

KERALA COASTAL ZONE  
MANAGEMENT AUTHORITY

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**84th MEETING-  
Minutes**

10.30 am on 25th March 2017  
at the South Conference Hall,  
South Sandwich Block,  
Government Secretariat,  
Thiruvananthapuram.

**Minutes of the 84<sup>th</sup> meeting of KCZMA held at South Conference Hall of the Government Secretariat, Thiruvananthapuram at 10.30 am on 25<sup>th</sup> March 2017**

**Participants**

Shri.V.S.Senthil, IAS, Additional Chief Secretary, Environment Dept. (Chairman)

Smt.Padma Mahanthi IFS, Director, DOE&CC (Member Secretary)

Shri.K.S.Govindan Nair, Member Secretary, KSPCB

Dr.M.I.Andrews

Adv.Prakash C.Vadakkan

Dr.N.R.Menon

Dr.K.P.Laladhas

Shri.J.Bency, Additional Secretary, Revenue Department

Smt.D.Hemaprabha, Joint Secretary, LSG Department

The meeting started at 10.30 am. Chairman welcomed members to the meeting. He informed the Authority that as requested earlier by Government of Kerala, the Ministry of Environment, Forest and Climate Change issued notification No. 722 dated 14.3.2017 notifying the order S.O.No.803(E) dated 10.3.2017 appointing the Director, Department of Environment and Climate Change as the Member Secretary of the Authority. The Member Secretary of the Kerala State Pollution Control Board has been nominated as the Member of the Authority. The Meeting welcomed the new Member Secretary and the Member.

The Chairman informed the meeting that Government of Kerala has sanctioned certain posts in the Department of Environment & Climate Change for accommodating the KCZMA in that Office. The new arrangement will come into effect from 1.4.2017. He assured that the transition will be smooth and the Officers presently helping the Authority will continue to help till the new arrangement takes over fully. He also informed the members that the minutes of the 82<sup>nd</sup> and 83<sup>rd</sup> meeting have been mailed to all and no correction has been suggested. The meeting decided to approve the minutes.

Agenda items were discussed one by one. Decisions of the Authority on the items are minuted hereunder.



**V.S.Senthil, Chairman-KCZMA**



**Padma Mahanthi, Member Secretary-KCZMA**

**Agenda Item No.84.02.01**

**File No.7110 /A1 /2016 /KCZMA**

**Construction of Residential Building by Shri. Bijos K.N. Karanatommal,**

**Beach road, Vadakara, Kozhikode.**

Construction of residential building with Plinth area of 56.52 m<sup>2</sup>. Single floor, Height:4.05m, FAR :0.14 in Plot Size:4 Are, Re Sy No.171/6C of Vadakara Village, Kozhikode District- The proposed construction is at a distance of 93.70 m from HTL of River.

The area is in CRZ II. As per CRZ notification 2011 clause 8 II (i) & (ii) buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised structures; buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road. The construction is proposed on the landward side of the existing authorised building. Construction is permissible as per the provisions of CRZ notification 2011.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the Construction of residential building with Plinth area of 56.52 m<sup>2</sup>. Single floor, Height:4.05m, FAR :0.14 in Plot Size:4 Are in Re Sy No.171/6C of Vadakara Village, Kozhikode District, as it lies on the landward side of authorized building /road, subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio.**

**Agenda Item No.84.02.02**

**File No.308 /A1 /2016 /KCZMA**

**Construction of Residential Flat by Shri.Firos E.T, 2/1788A, Kalathil Avenue (H),  
Kanjiramukku, Florican Hill Road, Malaparambu, Kozhikode.**

Construction of Residential Flat with Plinth area of 1,42,152.70 m<sup>2</sup> (5 towers with 496 dwelling units ),30 floor, Height:110 (approx.) m, FAR:3.98 in Plot Size: 2.6616 Ha, Sy Ts No.150part1-4/155 of Puthiyangadi village, Kozhikode District- The proposed construction is at a distance of 114.92 m from HTL of Sea. (Project Cost **Rs.244.60 Crore, (scrutiny fee remitted)**). The project site is located near the coastal Zone within Kozhikode Corporation. The project site is in the developed area and within 500 m from HTL and hence the project site is in **CRZ II** as per approved CZMP of the State. **The project site is located landward of the beach road as per approved CZMP** of the State. As per CRZ notification 2011 Clause 8 II (i)&(ii) buildings shall be permitted only on the landward side of the existing road or on the landward side of existing authorised structures; buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations including the 'existing norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road . **The maximum FAR permissible as per existing provisions of CRZ notification is 1.5** (Maximum FAR permissible as per Kerala Building Rules 1984, which was exiting as on 19<sup>th</sup> February 1991). **The FAR is above the permissible limit.** Hence construction based on the building plan submitted will not be permissible. **However, the party has requested for a hearing and the proponent is invited for hearing on 25.3.2017.**

**Shri.E.T.Firoz and Shri.Biju Martin appeared for the proponent before the Authority. The project proponent introduced his project and informed the Authority that this is the only vacant plot in the vicinity and all the other plots are developed using the presently permissible FAR as per the KMBR and the Corporation sanctions.**

  
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Padma Mahanthi, Member Secretary-KCZMA

They have cited the examples of two projects abutting the proposed projects, one of M/s Pentagon Builders and the other by M/s Korath Gulf Links Builders Private Limited. It was submitted that though KCZMA rejected the above projects citing FAR issue, the National Green Tribunal, Chennai Bench allowed the appeal and declared that the projects are entitled to Maximum FAR. Copies of the judgment were produced by the Proponent. He has also submitted his written submissions.

After discussing the matter in detail the Authority decided to engage the services of Dr.N.R.Menon, Adv.Prakash C. Vadakkan and Dr. P. Harinarayanan to visit the site and also to go into the depth of the case as revealed in the file and in the written submissions and the case laws and to submit its report on the project in the next meeting of the Authority.

Agenda Item No.84.02.03

File No.6971 /A1 /2016 /KCZMA

**Construction of Residential Building by Shri Basheer, Padinjare Poyil (H),**

**Kadalloor.P.O, Moodadi, Kozhikode**

Construction of residential building with plinth area of 69.05m<sup>2</sup>, Single floor, Height:4.00 m, FAR: 0.28 in Plot Size :2.40 Are, Sy No 41/7 of Moodadi village, Moodadi Grama Panchayath, Kozhikode District. The proposed construction is at a distance of 213m from HTL of sea. The area is in CRZ III between 200-500m from HTL of sea. As per CRZ notification 2011 clause 8 III B (vii) construction or reconstruction of dwelling units in between 200-500m from HTL of sea can be permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor). Construction is permissible as per the provisions of CRZ notification 2011.

