

**KERALA COASTAL ZONE MANAGEMENT
AUTHORITY**

32nd MEETING

Agenda & Notes

Venue : Sasthra Bhavan,
Pattom,
Thiruvananthapuram.

Date & Time: 2.30PM on 6th October, 2009.

KERALA COASTAL ZONE MANAGEMENT AUTHORITY
SASTHRA BHAVAN, PATTOM, THIRUVANANTHAPURAM – 695 004.

KERALA COASTAL ZONE MANAGEMENT AUTHORITY

32nd MEETING

Date & Time

6th October, 2009

2.30PM

Venue

Sasthra Bhavan,

Pattom, Tvpm.

Agenda Items

- 32.1 : Confirmation of the Minutes of 31st Meeting
- 32.2 : Action taken report on the decision of 31st Meeting.
- 32.3 : Consideration of New Agenda Item.
- 32.3.1 : Recategorisation of Pokkali field report of the
Subcommittee – Reg
- 32.3.2 : Allotting building number to houses constructed on the
sea shore by fishermen people – reg.
- 32.3.3 : Construction of Ayurvedic Hospital in Karumkulam
Grama Panchayat – Application of Sri.T.Joseph-reg.
- 32.3.4 : Edava Grama panchayat- Construction of shop building –
Request of Sri.Jayachandran, Mathuvilakom, Kappil –reg.
- 32.3.5 : Numbering of existing building in Thrikkaruva Grama
Panchayat – Application of Smt.Sudha, Thenguvila
Thekkethil, Ashtamudi -reg.
- 32.3.6 : Construction of building for Coastal Security Police
Station –Azhikode, Thrissur - reg.
- 32.3.7 : Regularisation of house constructed in CRZ area-
Application of Smt.Usha, Mathilakam Grama panchayat
-reg.

- 32.3.8 : Vechoor Grama panchayat – Construction of dwelling unit – Request from Karthikeyan, Kulathara House, Vaikom – reg.**
- 32.3.9 : Thalassery Municipality – Flats at Pettipalam Colony under IHSDP –reg.**
- 32.3.10 : Extension of existing building in Beypore Grama Panchayat-application of Sri.t.Sunil Kumar-reg.**
- 32.3.11 : Construction of LPG Godown in Re.sy.No.95/8, Punnapra South Grama Panchayat – Application of Sri.Joe John Thomas-reg.**
- 32.3.12 : Thalassery Municipality Ward No.12, sy.No.145/2, 146/1, Construction of house – Application of Smt.K.Deepa-reg.**
- 32.3.13 : ICTT – 4-Lane Road – Rehabilitation of evictees – Exemption from CRZ norms – request –reg.**

Agenda Item No.31.1

Minutes of the 31st meeting

The minutes of the meeting (copy at Annexure I) may be considered for approval.

Agenda Item No.31.2

Action Taken Report(31st KCZMA)

Agenda Item No	File No	Subject	Action taken
31.3.1	62/A3/09/S&TD	Issuance of building number – request by Smt.Neyyan Kamala, Govind Nivas, Pinarai Grama Panchayat – reg.	Proposal recommended and forwarded to Govt. of India on 31.7.2009.
31.3.2	722/A3/08/S&TD	Request by National Authority of India for CRZ clearance for 4/6 laning of Kannur(Km148.00) to Kuttipuram(Km 318.00) Section of NH-17-reg..	Details of compensatory afforestation, including consent from Forest Dept. awaited from NHAI.
31.3.3	2385/A2/08/S&TD	Construction of a hotel at Silver Sand Island, Nadama Village, Kanayanoor Taluk, Ernakulam District – Modification of Coastal Zone Management Plan in the area – reg.	Decision communicated to MoEF on 10.8.2009
31.3.4	986/A3/09/S&TD	Construction of Coastal Security Police Station at Beypore – relaxation in height of the building-reg.	Proposal for Police Station Building except watch tower is cleared. Requested to submit new proposal for the Watch Tower
31.3.5	1025/23/09/S&TD.	Construction of Mobile Towers in Kottukal Grama Panchayat	Secretary, Kottukal Grama Panchayat was directed to submit the estimated cost of the

