

148th Meeting of
KCZMA
08.10.2025

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List A1 – Government Projects

Agenda Item No. 148.01.01

File No. 1346/A1/2024/KCZMA

**New construction of “Alappuzha Heritage Project – Sea Pier” at Alappuzha Beach
by the Senior Project Director, INKEL Limited, Alappuzha District**

Name of Applicant	:	The Senior Project Director, INKEL Limited, Alappuzha District
Application Details	:	1. Letter dated 03.04.2024 from the Senior Project Director, M/s INKEL Limited, Alappuzha District 2. Letter No. DOT/10687/2023-P3 dated 10.05.2024 from the Director, Department of Tourism. 3. Letter No. 118/INK-ALP/SEAPIER dated 26.12.2024, 126/INK-ALP/SEAPIER dated 14.02.2025 & 135/INK-ALP/SEAPIER dated 19.03.2025 from the Senior Project Director, INKEL Ltd., Alappuzha. 4. Email dated 12.04.2025 from the Senior Project Director, INKEL. 5. Letter No. 152/INK-ALP/SEAPIER dated 30.05.2025.
Project Details & Activities proposed	:	New construction of Alappuzha Heritage Project – Sea Pier” at Alappuzha Beach with the following features; • The project length 310m • 300 long walkway with a width of 5m • 8 viewing decks along the walkway • Kiosks along the walkway for providing refreshments approach ramp to the walkway of length 18m • A passenger jetty for small passenger boats of capacity of maximum 10-20 passengers, perpendicular to and at the trip of the walkway with a landing area of length 10m and width 20m. • Two mooring platforms of area 4.5m x 4.5m accessible by a steel bridge of length 10.5m and width 1.2m from the landing area of the passenger jetty.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Not Applicable
CRZ Status report	:	Yes
Group of occupancy as per KMBR/KPBR	:	
Project Cost	:	Rs.19,49,19,294/-
Location Details	:	Alappuzha Municipality, Ambalappuzha Taluk, Alappuzha District. 396.51m ² of the proposed sea pier fall in CRZ – IB,

		CRZ IA is not applicable. Approximately 35m of the proposed pier and 18m long approach ramp to the pier fall in CRZ-IB.
CRZ of the area	:	CRZ IB, CRZ II and CRZ IVA

Agenda Item No. 148.01.02

File No. 2031/A1/2021/KCZMA

**New construction of 'Take a Break' building near KSRTC Bus Stand in
Vadakkumbhagam Division - Secretary, Kollam Municipal Corporation,
Kollam District**

Name of Applicant	:	The Secretary, Kollam Municipal Corporation, Kollam District.
Application Details	:	Letters No. PC4/31963a/20 dated 22.10.2021 and 16.02.2022 & No. PC8/1636649/25 dated 10.07.2025 from the Secretary, Kollam Municipal Corporation, Kollam District.
Project Details & Activities proposed	:	New construction of 'Take a Break' building with total Plinth area : 242m ² , (GF : 121m ² + FF : 121m ²), Plot area of 841.40m ² , FAR : 0.287, Height : 9.92m(as per plan), No of floors : 2
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	NA
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	F
Project Cost	:	Rs.100,00,000/-
Location Details	:	Sy.No. 162/1 of Kollam East Village, Kollam District. The construction is at a distance of 29.04m from the HTL of Sea.
CRZ of the area	:	CRZ II, 29.04m from the HTL of Sea.

Agenda Item No. 148.01.03

File No. 2058/A2/2021/KCZMA

New construction of material recovery facility centre - Secretary, Tanur Municipality, Tanur P.O., Malappuram District – 676 302

Name of Applicant	:	The Secretary, Tanur Municipality, Tanur Municipality Office, Tanur P.O., Malappuram District– 676 302.
Application Details	:	Letters No. H2 – 4334/2021 dated 08.10.2021, 22.01.2022, 11.11.2024, 22.01.2025, 08.05.2025 & 01.08.2025 from the Secretary, Tanur Municipality, Malappuram District.

Project Details & Activities proposed	:	New construction of material recovery facility centre building with total Plinth area : 372.80m ² , Plot area of 1946m ² , FAR : 0.19, Height : 3.45m, No of Floors : 1
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	Yes
Group of occupancy as per KMBR/KPBR	:	H
Project Cost	:	Rs. 20,40,000/-
Location Details	:	Re.Sy.No. 15/27 of Pariyapuram Village, Malappuram District. The construction is at a distance of 290m from the HTL of Sea.
CRZ of the area	:	CRZ II, 290m from the HTL of Sea.

Agenda Item No. 148.01.04

File No. 4068/A1/2024/KCZMA

Construction of Pakal veedu - Secretary, Purakkad Grama Panchayath, Purakkad.P.O, Alappuzha - 688561.

Name of Applicant	:	The Secretary, Purakkad Grama Panchayath, Purakkad.P.O, Alappuzha-688561.
Application Details	:	Letter No. 400411/BPPT01/GPO/2024/4021/(1) dated 09.12.2024 & No.SC1/4021/2024 dated 21.02.2025 & 30.06.2025 from the Secretary, Purakkad Grama Panchayath, Alappuzha District.
Project Details & Activities proposed	:	Construction of Pakal veedu building with total Plinth area : 99.94m ² (GF:55.84m ² +FF:44.10 m ²), Plot area of 1.30Ares, FAR :0.73, Height : 7m (as per plan), No. of floors : 2.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A2
Project Cost	:	20,00,000/-
Location Details	:	Re.Sy.No.92/15 of Purakkad Village, Alappuzha District. The construction is at a distance of 131.61m from the HTL of Sea.
CRZ of the area	:	CRZ III B, 131.61m from the HTL of Sea.(NDZ of seacoast)

Agenda Item No. 148.01.05

File No. 2274/A2/2025/KCZMA

New construction of Thalassery Heritage Project – Phase 3- “Development of overbury’s bridge-Plaza to view the historical Thalasseri Sea Pier” - Director, Department of tourism, Government of Kerala, Park view, Thiruvananthapuram District – 695 033