The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction of residential building with plinth area of 69.05m<sup>2</sup>, Single floor, Height:4.00 m, FAR: 0.28 in Plot Size :2.40 Are in Sy No 41/7 of Moodadi village, Moodadi Grama Panchayath, Kozhikode District.

Agenda Item No.84.02.04

File No.910 /A1 /2017 /KCZMA

**Construction of residential building in respect of Smt Vasanthi, Chembila Parambil (H),**

**Thalikkulam, Thrissur**

**(Court Direction to consider within one month)**

Construction of residential building with Plinth area of 37.16 m<sup>2</sup>, single floor, Height:3.34m. Plot Size:2.02 Are,Sy No.294/1, of Thalikulam Village, Thalikulam Grama Panchayath, Thrissur District. The proposed construction is at a distance of 200 m from HTL of Sea. The area is in CRZ III between 200-500 m from HTL of Sea. As per CRZ notification 2011 clause 8 III B (vii) construction or reconstruction of dwelling units in between 200-500 m from HTL of sea can be permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9 mts with two floors (ground +one floor). Construction is permissible as per existing provisions of CRZ notification 2011. The Honourable High Court in its judgment dated 22.11.2016 in WP(C) 36430/16 (C) directed to consider the case within a time limit of one month.

The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction of residential building with Plinth area of 37.16 m<sup>2</sup>, single floor,

  
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**Height:3.34m. Plot Size:2.02 Are in Sy No.294/1 of Thalikulam Village, Thalikulam Grama Panchayath, Thrissur District.**

**Agenda Item No.84.02.05  
File No.509 /A1 /2017 /KCZMA**

**Construction of Anganvady Building by the Secretary, Valiyaparamba, Kasaragod.**

Construction of Anganvady building with Plinth area of 49.26m<sup>2</sup>, Single floor, Height:4.20 (approx.)m, FAR: 0.34 in Plot Size:3.5, Re Sy No48/7B, of Valiyaparamba village, Kasaragod District- The proposed construction is at a distance of 373 m from HTL of Sea and 31.50 m from HTL of Kayal. Rs.18 Lakhs (Scrutiny fee levied). The area is in No Development Zone of CRZ III. As per CRZ notification 2011 clause 8 III A (iii) (j) construction of dispensaries, Schools, public rain shelters, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewage, crematoria, and electric sub stations which are required for the local inhabitants may be permitted on a case to case basis by CZMA.

Construction is permissible as per the provisions of CRZ notification 2011 subject to condition that proper safety measures on the backwater side.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction of Anganvady building with Plinth area of 49.26m<sup>2</sup>, Single floor, Height:4.20 (approx.)m, FAR: 0.34 in Plot Size:3.5 in Re Sy No48/7B of Valiyaparamba Village, Kasaragod District.**

**Agenda Item No.84.02.06  
File No.508 /A1 /2017 /KCZMA**

**Construction of Primary Health Centre Building by the Secretary, Valiyaparamba Grama Panchayath, Valiyaparamba, Kasaragod.**

Construction of Primary Health Centre with Plinth area of 242.89 m<sup>2</sup>, 2 floor, Height:7.00 (approx.),FAR:0.08 in Plot area:74Cents, Re Sy No.62/B, of Valiyaparamba village, Valiyaparamba Grama Panchayath, Kasaragod District- The proposed construction is at a distance of 70 m from HTL of Sea. Rs.66 Lakhs (Scrutiny fee levied). The area is in No Development Zone of CRZ III. As per CRZ notification 2011 clause 8 III A (iii) (j) construction of **dispensaries**, Schools, public rain shelters, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewage, crematoria, and electric sub stations which are required for the local inhabitants may be permitted on a case to case basis by CZMA.

Construction is permissible as per the provisions of CRZ Notification 2011.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction of Primary Health Centre with Plinth area of 242.89 m<sup>2</sup>, 2 floor, Height:7.00 (approx.),FAR:0.08 in Plot area:74 Cents in Re Sy No.62/B of Valiyaparamba Village, Valiyaparamba Grama Panchayath, Kasaragod District.**

**Agenda Item No.84.02.07  
File No.507 /A1 /2017 /KCZMA**

**Construction of Anganvady building by the Secretary, Valiyaparamba Grama Panchayath, Valiyaparamba P.O., Kasaragod.**

Construction of Anganvady building with Plinth area of 49.26 m<sup>2</sup>, Single floor, Height:4.20(approx.)m,FAR:0.27 in Plot size:4.5 Cents, Re Sy No.239/1A1 of Valiyaparamba Village, Kasaragod District- The proposed construction is at a distance of 10 m from HTL of Sea. Rs. 18 Lakhs, (scrutiny fee levied). The area is in No Development Zone of CRZ III.

As per CRZ notification 2011 clause 8 III A (iii) (i) construction of dispensaries, **Schools**; Public rain shelters, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewage, crematoria, cemeteries and electric substations which are required for the local inhabitants may be permitted on a case to case basis by CZMA. Construction is permissible as per the provisions of CRZ notification 2011, subject to condition that proper safety measures are taken to mitigate coastal hazards.

  
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Padma Mahanthi, Member Secretary-KCZMA

The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction of Anganvady building with Plinth area of 49.26 m<sup>2</sup>, Single floor, Height:4.20(approx.)m,FAR:0.27 in Plot size:4.5 Cents in Re Sy No.239/1A1 of Valiyaparamba Village, Kasaragod District.

Agenda Item No.84.02.08  
File No.6969 /A1 /2016 /KCZMA

**Construction of Residential Building by Smt. Saru and Smt. Sajitha, HAMD  
Parambath(H), Azhiyur, Kozhikode**

Constructed residential building with plinth area of 146.46m<sup>2</sup>, 2 floors, Height: 5.75 m, FAR: 0.32 in Plot Size : 455 m<sup>2</sup>, Re Sy No 8/5 of Azhiyur village, Azhiyur Grama Panchayath, Kozhikode District. The construction is at a distance of 210m from HTL of sea. The area is in CRZ III between 200-500m from HTL of sea. As per CRZ notification 2011 clause 8 III B (vii) construction or reconstruction of dwelling units in between 200-500m from HTL of sea can be permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor). Construction is permissible as per 2011 the provisions of CRZ notification.

The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction residential building with plinth area of 146.46m<sup>2</sup>, 2 floors, Height: 5.75 m, FAR: 0.32 in Plot Size : 455 m<sup>2</sup> in Re Sy No 8/5 of Azhiyur Village, Azhiyur Grama Panchayath, Kozhikode District.

Agenda Item No.84.02.09  
File No.5513 /A1 /2015 /KCZMA

**Reonstruction Residential Building  
Shri. Chandran., Chethila Parambil (H) Elthuruth.P.O. Kodungallur, Trissur.**

Reconstruction of residential building with plinth area of 114.18m<sup>2</sup>, 2 floor, Height:7.20m in Sy No. 17/3 of Methala Village, Kodungallur Municipality, Trissur District. The proposed construction is at a distance of 60m form HTL Cannoli Canal with a width of nearly 100 m. The area is in No Development Zone f CRZ III. As per CRZ notification 2011 clause 8 III A (ii) no construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities. The Secretary, Kodungallur Municipality has reported that the existing building was made is prior to 1991. Hence Reconstruction is permissible up to 60M2. The present application is for 114.18 m<sup>2</sup>. May be returned for resubmission with revised plan limiting plinth area to 60M2.

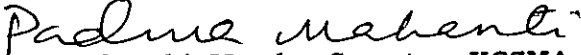
The KCZMA discussed the proposal in detail and decided to return the application for resubmission with revised plan limiting plinth area to 60M2.

Agenda Item No.84.02.10  
File No. 7109/A1 /20 16/KCZMA

**Construction of Residential Building by Smt Amanasass Valappil Sudha, Amanasass  
Valappil(H), Purankara, Vadakara, Kozhikode**

Construction of residential building with plinth area of 51.05m<sup>2</sup>, Single floor, Height:4.05 m, FAR: 0.41 in Plot Size : 1.22 Are, Re Sy No 171/6C of Vadakara village, Vadakara Municipality, Kozhikode District. The proposed construction is at a distance of 101.50m from HTL of sea. The area is in CRZ II. As per CRZ notification 2011 clause 8 II (i) & (ii) buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised structures; buildings permitted on the landward side of the existing and

  
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proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road. The construction is proposed on the landward side of the existing authorised road. Construction is permissible as per the provisions of CRZ notification 2011.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the Construction of residential building with plinth area of 51.05m<sup>2</sup>, Single floor, Height:4.05 m, FAR: 0.41 in Plot Size : 1.22 Are in Re Sy No 171/6C of Vadakara Village, Vadakara Municipality, Kozhikode District, as it lies on the landward side of authorized building /road, subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio.**

**Agenda Item No.84.02.11**

**File No. 6494/A2 /20 16/KCZMA**

**Appointment of Standing Counsel fort KCZMA**

1. The Environment Department in its letter no. A2/225/2016/Envvt. Dated 5.12.2016 has advised KCZMA to address the Advocate General to suggest a panel of three lawyers who are well versed in the CRZ Regulations and Environmental Protection laws. It was also advised to constitute a Search Committee to select the most suitable counsel from the panel. Authority requires Standing Counsels in High Court of Kerala, National Green Tribunal, Chennai, National Green Tribunal, Delhi and the Supreme Court of India. The KCZMA discussed the matter in its 81<sup>st</sup> meeting vide item No.81.03.36 and decided to address the Advocate General for Panel of Advocates for the KCZMA.
2. The Advocate General was requested to suggest Panel of Advocates for the above places.
3. The Advocate General in his letter No. SS-5/2017/AG dated 1.2.2017 suggested a panel of only two Advocates for the High Court of Kerala. They are
  - a. **Mr. M.P.Prakash, Sriyuktha, Ponoth Road, Kaloor, Kochi-17** and
  - b. **Mr. S. Ramesh, Thusharam, St.Vincent Road, Kochi**
4. Advocate General has suggested the name of **Smt. Rema Smrithi, A8, Sagarika Apartments, 3<sup>rd</sup> Seaward Road, Valmiki Nagar, Thiruvanniyur, Chennai-600 041** for being posted as Standing Counsel for Green Tribunal, Chennai. It is also advised to engage the Kerala Government Standing Counsels for NGT, Delhi and Supreme Court cases.
5. As there is no panel, the Authority may decide whether the recommendations may be accepted or fresh panel need be sought. Authority has another option of forming a Search Committee and interviewing the persons suggested by the Advocate General.

**The KCZMA discussed the issue and decided to request the Advocate General, Ernakulam to send a Panel of Advocates enabling the Authority to select from the panel. A search committee was formed with Dr.N.R.Menon, Adv.Prakash C. Vadakkan and the Member Secretary.**

**Agenda Item No.84.02.12**

**File No. 6497/A2 /20 16/KCZMA**

**Honorarium, TA and DA of Members of KCZMA**

  
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Padma Mahanthi, Member Secretary-KCZMA

- 1) The remuneration/ Honorarium, sitting fees, field visit fees, TA & DA of the members of the Authority has not been spelt by the Central Government. In Clause 6 of the notification appointing the members it is stated that "**the Authority, whenever required may invite other experts as members during its meeting and the pay and allowances such as TA, DA, sitting fees, field visit fees and other allowances of expert members shall be determined by the Central Government**".
- 2) The question of payment of Honorarium was discussed earlier and it was decided to follow the practice followed hitherto till an order is received. As such Honorarium of Rs.1000/- per day is given to expert members. The Honorarium of Rs.1000/- per day is very less. 2<sup>nd</sup> class train fare was being paid to members along with taxi fare to reach railway stations and back. Those members coming by taxi were given refunds of the taxi bills. Now members started claiming Rs.15/- per KM for use of own vehicles.
- 3) In the circumstances a proposal is being submitted to fix sitting fee / field visit fee at Rs. 2000/- per day and to pay TA & DA as applicable to Class I officers of Central Government from the 1<sup>st</sup> meeting to the expert members of the Authority and invited experts. Excess amount, if any paid, may be settled against the dues. This arrangement may be put in place till Central Government determines the allowances as stated in the notification.