			project.
31.3.6	1026/A2/09/S&TD.	Construction of beach resort at Thalikkulam, thrissutr by M/s.MFAR Hotels Ltd. – reg.	Proposal recommended and forwarded to Govt. of India on 17.8.2009.
31.3.7	1145/A2/09/S&TD	Reconstruction of dwelling unit in Punnayoor Grama Panchayat, Thrissur-Request of Shri.Thekottiparambil Bava- reg.	CRZ clearance granted vide letter dated 31.7.2009.
31.3.8.	1187/A2/09/S&TD	Construction of building of SC Study Centre, employment Training Centre – Pallippuram Grama Panchayat – Request for CRZ clearance –reg.	CRZ clearance granted vide letter dated 31.7.2009.
31.3.9	1616/A3/08/S&TD	Kozhikode Corporation- Fuel Outlet – CRZ clearance – reg.	Letter issued to Secretary, Kozhikode Corporation dated 10.8.2009. that the site does not come under CRZ
31.3.10	149/A3/09/S&TD	Allotment of building number – Report from Secretary, Pappinissery Grama Panchayat – reg.	Recommended to Govt. of India on 9.9.2009.
31.3.11	1043/A2/09/S&TD	Construction of Commercial building in Maradu Grama Panchayat by M/s.Thomsun Realtors – Review Petition – reg..	Decision communicated vide Govt. letter dated 31.7.200
31.3.12	1290/A2/09/S&TD	Housing Project M/s.Adalie Builders & Developers Pvt. Ltd., Chilavannoor, Vyttila, Cochin-reg.	Revised application awaited. Committee constituted for Site Inspection.
31.3.13	1542/A2/08/S&TD	Reclassification of Cheranellore Grama Panchayat – Subcommittee report –reg.	Judgment complied.
31.3.14	382/A2/09/S&TD	Community Peeling Centre at Sakthikulangara Harbour –	CRZ clearance granted vide letter dated

		site Inspection Report –reg.	5.8.2009.
31.3.15	572/A2/09/S&TD	Establishment of Chitin Unit in CRZ area – Site Inspection Report – reg.	CRZ clearance granted vide letter dated 15.9.2009.
31.3.16	2227/A2/08/S&TD	Construction of dwelling units under TRP in Azhikode Village, Thrissur District and Punnapra Village, Alappuzha District.	CRZ clearance issued vide Govt. letter dated 3.8.2009.

Agenda Item No.32.3.1

File No.2459/A2/08/S&TD

Recategorisation of Pokkali field report of the Subcommittee

A report of the Subcommittee on recategorisation of Pokkali field was discussed in the 30th meeting of KCZMA. It was decided to request the Committee of experts to revise the report for better clarity. Copy of the previous report and the revised report of the Committee now received may be seen as Annexure **I(a)** & Annexure **I(b)** respectively.

Point for decision.

Whether the revised report of the subcommittee on recategorisation of Pokkali fields may be approved.

Agenda Item No. 32.3.2

File No. 759/A3/09/S&TD

Allotting building number to houses constructed on the sea shore by fishermen people.

The fishermen people in Onjiyam Grama Panchayat in Kozhikode district has submitted a representation for the allotment of building no. to their houses constructed on the coastal sector. These homes are built on the eastern side of the roads already constructed by the Grama Panchayat. The Panchayat is unwilling to allot building no. to these houses. They are facing difficulties in getting ration card, electricity connection etc. All these homes are built by the grant from Government as well as from well wishers. In these circumstances, they have requested to make arrangements for allotting building number to their houses.

The matter was placed before the 30th meeting of KCZMA. The authority discussed the case in detail and decided to collect more details from the Panchayat. Accordingly, the details such as distance from High Tide Line, plinth area of the buildings, the year of construction, etc. furnished by Secretary, Onjiyam Grama Panchayat may be seen as Annexure **2(a)**.

Point for decision

Whether the proposal may be recommended and forwarded to Ministry of Environment and Forests, Government of India.

Agenda Item No.32.3.3

File No.1146/A2/09/S&TD

Construction of Ayurvedic Hospital in Karumkulam Grama Panchayat-
Application of Sri.T.Joseph-reg.

Secretary, Karumkulam Grama Panchayat submitted the proposal for the construction of Ayurvedic Hospital in Sy.No.268/5 of Karumkulam village, Thiruvananthapuram District . The proposed construction is at 104.5m from the High Tide Line of sea which is the No Development Zone of CRZ III. The total plinth area of the building is 1113sq.m. as per the plan submitted. The Panchayat has reported that there is n o other Ayurvedic Hospitals existing in the Panchayat.

Point for decision.

Whether the proposal for the construction of Ayurvedic Hospital in Karumkulam Grama Panchayat may be considered since no other Ayurvedic Hospital is there in the Panchayat.

Agenda Item No.32.3.4

File No.1273/A2/09/S&TD

Edava Grama Panchayat – Construction of shop building – Request of

Sri.Jayachandran, Mathuvilakom, Kappil – reg.

Secretary, Edava Grama Panchayat requested to clarify whether building permit can be issued for the construction of a single room shop building in sy.No.14/10 at a distance of 120m from the banks of backwaters and 260m from the seawall. The total plinth area of the proposed construction is 14.88sq.m

As per CRZ Notification 1991, the construction of dwelling units and other essential facilities for local inhabitants can be permitted in the CRZ III area between 200-500m from High Tide Line of sea.