Name of Applicant	:	The Director, Department of Tourism, Government of Kerala, Park view, Thiruvananthapuram District – 695 033
Application Details	:	1. Letter No. DCT/1721/2025-P3 dated 24.06.2025 from the Director, Department of Tourism , Thiruvananthapuram District. 2. Letter No. KIIDC/187/2024-OA3 dated 22.09.2025 from the Chief Executive Officer, Kerala Irrigation Infrastructure Development Corporation Ltd.
Project Details & Activities proposed	:	The (KIIDC) is proposing to develop a plaza or bridge near Overbury’s Folly to provide a better vantage point for viewing the historical Thalassery Sea Pier in Kannur District, Kerala. This development aims to enhance the tourist experience by offering scenic views and access to this colonial-era pier. 1. <u>Steel Bridge</u> • It is proposed to construct two steel parabolic viewing deck cantilevered 80m from the existing pathway towards the Thalasseri sea pier. • First parabolic deck is having an arc length of 135m and width of 4m wide. The slope of the viewing deck is 1 in 20 with a maximum height of 5.65m at the centre from the finished floor level (pathway). • Second parabolic deck is having an arc length of 69 m and width of 3m wide. The slope = aligned with existing pathway maximum height = 1.5m. • Both Decks are cantilevered structure and the foundation is proposed in the existing pathway. • 81nos. of pile @90cm diameter. The exiting pathway is at raise of 1.5 meter from the road Foundation for both the two parabolic walkways is proposed to be in the pathway area which is CRZ II (Map attached) Foundation details (preliminary design stage) Piles of 20 nos Pile cap of size 5mx 4m x 2.5 m of 2 nos Pile cap of size 4m x 4m x2.5 m of 2 nos Other Components Structural details } depth • Sinages -2 nos • Sculptures -1 no • seating benches -5 nos • Rain shelter -5 nos (Gazebos)

		It is proposed to be in the existing pathway of approximately 400 m length and width of 3m. 2. Strengthening of existing sea pier
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Not Applicable
CRZ Status report	:	Yes
Group of occupancy as per KMBR/KPBR	:	Cantilever Deck
Project Cost	:	Rs.30,04,37,400/-
Location Details	:	Kannur District
CRZ of the area	:	CRZ II

Agenda Item No. 148.01.06

File No. 3267/A1/2025/KCZMA

New construction of Kannankattu Kadavu Bridge across Kallada connecting Munroethuruth and West Kallada by the Executive Engineer, Kerala Road Fund Board, Project Management Unit (KRFB- PMU), 3rd floor, Sunrise Avenue, Kadappakada P.O., Kollam District – 691 008

Name of Applicant	:	The Executive Engineer, Kerala Road Fund Board, Project Management Unit (KRFB- PMU), 3 rd floor, Sunrise Avenue, Kadappakada P.O., Kollam District – 691 008.
Application Details	:	Letter No. 11/AE-2/KRFB-PMU/KLM/2021 dated 18.08.2025 from the Executive Engineer, Kerala Road Fund Board, Project Management Unit (KRFB- PMU), 3 rd floor, Sunrise Avenue, Kadappakada P.O., Kollam District – 691 008.
Project Details & Activities proposed	:	New construction of Kannankattu Kadavu Bridge across Kallada connecting Munroethuruth and West Kallada. - As per the project layout and DPR provided by the project proponent the proposed bridge has a total length of 136m + 3.6m, including approach slab featuring 5 spans and 4 piers. - The proposed bridge is a five-span pre-stressed girder bridge in which the central span is proposed as bow-string span with a vertical clearance of 5m above MFL, to provide navigation underneath. The width of the Kallada River in this section is around 102m. The carriageway width is 5.50m on both the West Kallada and Munroethuruth sides. - The average length of pile is approximately – 50m. - Land acquisition is envisaged in connection with the construction of approach roads of a total length

		of 100m at the West Kallada side (West Kallad Village), 460m at the west side of Munroethuruth side and an additional 60m leading towards the East connecting railway station road. The total land area to be acquired for the project is 12.11 acres on the West Kallada side and 57.31 acres on the Munroethuruth side. The land to be acquired on both sides has been demarcated by planting boundary stones.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	NA
CRZ Status report	:	Yes
Group of occupancy as per KMBR/KPBR	:	Bridge
Project Cost	:	Rs. 30 crore (as per form 1) (as per CRZ status report 24.95 crore)
Location Details	:	The proposed construction of the Kannankattukadavu Bridge across the Kallada River, connecting West Kallada Village to Munroethuruth Village is situated in blocks 6 and 11, Kunnathur and Kollam Taluks, Kollam District, Kerala. The bridge construction site falls in the water body and bank of the Kallada River. Land acquisition on both the banks of the Kallada River in connection with the construction of approach roads of the bridge is proposed in the DPR. According to the approved CZMP, the bridge and approach roads span multiple survey numbers : 497, 498 and 499 in West Kallada Village, as well as 351, 352, 353, 355, 181, 183, 184, 185 and 498 in Munroethuruth Village.
CRZ of the area	:	- The project area for the construction of Kannankattukadavy Bridge and its approach roads falls in CRZ IB (Intertidal Zone), CRZ III (No Development Zone) and CRZ IVB (Kallada River) categories. Parts of the approach roads in West Kallada and Munroethuruth villages fall outside of the CRZ categories. - The proposed bridge spans an area of 147.35m² in CRZ IB(ITZ), 425m² in the NDZ (No Development Zone) and 1,365.6m² under the CRZ IVB categories. Additionally, the proposed approach road encompasses an area of 4,722.17m² within the NDZ of West Kallada and Munroethuruth Village.

		Ecologically sensitive areas such as mangroves, areas or structures of archaeological importance and heritage, which are categorised as CRZ IA, were not found in the project area, but a few mangrove patches were observed along the banks of Kallada River and Ashtamudi Kayal.
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List A2 – Non Residential Project

Agenda Item No. 148.02.01

File No. 741/A1/2025/KCZMA

New construction of commercial building - Sri. Vaishnu, Kannammathodathu Veedu, Thekkevila P.O., Kollam District

Name of Applicant	:	Sri. Vaishnu, Kannammathodathu Veedu, Thekkevila P.O., Kollam District.
Application Details	:	Letters No. TPEZ/3245/2024 dated 14.11.2024 & 11.07.2025 from the Secretary, Kollam Municipal Corporation, Kollam District.
Project Details & Activities proposed	:	New construction of commercial building with total plinth area: 38.93m ² , Plot area of 1.72 Ares, FAR: 0.23, Height: 3.95m, No of Floors : 1
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	No
Group occupancy as per KMBR/KPBR	:	F
Project Cost	:	Rs. 8,93,883.32/-
Location Details	:	Re.Sy.No.103/9/3 of Mundakkal Village, Kollam District. The construction is at a distance of 382m from the HTL of Sea & 132m from Thodu.
CRZ of the area	:	CRZ II, 382m from the HTL of Sea & 132m from Thodu.

Agenda Item No. 148.02.02

File No. 2597/A2/2025/KCZMA

New construction of commercial building (shop) - Sri. Ratheesh K, Kizhakkayil, Naderi, Koyilandy, Kozhikode District – 673 620.