**The KCZMA discussed the issue and decided to request the Member Secretaries of Tamilnadu, Karnataka and Goa to furnish the details concerning their State.**

**Agenda Item No.84.02.13  
File No. 6497/A2 /20 16/KCZMA**

**Opening a Bank Account for the KCZMA**

As per clause 13 of the notification issued as S.O. No.2060€ dated 10.06.2016 the Authority shall have its Bank Account in the Nationalised Bank to deposit the funds received from the State Government etc. As per U.O.(F) No. 1040/A2/17/S&TD the Environment Department have been requested to direct the Member Secretary to open a Bank Account for KCZMA in a Nationalised bank and to direct the Member Secretary, KSCSTE to transfer an amount of Rs.50,00,000/- (Rupees Fifty lakhs only) to that bank account for meeting the expenditure of the KCZMA. The action taken may be ratified.

**The KCZMA discussed the issue and decided to ratify the action.**

**Agenda Item No.84.02.14  
File No.480/A2/17/KCZMA**

**Payment of arrears to the Standing Counsels**

1. An amount of Rs. 1,29,000/- (Rupees One Lakh Twenty-Nine Thousand Only) has been sanctioned to Adv. Prakash Vadakkan, Standing Counsel, KCZMA towards retainer fee, Advocate fee and Stationery Charge vide Proceedings No. 899/A2/2017/KCZMA dated 16.3.2017.
2. An amount of Rs. 75,000/- (Rupees Seventy Five Thousand Only) has been sanctioned

  
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to Adv. T.N.C. Kaushik, Standing Counsel of KCZMA in NGT, Chennai towards retainer fee vide Proceedings No. 2105/A2/2017/KCZMA dated 16.3.2017. The above payments may be ratified.

3. Adv. Prakash C.Vadakkan has submitted a bill for the payment of Rs.81,000/- (Rupees Eighty One Thousand Only) for attending the work in connection with WP( C) No. 28102, 33715/15, 20555/15 and the WA No. 1987/14 against the DLF Universal Limited as given below:

a. Fee for 4 cases	4000 X 4	16,000
b. Clerical Fee	1250 X 4	5,000
c. Additional fee for attending the case on 30days@ Rs.2000/ day		60,000
<b>Total</b>		<b>Rs. 81,000/-</b>

**The KCZMA discussed the proposal and decided to sanction payment.**

**Agenda Item No.84.02.15**

**File No. 241/A2 /20 17/KCZMA**

**Conduct of SLP No. 6929-32 against DLF Universal Limited**

1. Four SLP have been filed against DLF Universal Limited in the Honourable Supreme Court of India. Adv. Vipin Nair, Standing Counsel of Government of Kerala was engaged as the Advocate – on -Record. Shri.Shaym Divan and Shri.V. Giri, Senior Advocates were engaged for appearing on behalf of KCZMA. A team of officials under the Chairman and Member Secretary assisted the Senior Advocates in the discussion held on 5.3.2016. The SLPs came up on 6.3.2016 and the Honourable Supreme Court accepted the SLPs and promised to hear them in detail immediately after Holi.
2. An amount of Rs. 2,20,000/- (Rupees Two Lakh Twenty Thousand Only) has been sanctioned to Shri.V.Giri, Senior Advocate, who appeared for KCZMA in the Supreme Court of India in SLPs No. 6929-32 against DLF Universal Limited towards professional fee towards conference on 5.3.2017 and appearance on 6.3.2017 vide Proceedings No. 241/A2/2017/KCZMA (III) dated 9.3.2017
3. An amount of Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only) has been sanctioned to Shri.Shyam Divan, Senior Advocate, who appeared for KCZMA in the Supreme Court of India in SLPs No. 6929-32 against DLF Universal Limited towards professional fee towards conference on 5.3.2017 and appearance on 6.3.2017 vide Proceedings No. 241/A2/2017/KCZMA (II) dated 9.3.2017.

**The Authority noted the development and ratified the action taken.**

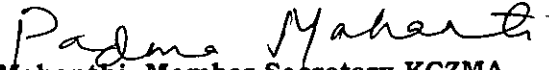
**Agenda Item No.84.02.16**

**File No.7561 /A2 /2015 /KCZMA**

**Construction of Residential Building by Smt. Sunitha Jayesh,Thoppil, Vayalakkath Kizhakkempram,Mannam**

Construction of Residential building with Plinth area of 59.79m<sup>2</sup>, 2 floor, Height:5.85m in Sy No.81/3 of Kottuvally village, Kottuvally Grama Panchayath, Ernakulam District- The proposed construction is at a distance of 25 m from HTL of Pokkali Field. The area is in No Development Zone of CRZ III. As per CRZ notification 2011 clause 8 III A (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing Plinth area and existing density and for permissible activities under the notification including facilities essential for activities. The Secretary Kottuvally Grama Panchayath has informed that the applicant belongs to local

  
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inhabitant. The Construction is 25 meter away from a Pokkali field. Construction is permissible.

The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction of Residential building with Plinth area of 59.79m<sup>2</sup>. 2 floor, Height:5.85m in Sy No.81/3 of Kottuvally Village, Kottuvally Grama Panchayath, Ernakulam District.

Agenda Item No.84.02.17

File No.5452/A2 /2017 /KCZMA

**Construction of Residential Building by Sri. Vishnu Rajeev, Kaniyampdikkal, Asram Lane, Kaloor, Kochi.**

Construction of residential building with plinth area of 124.10m<sup>2</sup>, FAR 0.81,2 floor, Height: 7.5m. Sy No 110/11-1,110/11-2 of Alangad village, Alangad Panchayat, Ernakulam District. The proposed construction is at a distance of 3.2m from HTL of Thodu (width 10m). No CRZ in Alangad as per CZMP (1996). As per CRZ notification 2011 clause 8 III A (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities. This matter was placed in the 80<sup>th</sup> meeting and it was directed to recheck the CRZ Status of Alangad. The Senior Principal Scientist reported that as per the approved CZMP the area is outside CRZ and therefore the matter may be informed to the Secretary, Alangad Panchayath for necessary action.

The KCZMA discussed the proposal in detail and decided to inform the Secretary, Alangad Grama Panchayath that the proposed construction is outside CRZ and clearance from Authority is not required..

Agenda Item No.84.02.18

File No.6610 /A2 /2016 /KCZMA

**Reconstruction of Residential Building by Shri. Antony Dawrev, Maliyekkal, Moolampilly, Kochi.**

Reconstruction of Residential building with Plinth area of 65.11 m<sup>2</sup>, Single floor, Plot Area:3.705 Cent, Height:4.25m, FAR :0.47. Sy No.543/16 of Kadamakudy village & Grama Panchayath, Ernakulam District- The proposed construction is at a distance of 2 m from HTL of River (width 100 m). The area is in Backwater Island. As per CRZ notification 2011 clause 8 V 2 (ii) &(iii) the islands within the backwaters shall have 50 mts width from the HTL on the landward side as the CRZ area; within 50 mts from the HTL of these backwater islands existing dwelling units of local communities may be repaired or reconstructed however no new construction shall be permitted. The existing building with House No. VIII/384 constructed in 1964 having Plinth area of 83.82 m<sup>2</sup> is to be demolished. Reconstruction of residential building is permissible subject to conditions.

The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the reconstruction of Residential building with Plinth area of 65.11 m<sup>2</sup>, Single floor, Plot Area:3.705 Cent, Height:4.25m, FAR :0.47 in Sy No.543/16 of Kadamakudy Village, Kadamakkudy Grama Panchayath, Ernakulam District.

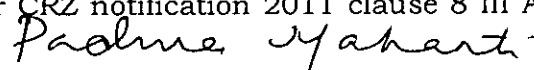
Agenda Item No.84.02.19

File No.6881 /A2 /2016 /KCZMA

**Reconstruction of residential Building in respect of Shri. Vinu Thomas, Vadakke House, Kuttikattukara, Ernakulam.**

Construction of residential building with Plinth area of 316.10m<sup>2</sup>. Plot area: 298.65m<sup>2</sup>, FAR:1.05, Three floor, Height:9 m in Sy No.16/12 of Kuzhupilly village, Chellanam Grama Panchayath, Ernakulam District- The proposed construction is at a distance of 110 m from HTL of Sea. The area is in Backwater Island. As per CRZ notification 2011 clause 8 III A (ii)

  
V.S.Senthil, Chairman-KCZMA

  
Padma Mahanthi, Member Secretary-KCZMA

Construction/Reconstruction of dwelling units of traditional coastal communities including fisher folk may be permitted between 100 and 200 meters from the HTL along the seafront in accordance with a comprehensive plan prepared by the State Government or the Union territory in consultation with the traditional coastal communities including fisher folk and incorporating the necessary disaster management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF. The existing 35-year-old building with House No: 1/19 having plinth area of 26.86 m<sup>2</sup> to be demolished. Reconstruction is permissible with plinth area not exceeding 60m<sup>2</sup>. May be returned for resubmission with revised plan for building with plinth area up to 60m<sup>2</sup>.

**The KCZMA discussed the proposal in detail and decided to return the application for resubmission with revised plan limiting plinth area to 60M<sup>2</sup>.**

**Agenda Item No. 84.02.20**

**File No.8533 /A2 /2016 /KCZMA**

**Reconstruction of Residential Building in respect of Shri Johnson Joseph, Azheekkal, Kochi**

Reconstruction of residential building with Plinth area of 59.54 m<sup>2</sup>, Single floor, Height:3.6m in Sy No.171/4 of Kumbalanghi village, Chellanam Grama Panchayath, Ernakulam District- The proposed construction is at a distance of m from HTL of The area is in NDZ of CRZ III As per CRZ notification 2011 clause 8 III A (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing Plinth area and existing density and for permissible activities under the notification including facilities essential for activities.

The applicant belongs to Local Inhabitant. Construction is proposed under IAY Scheme. Reconstruction of residential building is permissible subject to conditions. Existing building (No.8/550), constructed in 1984 having plinth area 70.2 m<sup>2</sup> is to be demolished. Reconstruction is Permissible.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the reconstruction of residential building with Plinth area of 59.54 m<sup>2</sup>, Single floor, Height:3.6m in Sy No.171/4 of Kumbalanghi Village, Chellanam Grama Panchayath, Ernakulam District.**

**Agenda Item No. 84.02.21**

**File No.6916 /A2 /2016 /KCZMA**

**Reconstruction of residential Building in respect of Sri Joy, Sri.Chakko & Smt. Mary, Athipozhi Veedu, Kannamaly, Kochi**

Reconstruction of residential building with plinth area of 88.44m<sup>2</sup>, plot area of 12.25cents, FAR 0.15, Single floor, Height 3.85m in Sy No 1301/1 of Palluruthy village, Chellanam Panchayat, Ernakulam District. The proposed construction is at a distance of 35m from HTL of Sea. The area is in No Development Zone of CRZ III. As per CRZ notification 2011 clause 8 III A (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities. Applicant belongs to Traditional Coastal Community. Reconstruction of residential building is permissible subject to conditions. Existing authorised building (No. 11/183) constructed in 1980 having plinth area 91.4m<sup>2</sup> is to be demolished.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the reconstruction of residential building with plinth area of 88.44m<sup>2</sup>, plot area of 12.25cents, FAR 0.15, Single floor, Height 3.85m in Sy No 1301/1 of Palluruthy Village, Chellanam Panchayat, Ernakulam District.**

**Agenda Item No. 84.02.22**

**File No.6606 /A2 /2016 /KCZMA**

*Padma Mahanthi*  
**Padma Mahanthi, Member Secretary-KCZMA**

**V.S.Senthil, Chairman-KCZMA**

**Reconstruction of residential Building in respect of Shri. Jemi Jose, Plamattathu House, Kadamakkudy P.O, Pizhala, Ernakulam**

Reconstruction of residential building with plinth area of 147.35 m<sup>2</sup>, 2 floor, Plot area:29.738 Cent, Height:7.40 m in Re Sy No 22/18 of Kadamakudy Village, Kadamakudy Grama Panchayat, Ernakulam District. The proposed construction is at a distance of 24 m from HTL of Pokkali Field. (width-450m). The area is in Backwater Island. As per CRZ notification 2011 clause 8 V 2 (ii) & (iii) the islands within the backwaters shall have 50mts width from the High Tide Line on the landward side as the CRZ area; within 50mts from the HTL of these backwater islands existing dwelling units of local communities may be repaired or reconstructed however no new construction shall be permitted. The existing building constructed before 1991 with House No:1/210 having plinth area of 154.40m<sup>2</sup> is to be demolished.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the reconstruction of residential building with plinth area of 147.35 m<sup>2</sup>, 2 floors, Plot area:29.738 Cent, Height:7.40 m in Re Sy No 22/18 of Kadamakudy Village, Kadamakudy Grama Panchayat, Ernakulam District.**

**Agenda Item No. 84.02.23  
File No.55 /A 2/2017/KCZMA/S&TD**

**Construction of Educational Institution Building for Sacred Heart College at Thevara by the Manager, S H College, Thevara, Kochi-13**

Construction of Educational Institution building with Plinth area of 19566.68 m<sup>2</sup>, Plot Area of 92195.71m<sup>2</sup>, FAR:0.37 Sy No.994/3,996,996/115,16,17,994/1,3,995/1,2,3,6,8,998/1,2,3,4,999,1000/4,5,997/2,1001/1,2,3,5,4,7,9,6,8,11,13 of Elamkulam Village, Cochin Corporation, Ernakulam. Rs.70 Crores. (scrutiny fee remitted). The area is in CRZ II. As per CRZ notification 2011 clause 8 III B (Vii) Construction or reconstruction of dwelling units in between 200-500 m from HTL of sea can be permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9 mts with two floors (ground+ one floor). A team may be deputed for site Visit and report immediately.

**The KCZMA decided to depute a team comprising of Dr. N.R.Menon, Dr.K.P.Laladhas and Dr.Kamalakshan Kokkal for site visit and report.**

**Agenda Item No. 84.02.24  
File No.5451 /A2 /2016 /KCZMA**

**Reconstruction of Residential Building by Shri.Ramachandran, Padannathara House, Nettoor, Ernakulam**

Construction of Residential building with Plinth area of 136.04m<sup>2</sup>, Two floor, Height: 7.62 m, plot area of 3 cent in Re Sy No. 18/21 of Maradu village & Municipality, Ernakulam District. The proposed construction is at a distance of 200 m from HTL of River (Mangrove buffer zone). The area is backwater island. As per CZMP it is in CRZ III. No details  
As per CRZ notification 2011 clause 8 V 2 (ii) & (iii) the islands within the backwaters shall have 50mts width from the High Tide Line on the landward side as the CRZ area; within 50mts from the HTL of these backwater islands existing dwelling units of local communities may be repaired or reconstructed however no new construction shall be permitted.

  
V.S.Senthil, Chairman-KCZMA

  
Padma Mahanthi, Member Secretary-KCZMA

Maradu Municipality is an island where CRZ is limited to 50m from HTL. Referred the draft CZMP if lies outside the mangrove buffer zone in the draft CZMP. Hence Authority may decide to depute a team for a site visit to know the exact status of the application.

**The KCZMA decided to depute a team comprising of Dr. N.R.Menon, Dr.K.P. Laladhas and Dr.Kamalakshan Kokkal for site visit and report.**

Agenda Item No.84.02.25

File No.6793/A3/2016/KCZMA

**Reconstruction of Residential Building in respect of Shri Sujith .B, Ayath Puthen Veedu, Puthenthura.P.O, Neendakara, Kollam.**

Reconstruction of residential building with plinth area of 177.71 m<sup>2</sup>, 2 floor, Height:7.05 m; Plot Area: 5.0 Ares in Re Sy No 89/9 of Neendakara Village, Neendakara Grama Panchayath, Kollam District. The proposed construction is at a distance of 190 mts from HTL of Sea. The area is in No Development Zone of CRZ III. As per CRZ notification 2011 clause 8 III A (ii) Construction/reconstruction of dwelling units of traditional coastal communities including fisher folk may be permitted between 100 and 200 metres from the HTL along the seafront in accordance with a comprehensive plan prepared by the State Government or the Union territory in consultation with the traditional coastal communities including fisher folk and incorporating the necessary disaster management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF. The applicant belongs to Traditional Fisher Folk Community. The existing authorised building (No:NGL/XII/152) having plinth area 182.67m<sup>2</sup> is to be demolished. Reconstruction is permissible subject to conditions as per CRZ notification 2011.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the reconstruction of residential building with plinth area of 177.71 m<sup>2</sup>, 2 floors, Height:7.05 m, Plot Area: 5.0 Ares in Re Sy No 89/9 of Neendakara Village, Neendakara Grama Panchayath, Kollam District.**

Agenda Item No. 84.02.26

File No.2419/A3/2014/KCZMA

**Illegal construction of a multi-storeyed Residential Apartment by ARTECH in the sea shore area of Adimalathura (Kottukal Village , Kottukal Grama Panchayat, Neyyattinkara Taluk, Thiruvananthapuram).**

1. A complaint was received from the General Convenor of Theeradesa Samrakshana Samithi, Adimalathura, Chowara against proposed construction in that area by ARTECH. The 66<sup>th</sup> meeting of the KCZMA in its agenda no. 66.4.29 constituted a committee for conducting site inspection comprising Dr.Padmakumar.K, Dr.K.V Thomas & Dr.Kamalakshan Kokkal. At the same time the Secretary, Kottukal Panchayath was directed to submit a report on the petition by return.
2. But neither the site inspection was held nor the report received. No follow up action was done in the file till 9.1.2017. On 9.1.2017 the services of Dr. Kamalakshan Kokkal was requested by the Vigilance Department as an expert Member. The team made a visit at the site on 10.1.2017. Now after a hibernation of around two years it has come to the notice of KCZMA that no action has been taken so far by the authority.
3. A team may be deputed to the site and the report from the Panchayath may be obtained.

**The KCZMA decided to depute a team comprising of Dr. N.P.Kurien, Dr. M.I.Andrews and Dr.P.Harinarayanan for site visit and report.**

Agenda Item No.84.02.27

File No. 3913/A3/2016/KCZMA

*Padma Mahanthi*

Padma Mahanthi, Member Secretary-KCZMA

*V.S.Senthil*  
V.S.Senthil, Chairman-KCZMA

**Construction of School Building (Govt. Higher Secondary School, Azhikkode) by Assistant Manager, KSCADC, Makayiram, Jagathi, Thiruvananthapuram**

Demolition of old building and Construction of Govt. Higher Secondary School Building, Azhikkode with plinth area of 513.32 m<sup>2</sup>, Two floor, Height: 7.65 m. Sy No 567/5 of Azhikkode South Village, Kannur District. The proposed construction is at a distance of 425 m from HTL of Sea. The area is in CRZ III. Rs. 200.50/-lakhs. (**Scrutiny fee not remitted**). As per CRZ notification 2011 clause 8 III A (iii) (j) construction of dispensaries, **schools**, public rain shelters, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewage, crematoria, cemeteries and electric sub stations which are required for the local inhabitants may be permitted on a case to case basis by CZMA. Permission may be given to the construction of new building and demolition of old building subject to the condition that the waste generated from demolition shall not be dumped in CRZ area. The Member, KLA (Azhikkode legislative Assembly) has informed that the Scrutiny fee will be remitted. Though the proposal has been presented by the KSADC it is a Govt. High School. We have already written to Govt. for exempting Government Departments from remitting scrutiny fee. The Authority may take appropriate decision.