Point for decision

Whether CRZ clearance may be granted for the construction of a single room shop building considering it as basic requirement for the local inhabitants.

Agenda Item No.32.3.5

File No.1365/A2/09/S&TD

**Numbering of existing building in Thrikkaruva Grama Panchayat –
Application of Smt.Sudha, Thenguvila Thekkethil, Ashtamudi – reg.**

Secretary, Thrikkaruva Grama Panchayat requested to initiate action as per CRZ Notification on the request from Smt.Sudha for granting building number for a house constructed in Sy.No.24/6/2/3-00 & 1/24/2/2-00/53 of Thrikkaruva Grama Panchayat. As reported the house is situated at a distance of 22m from the High Tide Line of backwater which is in No Development Zone of CRZ III. The house was built under Government Scheme and the applicant belongs to SC community. The plinth area is only 31.8sq.m. As per the provisions of CRZ Notification 1991, construction of residential building is not a permissible activity in the No Development Zone of CRZ.

Point for decision

Whether the request for the regularization of the house constructed in the CRZ area may be recommended and forwarded to MoEF, Govt. of India as a special case, since it is built under Govt. scheme, the total plinth area is only 31.8sq.m and the owner of the house belongs to SC community.

Agenda Item No.32.3.6

File No.1435/A2/09/S&TD

**Construction of building for Coastal Security Police Station –
Azhikode, Thrissur – reg.**

Secretary, Eriyad Grama Panchayat submitted the proposal for the construction of Coastal Security Police Station at Azhikode, for CRZ clearance. The proposed construction lies in Sy.No.442/2 of Azhikode Village. The estimated cost of the project is below 5crores. The construction consists of 3 floors and a Watch Tower. The total height of the building excluding Watch Tower is 9m. As per CRZ Notification 1991, only two floors with a maximum height of 9m is permissible. The request for the construction of Watch tower may be considered separately.

Point for decision

- i) Whether the proposal for the construction of Coastal Security Police Station Building may be allowed.***
- ii) If allowed whether the constructions need be limited to 2 floors and 9m height.***
- iii) Whether 3 floors can be allowed as a special case with the height not exceeding 9m.***
- iv) Whether separate proposal need be submitted for separate watch tower ? or whether Watch Tower can be excluded from the total height of the building as a special case, for police station.***

Agenda Item No.32.3.7

File No.1436/A2/09/S&TD

**Regularisation of house constructed in CRZ area – Application of
Smt.Usha, Mathilakam Grama Panchayat**

The District Collector, Thrissur submitted an application of Smt.Usha, Mathilakam Grama Panchayat for regularization of a hut constructed in CRZ area. As reported the distance from the sea to the site is 75m. The construction was made in the year 2004, and it lies in 2cents of land.

As per CRZ Notification, 1991, construction of dwelling units for fishermen/traditional inhabitants are permissible only between 200-500m of High Tide Line. As per the existing provisions of CRZ Notification the above construction cannot be regularized.

Point for decision

Whether the request for the regularization of a hut constructed in the No Development Zone of CRZ may be considered as a special case and recommended to MoEF, Govt. of India considering the fact that this is a small house situated in two cents of land.

Agenda Item No.32.3.8

File No.1450/A2/09/S&TD.

**Vechoor Grama Panchayat – Construction of dwelling unit – Request
from the Karthikeyan, Kulathara House, Vaikom – reg.**

The Secretary, Vechoor Grama Panchayat submitted the application for the construction of a house by Shri.Karthikeyan at 75m from the banks of Vembanad backwaters, in Sy.No.360/14A of Vechoor Village. It is also reported that the applicant has no other land of his own. The proposed house is of plinth area 44sq.m. and it is being constructed using the financial assistance from the Panchayat. The Panchayat Secretary, has requested to grant permission for the above construction, in view of the above reasons.

Point for decision

Whether the proposal for the construction of dwelling house in No Development Zone, with a plinth area of 44sq.m. may be considered as a special case and recommended to Government of India.

Agenda Item No.32.3.9

File No.1523/A2/09/S&TD

Thalassery Municipality – Flats at Pettipalam Colony under IHSDP

The Secretary, Thalassery Municipality has informed that they has decided to launch a project under IHSDP Scheme. The project consists of construction of 19flats and allied facilities. The project site is in Sy.No.1/1A, 1/1B in Thalassery Municipal area. Now there exists 90 houses in the location, close to the sea wall. The new buildings are being constructed on the landward side of the existing buildings. Hence the Secretary has requested to demarcate the High Tide Line in the area.

The area has seawall which is also the High Tide Opine and therefore separate demarcation of High Tide Line may not be required. If the existing structures are authorized (built prior to 1991), it will be permissible subject to various norms applicable for CRZ-II

Point for decision

Whether the construction is landward of the existing structures may be permitted provided that the existing structure seaward of the proposed site are authorized (built prior to 1991).