Name of Applicant	:	Sri. Ratheesh Kumar K, Kizhakkayil, Naderi, Koyilandy, Kozhikode District – 673 620.
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Application Details	:	Letters No. TP2/595197/25 dated 01.07.2025 & No. 3281605-2025 dated 28.07.2025 from the Secretary, Koyilandy Municipality Corporation, Kozhikode District.
Project Details & Activities proposed	:	New construction of commercial building (shop) with total plinth area: 64.56m ² (GF. Exi : 41.01m ² + GF. Addl : 23.55m ²), Plot area of 3.07 Ares, FAR: 0.21, Height: 4.39m (as per application), No of Floors : 1
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group occupancy as per KMBR/KPBR	:	F
Project Cost	:	Rs. 3,60,000/-
Location Details	:	Re.Sy.No.90/109, 90/110 of Pandalayani Village, Kozhikode District. The construction is at a distance of 39m from the HTL of River.
CRZ of the area	:	CRZ II, 39m from the HTL of River.

Agenda Item No. 148.02.03

File No. 2099/A2/2025/KCZMA

New construction of commercial building (Office cum marble storage room)

- **Sri. Shihab Babu & Sri. Abdul Gafoor, “New Daliya”(H), Kadalur P.O., Kozhikode District – 673 529.**

Name of Applicant	:	Sri. Shihab Babu & Sri. Abdul Gafoor, “New Daliya” (H), Kadalur P.O., Kozhikode District – 673 529.
Application Details	:	Letter No. 1231833-2025 dated 28.05.2025 from the Secretary, Moodadi Grama Panchayath, Kozhikode District.
Project Details & Activities proposed	:	Construction of commercial building (office cum marble storage room) with total Plinth area : 30.09m ² , Plot area of 12.14 Ares, FAR : 0.25, Height : 4.00m, No. of floors : 1.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	F
Project Cost	:	Rs.4,55,000/-

Location Details	:	Re. Sy. No.43/44 of Moodadi Village, Kozhikode District. The construction is at a distance of 364m from the HTL of Sea.
CRZ of the area	:	CRZ II, 364m from the HTL of Sea.

Agenda Item No. 148.02.04

File No. 2854/A1/2025/KCZMA

Extension of the existing Special Residential building -

Smt. Aswathy Y.S. & Sri. Adarsh Sisupalan, Aswathy, Varuvila, 7-364, Harbour Road, Avadathura, Vizhinjam P.O., Thiruvananthapuram District – 695 521

Name of Applicant	:	Smt. Aswathy Y.S. & Sri. Adarsh Sisupalan, Aswathy, Varuvila, 7-364, Harbour Road, Avadathura, Vizhinjam P.O., Thiruvananthapuram District – 695 521
Application Details	:	Letter No. K.Smart No. 48757/2025 dated 21.07.2025 from the Secretary, Thiruvananthapuram Corporation, Thiruvananthapuram District.
Project Details & Activities proposed	:	Extension of the existing special residential building with total Plinth area : 871.76m ² (proposed area : 302.84m ² + existing area : 568.92m ²), Plot area of 7.49 Ares, FAR : 1.09, Height : 12.60m(as per application), No. of floors : 4 + Terrace Floor
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	NA
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A2
Project Cost	:	Rs. 43,85,000/-
Location Details	:	Re. Sy. No.46/7-4-1, 46/7-6-2, 46/7-7 (Sy.No. 372/3) of Vizhinjam Village, Thiruvananthapuram District. The construction is at a distance of 300m from the HTL of Sea.
CRZ of the area	:	CRZ II, 300m from the HTL of Sea.

Agenda Item No. 148.02.05

File No. 657/A1/2024/KCZMA

Extension of existing special residential building - Mother Superior (C.Mary Visitation), St.Joseph's Provincialate, Shantal Madom, Mathilil P.O., Kadavoor, Kollam District – 691 601.

Name of Applicant	:	The Mother Superior (C.Mary Visitation), St.Joseph's Provincialate, Shantal Madom, Mathilil P.O., Kadavoor, Kollam District – 691 601.
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Application Details	:	Letter No. TP1/BA/T2/OA/2023-24 dated 09.02.2024 & No. TP1/BA/TZ/04/2023-24 dated 02.05.2025 & 04.08.2025 from the Secretary, Kollam Municipal Corporation, Kollam District.
Project Details & Activities proposed	:	Extension of existing special residential building with total Plinth area : 2519.36m ² , Plot area of 40.47 Ares, FAR : 0.62, Height : 11.38m(as per proforma), No of floors : 2+ Stair room
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	Yes
Group of occupancy as per KMBR/KPBR	:	A2
Project Cost	:	Rs. 5,43,17,080.54/-
Location Details	:	Re.Sy.No. 501/16 of Thrikadavoor Village, Kollam District. The construction is at a distance of 28.33m from the HTL of Lake.
CRZ of the area	:	CRZ II, 28.33m from the HTL of Lake.

Agenda Item No. 148.02.06

File No. 3230/A1/2025/KCZMA

Construction of commercial (restaurant) building - Sri.Maideen Kannu, House No.436, Township Colony, Pulloorkonam, Vizhinjam P.O., Thiruvananthapuram District – 695 521.

Name of Applicant	:	Sri.Maideen Kannu, House No.436, Township Colony, Pulloorkonam, Vizhinjam P.O., Thiruvananthapuram District – 695 521.
Application Details	:	Letter No. VZA1/99/2025 dated 12.08.2025 from the Secretary, Thiruvananthapuram Corporation, Thiruvananthapuram District.
Project Details & Activities proposed	:	Construction of commercial building with total Plinth area : 92.18m ² (GF- 46.09m ² + FF – 46.09m ²), Plot area of 146m ² , FAR : 0.63, Height : 6.65m, No of floors : 2
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	F
Project Cost	:	Rs.24,40,000/-

Location Details	:	Re. Sy. No. 70/8-1 (Sy.No.454/10-1) of Vizhinjam Village, Thiruvananthapuram District. The construction is at a distance of 47m from the HTL of Sea.
CRZ of the area	:	CRZ II, 47m from the HTL of Sea.