**The KCZMA discussed the matter in detail and decided to grant CRZ clearance for the Construction of Govt. Higher Secondary School Building, Azhikkode with plinth area of 513.32 m<sup>2</sup>, Two floor, Height: 7.65 m. Sy No 567/5 of Azhikkode South Village, Kannur District subject to the remittance of Scrutiny fee.**

**Agenda Item No.84.02.28**

**File No. 374 /A3 /2017/KCZMA**

**Construction of Mother and Child Hospital, Thiruvangad, Kannur**

The Secretary, Madayi Gramapanchayat, Kannur forwarded the proposal of Dr. Rajeevan. V.K, Officer on Special Duty, Mother and Child Hospital, Thiruvangad , Kannur for the construction of hospital building in Sy. No. 5/1 of Thiruvangad Village. As per the Site Inspection report furnished by Dr. P. Harinarayanan the area proposed in Re Survey No.5/1 of Thiruvangad Village, Thalassery Taluk, Kannur District for developing the Mother and Child Hospital is in CRZ I(i) and CRZI(ii). Construction of building is not a permissible activity in CRZ I area.

No member was present in the team. Hence a two-member committee may be directed to conduct the site visit.

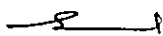
**The KCZMA decided to depute a team comprising of Dr. N.R.Menon, Dr.K.P.Laladhas and Dr. P. Harinarayanan for site visit and report.**

**Agenda Item No. 84.02.29**

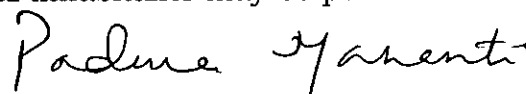
**File No.245/A3/2017/KCZMA**

**Extension of School Building in respect of Smt. Manjula Rajan, Mundalloor New L.P School, Peralassery, Kannur.**

Extension of School Building with total plinth area of 263.46 m<sup>2</sup>, Two floor, Height:6.65 m in Re Sy No 73/5, 73/6 of Makrery Village, Kannur District. The proposed construction is at a distance of 10.93 m from HTL of River ( 70 m wide). The area is in No Development Zone of CRZ III. Rs.23, 46, 807.60/-. (**Scrutiny fee levied**). As per CRZ notification 2011 clause 8 III A (iii) (j) construction of Dispensaries, **Schools**, Public rain shelters, Community Toilets, bridges, roads, provision of facilities for water supply, drainage, sewage, crematoria, cemeteries and electric sub stations which are required for the local inhabitants may be permitted on a case



**V.S.Senthil, Chairman-KCZMA**



**Padma Mahanthi, Member Secretary-KCZMA**

to case basis by CZMA. Extension of the existing school building with Plinth area 178.12 m<sup>2</sup>. Construction is permissible as per provisions of CRZ notification 2011.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the extension of School Building with total plinth area of 263.46 m<sup>2</sup>, Two floor, Height:6.65 m in Re Sy No 73/5, 73/6 of Makrery Village, Kannur District.**

**Agenda Item No. 84.02.30  
File No.2724/A3/2016/KCZMA**

**Reconstruction of residential Building in respect of Sri. Omanakuttan,  
Shankaramangalathu House, Kodamthuruthu, Kuthiyathodu, Alappuzha.**

Reconstruction of residential building with plinth area of 140.85 m<sup>2</sup>, Three floor, Height:9 m in Sy No 282/3C/3, 282/3A/3, 282/3C/2, 282/3C/4 of Kodamthuruthu Village, Alappuzha District. The proposed construction is at a distance of 3 m from HTL of Lake. The area is in CRZ III. As per CRZ notification 2011 clause 8 III A (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities. The existing building with house (No. IV/674-Old, VII/446-New, Year of construction - 1977) having plinth area of 67 m<sup>2</sup> to be demolished. Reconstruction is permissible by limiting plinth area of 67 m<sup>2</sup>. But here the application is for construction with plinth area of 140 m<sup>2</sup>. Therefore, the applicant may be directed to resubmit the application limiting the plinth area to 60m<sup>2</sup>.

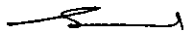
**The KCZMA discussed the proposal in detail and decided to return the application for resubmission with revised plan limiting plinth area to 60M<sup>2</sup>.**

**Agenda Item No.84.02.31  
File No.6281/A3/2016/KCZMA**

**Construction of Fish selling unit and Fisher Women Waiting Shed in respect of  
Secretary, Thiruvananthapuram Corporation, Thiruvananthapuram**

Construction of Fish selling unit and Fisher Women Waiting Shed with plinth area of 93.97 m<sup>2</sup>, Two floor, Height: 6 m in Sy No 203/1 of Vizhinjam Village, Thiruvananthapuram Corporation, Thiruvananthapuram District. The proposed construction is at a distance of 60 m from HTL of Sea. The area is in No Development Zone of CRZ III at a distance of 60 m from HTL of Sea. Rs. 25 lakh (Scrutiny fee of Rss.10000/- remitted). As per clause 8 III A(iii)l facilities required for local fishing communities such as fish drying yards, auction halls, net mending yards, traditional boat building yards, ice plant, ice crushing units, fish curing facilities and the like can be permitted in the NDZ of CRZ III. Also, as per CRZ notification 2011 clause 8 III A (iii) (j) construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewage, crematoria, cemeteries and electric sub stations which are required for the local inhabitants may be permitted on a case to case basis by CZMA. The request for construction of fish selling unit and woman resting place may be considered for approval as it is an essential facility for the fisher women.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction of Fish selling unit and Fisher Women Waiting Shed with plinth area of 93.97 m<sup>2</sup>, Two floors, Height: 6 m in Sy No 203/1 of Vizhinjam Village, Thiruvananthapuram Corporation, Thiruvananthapuram District.**

  
V.S.Senthil, Chairman-KCZMA

**Agenda Item No.84.02. 32**  
  
Padma Mahanthi, Member Secretary-KCZMA

File No. 3280/A3/2016/KCZMA

**Construction of Residential Building by Shri. Ahnas M, Diya Gardens, Kollam.**

Construction residential building with Plinth area of 785 m<sup>2</sup>, 2 floors, Height: 8.55m, FAR: 0.53.

Sy.No.105/2/2,105/2,105/3,107,108,109/3,109/4,104& 106 of Kollam East Village, Kollam District. The proposed construction is at a distance of 37.50 m from HTL of Kayal.

The area is in CRZ II.

