement is estimated about 2700 kVA and Power Backup is proposed about 2x 1500 kVA through DG sets. The sourced of power from the State Grid.
- (vi). The Municipal Solid Waste:
 - During construction phase around 45 Kg/day of Municipal Solid Waste will be generated and will be collected and disposed in local municipal bins.
 - During Operation phase around 1104.75 Kg/day of Municipal Solid Waste will be generated and will be collected and disposed in local municipal bins and
 - Inorganic waste will be sold to TNPCB authorised recycler.
- (vii). The proposed STP for the project is about 110 KLD with UF and UV for treatment and recycling of treated sewage.
- (viii). Total 58.66% of the land area is proposed for greeneries such as trees, plants and lawn i.e. around 5580 Number of trees (2500 trees / Ha considering 80% survival rate).
- (ix). The manpower requirement during construction phase - 100 and during operation phase - 300.
- (x). The estimated cost of project is approx. ₹70 Crores and EMP capital cost proposed about ₹140.0 lakhs.
- (xi). The Tamil Nadu Coastal Zone Management Authority has recommended the proposal for CRZ clearance vide its Letter No. 12457/EC.3/2022-1 dated 25/07/2022.

4. The Committee made detailed deliberation on the proposal. The Committee noted that the proposed project is a permissible / regulated activity as per para 4 (i) (d), 8 II (i), and 8 II (ii) of CRZ notification 2011 and also noted that the landward side of the existing and proposed roads or existing authorized structures subjected to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio.

The Committee also noted that the total 58.66% of the land area is proposed for greeneries such as trees, plants and lawn i.e. around 5580 number of trees (2500 trees / Ha considering 80% survival rate). The Committee, further, also noted that the Beach Resort located in CRZ-II area, however as committed by PP construction activities will be carried out 200 meter away from HTL and Committee suggested submit an undertaking for the same immediately. The PP has been submitted undertaking vide e-mail / letter No. Nil, dated 23/03/2023, same also circulated to all EAC members

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including MoEFCC and also accepted by EAC while approving the minutes.

The Committee after detailed deliberations, considering the submissions made by the project proponent and recommendations of the Tamil Nadu CZMA, recommended the proposal for CRZ Clearance.

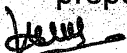
5. Based on the recommendation of the Tamil Nadu Coastal Zone Management Authority and considering the submissions made by the project proponent, the Ministry of Environment, Forest and Climate Change, in acceptance of the recommendations of the Expert Appraisal Committee (CRZ), hereby accords CRZ Clearance to the project for **Beach Resort and Convention Centre at S.No.14/3c2a and 14/3c2b of Deveneri Hamlet, Mamallapuram, Village, Thirukazhukundram Taluk, Chengalpattu District Tamil Nadu by M/s VGS Estates Pvt. Ltd.** under the provisions of the CRZ Notification, 2011 and amendments thereto, subject to the compliance of terms and conditions as under:-

PART A – SPECIFIC CONDITIONS:

- (i). The proposed construction should be as per extant norms given at Annexure-III of the CRZ Notification, 2011 and as amended from time to time.
- (ii). No groundwater shall be extracted within CRZ area to meet the water requirements during the construction and / or operation phase of the project.
- (iii). No excavated material during the construction shall be dumped in water bodies or adjacent areas. The site shall be restored to its near original condition after completion of construction of work.
- (iv). Any temporary physical infrastructure setup during construction period shall be removed simultaneously with completion of laying of each segment of the project.
- (v). No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (vi). The recommendations made by the Tamil Nadu Coastal Zone Management Authority *vide* its letter No. 12457/EC.3/2022-1, dated 25/07/2022 and commitments made before the EAC shall be implemented in letter and spirit.
- (vii). All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

PART B - GENERAL CONDITIONS:

- (i). Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
- (ii). '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.
- (iii). 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.
- (iv). 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.

- (v). 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.
- (vi). 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.
- (vii). A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned Regional Office of this Ministry regarding the implementation of the stipulated conditions.
- (viii). 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.
- (ix). 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.
- (x). In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (xi). 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.
- (xii). 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.
- (xiii). 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.
- (xiv). 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.
- (xv). 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.
- (xvi). 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

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Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the project proponent along with the status of compliance of clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. This issues with approval of the Competent Authority.



(Dr. H. Kharkwal)
Scientist 'E' (CRZ)

Copy to:

1. The Principal Secretary, Department of Environment and Climate Change, Government of Tamil Nadu, No.1, Jeenis Road, Panagal Building, Ground Floor, Saidapet, Chennai-600015, Tamil Nadu.
2. The Deputy DGF (C), 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, Tamil Nadu Coastal Zone Management Authority, Department of Environment, Government of Tamil Nadu, Ground Floor, Panagal Building, Saidapet, Chennai-600015, Tamil Nadu.
4. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 110032
5. The Member Secretary, Tamil Nadu Pollution Control Board, 76, Mount Salai, Guindy, Chennai – 600032, Tamil Nadu.
6. Guard File / Monitoring File / Website / Record File



(Dr. H. Kharkwal)
Scientist 'E' (CRZ)