Agenda Item No. 148.02.07

File No. 1741/A2/2025/KCZMA

New construction of commercial building - Smt. T.P. Shabana & Smt. Sulphath Niyas, Sulunas, J.T. Road, Temple Gate, Thalassery, Kannur District – 670 102

Name of Applicant	:	Smt. T.P. Shabana & Smt. Sulphath Niyas, Sulunas, J.T. Road, Temple Gate, Thalassery, Kannur District –670 102
Application Details	:	Letters No. E3/1283448/24 dated 19.04.2025 & 27.07.2025 from the Secretary, Thalassery Municipality, Kannur District.
Project Details & Activities proposed	:	New construction of commercial building with total plinth area: 179.80m ² (GF : 47.44m ² + FF : 58.62m ² + SF : 58.62m ² + stair room : 15.12m ²), Plot area of 150m ² , FAR: 1.12, Height: 12.12m, No of Floors : 3 + Stair room.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group occupancy as per KMBR/KPBR	:	F
Project Cost	:	Rs. 45,00,000/-
Location Details	:	Re.Sy.No.316/101 of Thalassery Village, Kannur District. The construction is at a distance of 63m from the HTL of Sea.
CRZ of the area	:	CRZ II, 63m from the HTL of Sea.

Agenda Item No. 148.02.08

File No. 2061/A1/2025/KCZMA

New construction of Special Residential building - Sri. Sathyanesan, Thaiparambil, Railway station ward, Alappuzha District.

Name of Applicant	:	Sri. Sathyanesan, Thaiparambil, Railway Station ward, Alappuzha District.
Application Details	:	Letters No. E6/1853753 dated 13.05.2025, 18.07.2025 & 08.09.2025 from the Secretary, Alappuzha Municipality, Alappuzha District.
Project Details & Activities proposed	:	New construction of Special Residential building with total Plinth area : 542.42m ² (Parking area GF- 84.65m ² + GF – 85.01m ² + FF – 177.69m ² + SF – 177.69m ² + Stair case-

		17.38m ²), Plot area of 465m ² , FAR : 0.97, Height : 12.80m, No of floors : 3 + staircase.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A2
Project Cost	:	Rs. 97,50,000/-
Location Details	:	Re. Sy. No. 8, 9/3 of Alappuzha West Village, Alappuzha District. The construction is at a distance of 64.10m from the HTL of Sea.
CRZ of the area	:	CRZ II, 64.10m from the HTL of Sea.

Agenda Item No. 148.02.09

File No. 2201/A1/2025/KCZMA

New construction of Special Residential (resort) building - Sri. Salman Muhammed Abdulla, Vattavilla Veedu, T B Road, Chilakkoor, Varkala, Thiruvananthapuram District - 695 312

Name of Applicant	:	Sri. Salman Muhammed Abdulla, Vattavilla Veedu, T B Road, Chilakkoor, Varkala, Thiruvananthapuram District - 695 312.
Application Details	:	Letter No. PW2-794181/2025 dated 03.06.2025 & 23.07.2025 from the Secretary, Varkala Municipality, Thiruvananthapuram District.
Project Details & Activities proposed	:	New construction of Special Residential (resort) building with total Plinth area : 358.02m ² , (GF : 171.65m ² + FF : 171.65m ² + Stair area : 14.72m ²), Plot area : 5.55 Ares, FAR : 0.64, Height : 9.75m (as per application), No. of floors : 2 + Stair area.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	A2
Project Cost	:	Rs. 90,53,000/-
Location Details	:	Sy. No. 81 of Varkala Village, Thiruvananthapuram District. The construction is at a distance of 302m from the HTL of Sea.
CRZ of the area	:	CRZ II, 302m from the HTL of Sea.

Agenda Item No. 148.02.10

File No. 2936/A1/2025/KCZMA

New construction of Industrial building - Sri. Sunil, Puthenparambil, Azheekkal P.O., Alappad, Kollam District – 690 547

The Secretary, Alappad Grama Panchayath had forwarded a CRZ application (vide letter No. 400276/BPLI03/GPO/2023/4201/(2)) of Sri. Sunil, Puthenparambil, Azheekkal P.O., Alappad, Kollam District – 690 547 for getting CRZ Clearance for the new construction of Industrial building in Sy.No.46/4-4 of Alappad Village with plinth area of 79.55m², Plot area : 10.12Acres, FSI : 0.78, Height : 10m, No. of Floors : 1. The construction of building is at a distance of 488m HTL of Sea and 42m from HTL of TS Canal and the area is in CRZ III.

The application was considered in the 142nd meeting of KCZMA held on 22.01.2025 and decided to decline as **no industrial activity is permissible in CRZ III**. The decision was communicated to the Secretary, Alappad Grama Panchayat and project proponent vide letter No.2024/A1/2024/KCZMA dated 03.02.2025.

Now vide letter dated 15.07.2025 the Secretary, Alappad Grama Panchayat has reported that the **building is proposed to be used for activities related to fishing**, including those fully dependent on fishing as well as the maintaince and repair of fishing vessels. He has requested to review the decision taken in the 142nd meeting of KCZMA.

Agenda Item No. 148.02.11

File No. 1641/A1/2025/KCZMA

New construction of commercial (shop) building - Sri. Yatheesh & Smt. Archana, Naduvilemadathil Parambil, Karoor, Ambalapuzha. P.O, Alappuzha District

Name of Applicant	:	Sri. Yatheesh & Smt. Archana, Naduvilemadathil Parambil, Karoor, Ambalapuzha. P.O, Alappuzha District.
Application Details	:	Letter No. 400411/BPMC03/GPO/2024/4086/(3) dated 24.03.2025 from the Secretary, Purakkad Grama Panchayath, Alappuzha District.
Project Details & Activities proposed	:	New construction of commercial building with total Plinth area : 41.70m ² , Plot area of 2.83 Ares, FAR : 0.63, Height : 3.30m, No of floors : 1
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No

Group of occupancy as per KMBR/KPBR	:	F
Project Cost	:	Rs. 60,000/-
Location Details	:	Re.Sy.No. 3/3-1-2-2, 3/3-1-2 of Purakkad Village, Alappuzha District. The construction is at a distance of 311m from the HTL of Sea.
CRZ of the area	:	CRZ III B, 311m from the HTL of Sea.

Agenda Item No. 148.02.12

File No. 1651/A2/2025/KCZMA

New construction of double storey commercial building - Sri. Muneer Kandoth, Firoz Mahal (H), Mathiparamba, Kariyad South P.O. – 673 316

Name of Applicant	:	Sri. Muneer Kandoth, Firoz Mahal (H), Mathiparamba, Kariyad South P.O. – 673 316
Application Details	:	Letter No. 2837503-2024 dated 23.04.2025, No. 2295972-2025 dated 03.07.2025 & No. 3807499-2025 dated 19.08.2025 from the Secretary, Panoor Municipality, Kannur District.
Project Details & Activities proposed	:	New construction of double storey commercial building with total plinth area: 397.33m ² (GF : 193.60m ² + FF : 187.20m ² + stair case : 16.53m ²), Plot area of 9.89 Ares, FAR: 0.40, Height: 8.90m(as per application), No of Floors : G + F + stair case
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	No
Group occupancy as per KMBR/KPBR	:	F
Project Cost	:	Rs. 88,00,000/-
Location Details	:	Re.Sy.No.5/105 of Peringalam Village, Kannur District. The construction is at a distance of 9.50m from the HTL of River.
CRZ of the area	:	CRZ II, 9.50m from the HTL of River.

Application submitted by Sri. T.C. Paul, Managing Director, Joy's Beach Resort Pvt. Ltd for the construction of compound wall.

Sri. T.C. Paul, Managing Director, Joy's Beach Resort Pvt. Ltd. dated 02.05.2025. Sri. T.C. Paul submitted an application for construction of compound wall : 2820m (1430m of sea side fencing and 1390m of land side compound wall construction) Plot area: 516.30 Ares, Height: 1.80m. The construction of compound wall from the HTL of Sea and the area is in CRZ II. Re.Sy.No.47, 143/2, 46, 203, 205, 205/8, 205/9, 40, 210, 75, 38/2, 38/1, 73/2, 221/1, 221/2, 211, 206, 205/10, 212, 71, 52/2, 37, 45, 141/2, 205/7, 65, 205/6, 205/12, 116/2, 41, 209, 205/4, 205/13, 209, 205/5-3, 205/5-2, 223, 222, 205/2, 35, 37, 208, 36, 205/3-2, 67, 205/10, 116/1, 65/2, 207, 120/11, 120/8, 120/4, 120/9, 120/1, 120/2, 161, 77/3, 118, 120/5, 205/5, 14, 52/4, 39, 120/3, 115, 72, 205/11, 120/6, 69/1, 73/4, 120/12, 224, 73/3, 120/2, 65/1, 73/5 & 77/2 of Kollam West Village, Kollam District. In its 127th meeting of KCZMA held on 29.03.2023 discussed the application and decided to grant CRZ Clearance. The details of CRZ Clearance issued for the construction of compound wall are as follows;

- Total length of compound wall = 2820m
- Seaside fencing = 1430m
- Land side compound wall = 1390m
- Height = 1.8m

The clearance was issued vide letter No. 950/A1/2022/KCZMA dated 08.03.2024 to Sri. T.C. Paul, Managing Director, Joy's Beach Resort Pvt. Ltd. Now vide letter dated 02.05.2025 the Project Proponent has informed that the construction of sea side resort at Thirumullavaram, Kollam is progressing and had to enter with the operative contract with M/s TAJ hotels Pvt. Ltd., Mumbai.

As per their norms [mentioned in the proposal] the compound wall height should be 8 feet (2.44 mtrs) against the currently sanctioned of 6 feet (1.80 mtrs) due to the security concerns of their high profile guests.

Sri. T.C. Paul requested to revise the sanctioned compound wall height of 6 feet to 8 feet.

The proposal was discussed in the 145th meeting of KCZMA held on 15.05.2025 and decided to obtain the revised proposal along with the authenticated budget estimate for the construction of a compound wall. The scrutiny fee, if required, shall also be remitted as per the revised budget estimate.

Now the Project Proponent has submitted the revised proposal along with the authenticated budget estimate and chellan of remitted scrutiny fee for getting CRZ clearance for the construction of a compound wall.

List A3 – Residential building

Agenda Item No. 148.03.01

File No. 2909/A1/2025/KCZMA

**Reconstruction of residential building - Sri. P. K. Krishnan, Padannathra (H),
Panambukad, Vallarpadom P.O., Ernakulam District - 682 504.**

Name of Applicant	:	Sri. P. K. Krishnan, Padannathra (H), Panambukad, Vallarpadom P.O., Ernakulam District- 682 504.
Application Details	:	Letter No. A3/884/2025 dated 23.07.2025 from the Secretary, Mulavukad Grama Panchayath, Ernakulam District.
Project Details & Activities proposed	:	Reconstruction of residential building with total Plinth area : 38.42m ² , Plot area of 1.41 Are, FAR : 0.27, Height : 3.55m (as per plan), No. of floors : 1.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs.6,00,000/-
Location Details	:	Sy. No. 130/3-2 of Mulavukad Village, Ernakulam District. The construction is at a distance of 3.85 from the HTL of Pokkali field.
CRZ of the area	:	CRZ I, CRZ II, 3.85 from the HTL of Pokkali field.

Agenda Item No. 148.03.02

File No.2892/A1/2025/KCZMA

**Extension of existing residential building - Sri. K.V. Jose, Kottakkal Veedu,
Punnathala, Thirumullavaram, Kollam District – 691 012.**

Name of Applicant	:	Sri. K.V. Jose, Kottakkal Veedu, Punnathala, Thirumullavaram, Kollam District – 691 012.
Application Details	:	Letter No. TP3/35958/22-23 dated 18.07.2025 from the Secretary, Kollam Municipal Corporation, Kollam District.
Project Details & Activities proposed	:	Extension of existing residential building with total Plinth area : 389.72m ² (GF : 222.6m ² + FF : 167.12m ²), Plot area of 11.75 Ares, FAR : 0.33, Height : 7.74m, No. of floors : 2.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No

CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs. 65,00,000/-
Location Details	:	Re. Sy. No. 287/10, 287/10-2, 287/12 of Thrikkadavur Village, Kollam District. The construction is at a distance of 27.70m from the HTL of Lake.
CRZ of the area	:	CRZ II, 27.70m from the HTL of Lake.

Agenda Item No. 148.03. 03

File No: 2817/A2/2025/KCZMA

New construction of residential building - Sri.Ali Askar, S/o Hassan Koya, Kongante Purakkal, Alungal Beach, Chettippadi P.O., Malappuram District – 676 319.

Name of Applicant	:	Sri.Ali Askar, S/o Hassan Koya, Kongante Purakkal, Alungal Beach, Chettippadi P.O., Malappuram District – 676 319.
Application Details	:	Letter No. 2544578/25 dated 08.07.2025 from the Secretary, Vallikkunnu Grama Panchayath, Malappuram District.
Project Details & Activities proposed	:	New construction of residential building with total Plinth area : 96.54m ² (GF: 88.41m ² + Stair case : 8.13 m ²), Plot area of 2.07Ares, FAR :0.46, Height : 6.22m, No. of floors : 1+ Stair.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not mentioned
Location Details	:	Re.Sy.No.245/7-6 of Ariyallur Village, Malappuram District. The construction is at a distance of 111m from the HTL of Sea.
CRZ of the area	:	CRZ III B, 111m from the HTL of Sea.(NDZ of seacoast)

Reconstruction of residential building - Smt. Thankamani, W/o Shanmughan, Arekkattu House, Nayarambalam. P.O, Ernakulam District – 682 509

Name of Applicant	:	Smt. Thankamani, W/o Shanmughan, Arekkattu House, Nayarambalam. P.O, Ernakulam District – 682 509.
Application Details	:	Letter No. B4-8680/2017 dated 18.07.2025 from the Secretary, Nayarambalam Grama Panchayath, Ernakulam District
Project Details & Activities proposed	:	Reconstruction of residential building with total Plinth area : 59.25m ² , Plot area : 1.59 Ares, FSI : 0.37, Height : 3.60m, No. of Floors : 1.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not Mentioned
Location Details	:	Sy. No. 357/9 of Nayarambalam Village, Ernakulam District. The construction is at a distance of 3.35 m from the HTL of Pokkalipadam
CRZ of the area	:	CRZ III, 3.35 m from the HTL of Pokkalipadam

New construction of residential building - Sri. Muhammed Yashid N.K., Khairudhar, Katalur, Kozhikode District – 673 529

Name of Applicant	:	Sri. Muhammed Yashid N.K., Khairudhar, Katalur, Kozhikode District – 673 529.
Application Details	:	Letter No. 40097220250120120821335 dated 17.07.2025 from the Secretary, Moodadi Grama Panchayat, Kozhikode District.
Project Details & Activities proposed	:	New construction of residential building with total Plinth area : 355.63m ² (GF : 229.46m ² + FF : 126.17m ²), Plot area of 648m ² , FAR : 0.45, Height : 7.35m, No. of floors : 2.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No

Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not mentioned
Location Details	:	Re.Sy. No. 16/45 of Moodadi Village, Kozhikode District. The construction is at a distance of 201.45m from the HTL of Sea.
CRZ of the area	:	CRZ II, 201.45m from the HTL of Sea.

Agenda Item No. 148.03.06

File No. 3365/A1/2025/KCZMA

Extension of existing residential building - Sri. Gireesh. R, Indira, Near Perumkulam, Janardhanapuram, Varkala. P.O, Thiruvananthapuram District – 695 141.

Name of Applicant	:	Sri. Gireesh. R, Indira, Near Perumkulam, Janardhanapuram, Varkala. P.O, Thiruvananthapuram District – 695 141.
Application Details	:	Letter No. PW2/2797965-25 dated 29.08.2025 from the Secretary, Varkala Municipality, Thiruvananthapuram District.
Project Details & Activities proposed	:	Extension of existing residential building with total Plinth area : 389.39m ² (Exi.GF – 128.69m ² + Exi.FF – 125.01m ² , Exi.SF – 42.92m ² , Proposed SF – 78.40m ² , Proposed Stair room – 10.68m ²), Plot area of 4.79 Ares, FAR : 0.81, Height : 12.85m(as per plan), No of floors : 3 + Stair room
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs. 18,00,000/-
Location Details	:	Re.Sy.No. 80 of Varkala Village, Thiruvananthapuram District. The construction is at a distance of 225.45m from the HTL of Sea.
CRZ of the area	:	CRZ II, 225.45m from the HTL of Sea.

New construction of residential building - Sri. Ashik Mahmood & Smt. Thesneem Chettiyamkandy, S/o C.C. Anvar, Abdul Nagar Quarters, Varam P.O., Kannur District – 670 594

Name of Applicant	:	Sri. Ashik Mahmood & Smt. Thesneem Chettiyamkandy, S/o C.C. Anvar, Abdul Nagar Quarters, Varam P.O., Kannur District – 670 594
Application Details	:	Letters No. E5-B.A/200/23-24 dated 25.06.2024, 12.02.2025 & 23.08.2025 from the Secretary, Thalassery Municipality, Kannur District.
Project Details & Activities proposed	:	New construction residential building with total plinth area: 357.88m ² (ground floor : 207.98m ² + first floor : 142.69m ² + staircase : 07.81m ²), Plot area of 445m ² , FAR: 0.80, Height: 9.31m(as per plan), No of Floors : 2 + staircase.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs. 48,50,000/-
Location Details	:	Re.Sy.No. 16/106 of Thiruvangadu Village, Kannur District. The construction is at a distance of 393.13m from the HTL of Sea.
CRZ of the area	:	CRZ II, 393.13m from the HTL of Sea.

Agenda Item No. 148.03.08

File No. 3454/A1/2025/KCZMA

Reconstruction of residential building - Sri. Sujith C.S., Anu Nivas, Aroor P.O., Alappuzha District – 688 534

Name of Applicant	:	Sri. Sujith C.S., Anu Nivas, Aroor P.O., Alappuzha District – 688 534.
Application Details	:	Letter No. 1168266-2025 dated 01.09.2025 from the Secretary, Aroor Grama Panchayat, Alappuzha District.
Project Details & Activities proposed	:	Reconstruction of residential building with total Plinth area : 51.68m ² (GF : 25.84m ² + FF : 25.84m ²), Plot area of 70m ² , FAR : 0.74, Height : 7.78m, No. of floors : 2

Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs. 1,00,000/-
Location Details	:	Sy.No.401/6B1-7-1 of Aroor Village, Alappuzha District. The construction is at a distance of 220m from the HTL of Lake.
CRZ of the area	:	CRZ I A, 220m from the HTL of Lake.

Agenda Item No. 148.03.09

File No. 3312/A1/2025/KCZMA

Reconstruction of residential building - Sri. Poullose and Sri. Joseph Alias Anson, Anthikad House, Panambukad, Vallarpadom, Ernakulam – 682 504

Name of Applicant	:	Sri. Poullose and Sri. Joseph Alias Anson, Anthikad House, Panambukad, Vallarpadom, Ernakulam – 682 504
Application Details	:	Letter No. A3/4977/2023 dated 23.08.2025 from the Secretary, Mulavukadu Grama Panchayath, Ernakulam District.
Project Details & Activities proposed	:	Reconstruction of residential building with total Plinth area : 37.80m ² , Plot area : 1.07 Ares, FAR : 0.35, Height : 4.20m (as per plan), No. of floors : 1.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs.6,00,000/-
Location Details	:	Re. Sy. No. 68/8-4 of Mulavukad Village, Ernakulam District. The construction is at a distance of 26m from the HTL of River.
CRZ of the area	:	CRZ II, 26m from the HTL of River.

Extension to the existing residential building - Smt. Meena Rajendran, Riddhi, Meethalepeedika, Dharmadam P.O., Kannur District - 670 106.

Name of Applicant	:	Smt. Meena Rajendran, Riddhi, Meethalepeedika, Dharmadam P.O., Kannur District - 670 106.
Application Details	:	Letter No. 40106420250203124538304 dated 15.07.2025 from the Secretary, Dharmadam Grama Panchayat, Kannur District.
Project Details & Activities proposed	:	Extension to the existing residential building with total Plinth area : 339.22m ² (Pro.GF- 23.57m ² + Exist.GF – 165.63m ² + Exist. Porch – 21.83m ² + Exist. FF – 128.19m ²), Plot area of 809m ² , FAR : 0.39, Height : 3.45m, No. of floors : 1 + Porch.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs.2,40,000/-
Location Details	:	Sy. No. 59/146 of Dharmadam Village, Kannur District. The construction is at a distance of 474m from the HTL of Sea and 250m from the HTL of River.
CRZ of the area	:	CRZ IIIA, 474m from the HTL of Sea and 250m from the HTL of River.

New construction of residential building - Sri. Fawaz Ali C. T., Faizas, M. K. Road, Kundungal. P.O, Kallai, Kozhikode District.

Name of Applicant	:	Sri. Fawaz Ali C. T., Faizas, M. K. Road, Kundungal P.O., Kallai, Kozhikode District.
Application Details	:	Letter No. 1474422-2025 dated 23.06.2025 from the Secretary, Kozhikode Municipal Corporation, Kozhikode District.
Project Details & Activities proposed	:	New construction of residential building with total Plinth area : 335.12m ² (GF : 102.1m ² + FF : 107.28m ² + SF : 107.28m ² + Stair room : 18.46m ²), Plot area : 197.49 m ² , FSI : 0.17, Height : 13.6m, No. of Floors : 3 + Stair room.
Status of the applicant (whether the applicant belongs to traditional	:	Not Mentioned

coastal community/ Fisher folk)		
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs.60,90,500/-
Location Details	:	Sy. No. 470/9 of Nagaram Village, Kozhikode District. The construction is at a distance of 223m from the HTL of Sea.
CRZ of the area	:	CRZ II, 223m from the HTL of Sea.

Agenda Item No. 148.03.12

File No. 703/A1/2025/KCZMA

**New construction of residential building - Smt. Naseema, Purampokku Veedu,
Perumathura P.O., Thiruvananthapuram District – 695 303**

Name of Applicant	:	Smt. Naseema, Purampokku Veedu, Perumathura P.O., Thiruvananthapuram District – 695 303
Application Details	:	Letter No. 400216/BPRL02/GPO/2024/7056(1) dated 25.02.2025 & No. 40021620241029140039560 dated 19.05.2025 from the Secretary, Chirayinkeezhu Grama Panchayat, Thiruvananthapuram District.
Project Details & Activities proposed	:	New construction of residential building with total Plinth area : 39m ² , Plot area of 1.12Ares, FAR : 0.35, Height : 4.05m(as per plan), No. of floors : 1
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not mentioned
Location Details	:	Sy. No. 881/8, 881/9 of Sarkara - Chirayinkeezhu Village, Thiruvananthapuram District. The construction is at a distance of 56m from the HTL of Sea.
CRZ of the area	:	CRZ III, 56m from the HTL of Sea.

**Reconstruction of residential building - Smt. Najmunnisa Beevi, Koduthittayil
Purambokku Veedu, Perumathura, Thiruvananthapuram District – 695 303.**

Name of Applicant	:	Smt. Najmunnisa Beevi, Koduthittayil Purambokku Veedu, Perumathura, Thiruvananthapuram District – 695 303.
Application Details	:	Letter No. 400216/BPRL02/GPO/2024/6567/(3) dated 22.02.2025 from the Secretary, Chirayinkeezhu Grama Panchayat, Thiruvananthapuram District.
Project Details & Activities proposed	:	Reconstruction of residential building with total Plinth area: 39.00m ² , Plot area of 1.00 Ares, FAR: 0.39, Height: 4.05m (as per plan), No. of floors 1.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not mentioned
Location Details	:	Sy. No. 849/12 of Sarkara - Chirayinkeezhu Village, Thiruvananthapuram District. The construction is at a distance of 62m from the HTL of sea.
CRZ of the area	:	CRZ III A, 62m from the HTL of sea.

**New construction of residential building - Sri. Joshy Antony, Thoppil Veedu, South
Arayathuruthi, Chirayinkeezhu P.O., Thiruvananthapuram District**

Name of Applicant	:	Sri. Joshy Antony, Thoppil Veedu, South Arayathuruthi Chirayinkeezhu P.O., Thiruvananthapuram District
Application Details	:	1. Letter No. LSGD/JD/TVM/1035/2023-P1 dated 02.02.2025 from the Town Planner, Thiruvananthapuram District. 2. Letter No. 400216/BPRL02/GPO/2024/4703/(3) dated 30.03.2025 from the Secretary, Chirayinkeezhu Grama Panchayat, Thiruvananthapuram District.
Project Details & Activities proposed	:	New construction of residential building with total Plinth area : 39m ² , Plot area of 6.60Ares, FAR :0.06, Height : 3.50m, No. of floors : 1.

Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not mentioned
Location Details	:	Sy.No.703/23-1 of Sarkara - Chirayinkeezhu Village, Thiruvananthapuram District. The construction is at a distance of 400m from the HTL of Sea, 187m from Backwater 20m from Vattom.
CRZ of the area	:	CRZ III A, 400m from the HTL of Sea, 187m from Backwater & 20m from Vattom.(Width of Vattom 18m)

Agenda Item No. 148.03. 15

File No.3014/A2/2025/KCZMA

Additional work of the proposed first floor of existing residential building - Sri. Kattil Anjillath Kareem, Kattil Anjillath House, Padnekadappuram, Padnekadappuram P.O., Kasaragod District - 671 312.

Name of Applicant	:	Sri. Kattil Anjillath Kareem, Kattil Anjillath House, Padnekadappuram, Padnekadappuram P.O., Kasaragod District - 671 312.
Application Details	:	Letter No. 40112720250123121748896 dated 01.08.2025 from the Secretary, Valiyaparamba Grama Panchayat, Kasaragod District.
Project Details & Activities proposed	:	Additional work of the proposed first floor of existing residential building with total Plinth area : 551.66m ² (existing GF : 292.13m ² + existing FF : 154.15m ² + proposed FF : 83.88m ² + existing fire wood shed : 21.50m ²), Plot area of 2023m ² , FAR : 0.26, Height : 6.89m, No. of floors : 2
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not mentioned
Location Details	:	Re.Sy. No. 55/1PT25, 54/PT120, 55/1PT22 (as per application & plan) of Valiyaparmba Village, Kasaragod

		District. The construction is at a distance of 189.40m from the HTL of Sea.
CRZ of the area	:	CRZ III B, 189.40m from the HTL of Sea. No Development Zone of Seacoast.

Agenda Item No. 148.03. 16

File No. 1917/A1/2025/KCZMA

Extension & renovation of existing residential building - Sri. Victor George. V. M, Valiyaparambil, V. V. Michael Road, Elamkulam, Kochi – 682 020

Name of Applicant	:	Sri. Victor George. V. M, Valiyaparambil, V. V. Michael Road, Elamkulam, Kochi – 682 020
Application Details	:	Letter No. SC4-649/25 dated 12.05.2025 & No. 3105227-2025 dated 17.07.2025 from the Secretary, Njarakkal Grama Panchayath, Ernakulam District.
Project Details & Activities proposed	:	Extension & renovation of existing residential building with total Plinth area : 222.78m ² , (GF Exi. : 28.50m ² + GF Pro. : 75.19m ²), FF : 103.69m ² + Terrace floor : 15.40m ²), Plot area : 2.90 Ares, FAR : 0.70, Height : 10.05m (as per Plan), No. of floors : 2 + Terrace Floor.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not Mentioned
Location Details	:	Re. Sy. No. 1 /2 of Njarakkal Village, Ernakulum District. The construction is at a distance of 16.70m from the HTL of Sea.
CRZ of the area	:	CRZ II, 16.70m from the HTL of Sea.

Agenda Item No. 148.03.17

File No. 604/A1/2025/KCZMA

Extension of residential building (study room) - Sri.Babu, Thandassery Tharayil (H), Kumbalam P.O., Ernakulam District – 682 040.

Name of Applicant	:	Sri. Babu, Thandassery Tharayil (H), Kumbalam P.O., Ernakulam District – 682 040
Application Details	:	Letters No. 400623/BPRL01/General/2025/126/(2) dated 09.02.2025 & 02.09.2025 from the Secretary, Kumbalam Grama Panchayat, Ernakulam District.

Project Details & Activities proposed	:	Extension of residential building (study room) with total Plinth area : 70.97m ² (Existing GF – 60m ² + Extension FF – 10.97m ²), Plot area of 2.00 Are, FAR : 0.35, Height : 7.30m(as per plan), No. of floors : 2
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Not mentioned
Location Details	:	Re. Sy. No. 103/9-3 of Kumbalam Village, Ernakulam District. The construction is at a distance of 0m from the HTL.
CRZ of the area	:	CRZ II, 0m from the HTL.

List B1 - Regularization of Residential building

Agenda Item No. 148.04.01

File No. 2901/A1/2025/KCZMA

The CRZ applications for the regularization of constructed residential building received from various Corporations/Municipalities/Grama Panchayaths etc. are placed as Annexure - I

List C1 - (Legal Issues)

Agenda Item No. 148.05.01

File No. 1671/A1/2025/KCZMA

WP(C) No. 31/2025 filed by Sri. Mujeeb Rahman

Sri. Mujeeb Rahman filed a writ petition WP(C) No. 31/2025. According to the petitioner, the construction made by 8th respondent the Vicar, St. George Church, South Chellanam, Kochi and 9th respondent St. George Church, represented by its Secretary, South Chellanam is within 50 meters from the coastline violating CRZ provisions, and that the Chellanam Grama Panchayath has informed him that the construction is without their permission.

Vide letter dated 12.05.2025 the Secretary, Chellanam Grama Panchayath was requested to furnish the report on whether any unauthorized construction is carried out by 8th respondent and 9th respondent. The Counter Affidavits submitted by the Secretary, Chellanam Grama Panchayath and the Church authority are placed as **Annexure II**

Kerala Coastal Zone Management Authority has not received any complaint regarding the unauthorized construction carried out by the 8th and 9th respondents. We

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have no information regarding the location of the alleged unauthorized construction. It is only on receipt of the counter affidavit of the Secretary, Chellanam Grama Panchayath, the location is revealed as 40 meters from the sea. Ongoing through the counter affidavit of the Secretary, Chellanam Grama Panchayath, it is observed that the construction made by the respondents 8th and 9th are illegal and is constructed without building permit or CRZ clearance. Counter Affidavit on behalf of KCZMA has been filed.

The proposal was placed in the 147th meeting of KCZMA held on 08.08.2025 and the matter was discussed and decided to wait for the decision from the Hon'ble High Court.

The case came up for consideration of the Court on 22.09.2025. The Chief Justice's Court observed that the Counter affidavit filed on behalf of KCZMA is not satisfactory. The Division Bench disposed of the PIL directing the KCZMA to issue notice to the petitioner, private respondents, Village Officer and the Secretary to the Chellanam Grama Panchayath, hear them, decide whether there is violation of CRZ notification and if so to take action, within a period of six weeks (placed as **Annexure III**). The counter affidavits and reply affidavit of the parties are attached as **Annexures IV**. The Standing Counsel has requested to issue notice to the parties, if needed make site inspection and decide as to whether the building constructed violate the provisions of the CRZ Notification.

Action need to be taken and it is directed to report the matter to the Court. If the action as directed is not completed, extension of time need to be sought to complete the process, which has to be done before expiry of the period and showing the steps already taken.

Agenda Item No. 148.05.02

File No: 2821/A1/2025/KCZMA

W.P(c) No. 26241/2025 filed by Sri. Somakumar

The Secretary, Kumabalam Grama Panchayat had forwarded CRZ application of Sri. Somakumar & Smt. Rajamma Somakumar, Ashiyanayil, Panangad, Ernakulam District for getting CRZ clearance for the regularization of constructed residential building in Re.Sy.No. 229/8-2-7 (old Sy.No. 862/2, 4 & 863/1) of Kumbalam Village with plinth area of 119.46m² (GF: 76.16m² + FF: 43.3m²), Plot area of 202m², 2 floors, Height: 6.65m, FAR: 0.58. The Secretary has reported that the constructed building is at a distance of 7m from the HTL of Inter Tidal Zone. On perusal it is seen that the area is in NDZ of TIWB in CRZ III as per CZMP 2011. The application was considered in the 145th meeting of KCZMA held on 15.05.2025 and decided to decline the proposal as regularization of constructed building in NDZ of TIWB in CRZ III is not permissible as per the provision of CRZ Notification 2011. The decision was communicated to Secretary, Kumabalam Grama Panchayat and the project proponent vide letter No.702(3)/A1/2025/KCZMA dated 27.05.2025. Aggrieved by this WP(c) No. 26241/2025 was filed by the petitioner.

The contention raised in the writ petition that the proposal was for new construction and not regularization is irrational and misleading and the area falls in NDZ of TIWB in CRZ III and not in CRZ II as alleged by the petitioner. The prayer in the petition is devoid of any merit and is liable to be dismissed. