

PI  
F.No.11-4/2023-IA.III  
Government of India  
Ministry of Environment, Forest and Climate Change  
IA-III Section (CRZ)

000782  
1532/2022  
Anjira Pavayaran Bhawan  
Jor Bagh Road  
New Delhi - 110003  
Dated: 24<sup>th</sup> March, 2023

To

M/s Kfour Apartments & Hotels Pvt. Ltd.  
184, Vaigai Colony (East), Anna Nagar  
Madurai - 625020, Tamil Nadu

Email: info@kfour.com

**Subject: Construction of Beach Resort at S.No.87/1B, 87/1A2, 87/2, 87/1B1A, 81/2B2 at Kannirajapuram Village, Kadaladi Taluk, Ramanathauram District, Tamil Nadu by M/s Kfour Apartments & Hotels Pvt. Ltd. - CRZ Clearance regarding.**

Sir,

This has reference to your proposal No. IA/TN/CRZ/412513/2022 dated 31<sup>st</sup> December, 2022 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 Construction of Beach Resort at S.No.87/1B, 87/1A2, 87/2, 87/1B1A, 81/2B2 at Kannirajapuram Village, Kadaladi Taluk, Ramanathauram District, Tamil Nadu by M/s Kfour Apartments & Hotels 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 17<sup>th</sup> January, 2023. The project proponent and their consultant made detailed presentation and informed as under:

- (i). The proposed project site for beach resort will lie between 200 to 500 meters from HTL on landward side, which comes under CRZ III and is a permissible activity under CRZ Notification 2011. Temporary structure of playing yard will be located at 100 to 200 m distance.
- (ii). The total plot area is 42015 m<sup>2</sup> and total built-up area is 4,404.9 m<sup>2</sup>. The total cost of the project ₹7.0 Crore and 42 lakhs for EMP budgetary allocation.
- (iii). The project falls in CRZ area is as:

Survey No.	CRZ-Classification	Area in Acres	Total area in Acres
87/1B	CRZ – III (NDZ)	1.76	1.80
	CRZ - III	0.04	
87/1A2	CRZ – III (NDZ)	1.08	1.38
	CRZ - III	0.30	
87/2	CRZ – III (NDZ)	0.38	0.38
81/1B1A	CRZ - III	6.30	6.30
81/2B2	CRZ - III	0.49	0.50
	CRZ – III (NDZ)	0.01	
Project Area in CRZ Classification			10.36

- (iv). The area details for the proposed beach resort is as:

Area Statement	Land Area (Sq. m)
Total Land Area	42,015
Development Zone (200 – 500 m from HTL)	28,602
No Development Zone (0 – 200 m from HTL)	13,413
Beyond 500 m from HTL	0
Total built up area	4,404.9
Floor Space Index Achieved	0.1
Maximum Height	7m
Ground Coverage	4,404.9
Road and Pavements	3,761.01
Greenbelt	15,055.04
Open Area	18,805.05

- (v). The Built-up Area for the proposed Beach Resort in CRZ Area as:

S. No.	Proposal	Area (Sq. m) in CRZ		
		0-200 m	200-500 m	Above 500 m
1	Area of Villa Block			
2	Health Care Facility and day-care	-	360	-
3	Changing Room	-	78	-
4	Restaurant Area/Dining /bar	-	539.9	-
5	Toilet Facility	-	52	-
6	Yoga Hall	-	56	-
7	Spa / Storage Space	-	159	-
8	Outdoor Gym	-	65	-
Total			4404.9	
Following areas not included for FSI calculation				
1	Gathering Space / Fire Space	-	368	-
2	Pool	-	519	-

- (vi). The total Solid Waste Management as:

S. No.	Description	Proposed (kg / day)	Method of collection	Mode of Disposal
1	Organic Waste	200	Separate Bin	Organo Converter
2	Inorganic Waste	250	Separate Bin	Authorized Vendors
3	Sludge from STP	8	Trolley	Manure for Landscaping and Gardening

- (vii). Power Requirement-500 KVA, Source TNEB, D.G set Capacity 250 KVA (2 Nos) and Stack height (open D.G) is 9 m and 10% of Solar Energy is provided.
- (viii). Water Requirement: Construction phase-3.0 KLD, Source-Outsourced water, Supply (Unit-I) and Operation phase-6.0 KLD.
- (ix). Waste water quantity is 5.4 KLD and Capacity-25 KLD (combined STP).
- (x). Out of 5.0 KLD of treated sewage, 1.0 KLD recycled for toilet flushing and the remaining shall be used for gardening.
- (xi). The greenbelt development total area is 42015 Sq.m and Greenbelt 15055.04 Sq.m (35.83%).

*Handwritten signature*

- (xii). There will be 21 rooms available in the Beach Resort. For each two rooms, one car parking is providing with minimum of 40 Sq.m.
- (xiii). The Tamil Nadu Coastal Zone Management Authority has recommended the proposal for CRZ clearance *vide* its Letter No. 18839/EC.3/2022-1 dated 01/12/2022.

4. The Committee made detailed deliberation on the proposal. The Committee suggested that the CRZ clearance for building construction shall be subject to local town and country planning rules with overall height of construction not exceeding 9 mts with Ground + one Floor. Temporary structures not permitted as per the notification in the NDZ areas shall not be constructed in the CRZ area. There is no beach activity during the turtle nesting season from 1<sup>st</sup> January to 30<sup>th</sup> April of every year. The PP shall implement 'Mitigation Plan for turtle conservation' with consultation of the Forest Department for monitoring purpose and copy of the compliance report should be submitted to Regional Office. The Committee also suggested that the PP shall develop greenbelt with native species suitable for the coastal area and shall also reduce electricity dependency from the power grid by using renewable energy sources.

As per the CRZ Notification 2011, para 8 III B(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" is a permissible and regulated activity.

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 Construction of Beach Resort at S.No.87/1B, 87/1A2, 87/2, 87/1B1A, 81/2B2 at Kannirajapuram Village, Kadaladi Taluk, Ramanathauram District, Tamil Nadu by M/s Kfour Apartments & Hotels 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). No construction shall be allowed within 200 meter from HTL (NDZ area) in CRZ III area, the construction shall be as per extant norms given at Annexure-III of the CRZ Notification, 2011 and as amended from time to time.
- (ii). There is no beach activity during the turtle nesting season from 1<sup>st</sup> January to 30<sup>th</sup> April of every year.
- (iii). The Project Proponent shall implement 'Mitigation Plan for turtle conservation' with consultation of the Forest Department for monitoring purpose and copy of the compliance report should be submitted to Regional Office.
- (iv). The total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33.
- (v). The overall height of construction upto the highest ridge of the roof shall not exceed 9 metres and the construction shall not be more than Ground Floor + one Floor.
- (vi). No groundwater shall be extracted within CRZ area to meet the water requirements during the construction and / or operation phase of the project.
- (vii). 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.

*[Handwritten signature]*

- (viii). Any temporary physical infrastructure setup during construction period shall be removed simultaneously with completion of laying of each segment of the project.
- (ix). No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (x). The recommendation made by the Tamil Nadu CZMA *vide* its Letter No. 18839/EC.3/2022-1, dated 01/12/2022 and commitments made before the EAC shall be implemented in letter and spirit.
- (xi). 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.

*[Handwritten signature]*

- (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 Parishad/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 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State 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.

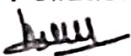
6. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

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.

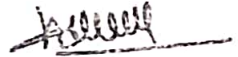
11. This issues with approval of the Competent Authority.



(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, 1<sup>st</sup> and 11<sup>nd</sup> 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)