Agenda Item No.32.3.10

File No.1586/A2/09/S&TD

Extension of existing building in Beypore Grama Panchayat –
Application of Sri.T.Sunil Kumar – reg.

Secretary, Beypore Grama Panchayat submitted a proposal for the extension of an existing authorized house by Shri.Sunil Kumar in CRZ area, fro CRZ clearance. As reported the building lies at 411m from the High Tide Line of sea. Additional constructions may be permitted in this area as per the provisions of CRZ Notification 1991. The construction may be allowed subject to the following conditions:

- a) The total covered area shall not exceed 33% of the plot size.
- b) The overall height of the construction shall not exceed 9m and construction of only 2floors will be permitted.

Point for decision.

Whether the extension of an existing authorized house by Shri.Sunil Kumar may be permitted in CRZ area of Beypore Grama Panchayat subject to the above conditions.

Agenda item No.32.3.11

File No.1704/A2/09/S&TD

Cosntruction of LPG Godown in Re.Sy.No.95/8, Punnapra South Grama Panchayat – Application of Sri. Joe John Thomas-reg.

Secretary, Punnapra Grama Panchayat submitted the proposal for the construction of LPG Godown in Re.Sy.No.95/8 of Punnapra village by Shri. Joe John Thomas Vallakkalil.

The proposed construction lies in CRZ III area between 200-500m from High Tide Line of sea. Facilities for receipt and storage of petroleum products and LPG can be permitted in CRZ area except CRZ I(i) subject to implementation of Safety regulations including guidelines issued by Oil Industry Safety Directorate, Ministry of Petroleum & Natural Gas, Government of India and the guidelines issued by MoEF, Government of India, vide para 2(ii) of the CRZ Notification.

Point for decision

Whether the proposal for the construction of gas godown in CRZ III area by Shri.Joe John Thomas Vallakkalil may be permitted subject to the guidelines issued by Ministry of Petroleum and Natural Gas and the guidelines issued by MoEF referred to above.

Agenda Item No.32.3.12

File No.1715/A2/09/S&TD

**Thalassery Municipality Ward No.12, Sy.No.145/2, 146/1,
Construction of house – Application of Smt.K.Deepa –reg.**

Secretary, Thalassery Municipality submitted a proposal for the construction of a house in Ward No.12, Sy.No.145/2, 146/1. The proposed site for construction of house building is on the landward of existing road which is marked in the approved Kerala Coastal Zone Management Plan. The site is in CRZ II. A few mangroves are also present near the river. The road lies in between the mangrove vegetation and the proposed site.

As per CRZ Notification 1991, construction of buildings can be permitted only on the landward side of the approved roads or on the landward side of existing authorized structures.

A site inspection was also conducted at the site, a copy of the report being placed as Annexure **12(a)**.

The estimated cost of the project is 11,95,000(Rs. Eleven Lakh and Ninety Five Thousand Only) construction of building can be permitted subject to the condition that, construction made shall be in accordance with the existing local, town and country planning regulations including the existing norms of floor space index/floor area ratio.

Point for decision

Whether the construction of building on the landward side of the existing approved road in CRZ II area may be permitted subject to the above conditions.

Agenda Item No.32.3.13

File No.2026/A2/08/S&TD

**ICTT- 4 – lane Road – Rehabilitation of evictees – Exemption from
CRZ Norms – request – reg.**

Secretary, Kadamakkudy Grama Panchayat has requested KCZMA to grant CRZ clearance for the construction of houses for the rehabilitation of evictees of Moolampilly-Kothad area. KCZMA in its 30th meeting discussed the case in detail and a Subcommittee was constituted for conducting Scientific study in the area. Copy of the Site Inspection report may be seen as Annexure **13(a)**.

From the Site Inspection report, it is clear that the sites proposed for rehabilitation are within the limits of Cochin Port. In the communication addressed to District Collector, Ernakulam, Port Trust confirmed that, the ICTT, Vallarpadam is a project of cochin Port Trust within the port area. The acquisition of land and rehabilitation are part of the port trust project. The Subcommittee has recommended to permit the construction of dwelling units subject to the conditions that

- i) Permissible only if it is within the ambit of traditional rights and customary uses.
- ii) Total covered area on all floors shall not exceed 33% of the plot size.
- iii) The overall height of construction shall not exceed 9m and construction shall not be more than 2 floors.

(Contd...)

- iv) Live fencing and barbed wire fencing with vegetative cover only be allowed separating individual properties/dwelling units.
- v) Construction of dwelling units shall only be permitted to those families who were prone to eviction in connection with ICTT Project.

Point for decision.

Whether the construction of houses in Moolampilly-Kothad area for the rehabilitation of the evictees of ICTT, Vallarpadam Project may be permitted subject to the above conditions.