Rs.92,13,639/- (scrutiny fee remitted)

As per CRZ notification 2011 clause 8 II (i) & (ii) buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised structures; buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

Construction of building with a plinth area of 690m<sup>2</sup> was permitted for Dr. Varghese Mathew and others vide letter No. 1746/A3/2013/KCZMA dated 28.06.2014. In this case, the application is from Shri. Ahnas M, Diya Gardens proposing the construction with a plinth area of 785m<sup>2</sup>. (690 m<sup>2</sup>+785 m<sup>2</sup>= Total 1475m<sup>2</sup>). The 80<sup>th</sup> meeting of the KCZMA discussed the matter in detail and decided to request the Secretary, Kollam Corporation to assess and report the approximate cost as per market rate and also to know whether the required scrutiny fee has been remitted. The Secretary, Kollam Corporation now forwarded the Project Cost report. As per the Project Cost Report the Scrutiny fee already paid by the proponent is sufficient. Construction is permissible Landward of existing approved building subject to conditions.

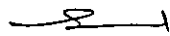
**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the Construction residential building with Plinth area of 785 m<sup>2</sup>, 2 floors, Height: 8.55m, FAR: 0.53 in Sy.No.105/2/2,105/2,105/3,107,108,109/3,109/4,104& 106 of Kollam East Village, Kollam District, as it lies on the landward side of authorized building /road, subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio.**

Agenda Item No.84.02.33

File No.6291/A3/2016/KCZMA

**Renovation & Roof Changing of residential building in respect of Sri. Tenison Samson, Mable Dale, Dalavapuram, Neendakara P.O., Kollam.**

Renovation & Roof Changing of residential building with plinth area of 107.44 m<sup>2</sup>, Plot Area 162 m<sup>2</sup>, Single floor, Height: 4.05m Re Sy No.419/9/2 of Thekkumbhagam Village, Kollam District. The proposed construction is at a distance of 36m from HTL of Lake. The area is in No Development Zone of CRZ III. As per CRZ notification 2011 clause 8 III A (ii) No onstruction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities. The applicant belongs to Traditional Coastal /Fisher Folk Community. The existing building constructed in the year 1988-1989. The existing Plinth Area of the Building is 200 square feet. Hence Maximum Plinth Area that can be allowed for reconstruction is 60M2. The applicant may be directed to resubmit the application with revised plan limiting Plinth Area to 60M2.

  
V.S.Senthil, Chairman-KCZMA

  
Padma Mahanthi, Member Secretary-KCZMA



The KCZMA discussed the proposal in detail and decided to return the application for resubmission with revised plan limiting plinth area to 60M2.

Agenda Item No.84.02.34

File No.273/A3/2017/KCZMA

**Construction of Residential Building in respect of Sri. Xavier & Smt. Aivy, Adichamon Thoppil, Mother Theresa Colony, Thekkumbhagam, Eravipuram, Kollam.**

Construction of residential building with plinth area of 77.01 m<sup>2</sup>, Single floor, Height: 3.60 m in Sy No 745/10/12 of Eravipuram Village, Kollam District. The proposed construction is at a distance of 220 m from HTL of Sea. The area is in No Development Zone of CRZ III in between 200-500m from HTL of Sea. As per CRZ notification 2011 clause 8 III B (vii) construction or reconstruction of dwelling units in between 200-500m from HTL of sea can be permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor). The applicant belongs to Traditional Coastal/Fisher Folk Community. The construction is permissible subject to conditions.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the construction of residential building with plinth area of 77.01 m<sup>2</sup>, Single floor, Height: 3.60 m in Sy No 745/10/12 of Eravipuram Village, Kollam District.**

Agenda Item No. 84.02.35

File No.205/A3/2017/KCZMA

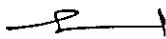
**Reconstruction of Commercial Building in respect of Sri. Sunil Prakash, Payangadi Urban Cooperative Bank, Payangadi, Kannur District.**

Reconstruction of Commercial building with plinth area of 246.56 m<sup>2</sup>, 2 floors, Height: 6.72 m, FAR: 0.87. The existing two authorised buildings are no. VI/375 with plinth area of 123.84 m<sup>2</sup> and shop with three door numbers No. VI/378/379 and 380 with plinth area of 123.320m<sup>2</sup> are to be demolished. (246.5 m<sup>2</sup>). Plot Size: 0.02 are, Re Sy No 111/8 of Madayi Village, Kannur District. The proposed construction is at a distance of 75.40 m from HTL of River. The area is in No Development Zone of CRZ III. 30,31,100/- (scrutiny fee remitted). As per CRZ notification 2011 clause 8 III A (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities. This item was placed in the 83<sup>rd</sup> meeting of the KCZMA on 31.1.2017 as item No. 82.03.99. **There was a material mistake in the comments.** And therefore, it was decided to decline the application.

The original application is reconstruction after for demolition of two buildings. The existing two authorised buildings are no. VI/375 with plinth area of 123.84 m<sup>2</sup> and shop with three door numbers No. VI/378/379 and 380 with plinth area of 123.320m<sup>2</sup> which are to be demolished. (246.5 m<sup>2</sup>) The plinth areas of the building to be demolished is **246.56 m<sup>2</sup>**.

Application is for reconstruction of building with Plinth area **246.56 m<sup>2</sup>**. Hence this may be allowed subject to usual conditions.

**The KCZMA discussed the proposal in detail and decided to grant CRZ clearance for the reconstruction of Commercial building with plinth area of 246.56 m<sup>2</sup>, 2 floors, Height: 6.72 m, FAR: 0.87, Plot Size: 0.02 are in Re Sy No 111/8 of Madayi Village, Kannur District**



V.S.Senthil, Chairman-KCZMA



Padma Mahanthi, Member Secretary-KCZMA



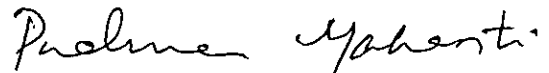
The Chairman requested the Members to come prepared in the next meeting to put in a system to strengthen the conduct of legal issues of the Authority. It is to be ensured that any SLP to be filed should be discussed thoroughly in the Authority meeting. A mechanism should also be put in place to strengthen the regulatory functions of the Authority. Weaknesses in the present system should be discussed and avoided. Chairman also requested the officers to prepare a list of CRZ violations and get it cross checked.

The meeting came to a close at 11.30 am with vote of thanks to the Chair.

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V.S.Senthil, Chairman-KCZMA



Padma Mahanthi, Member Secretary-KCZMA

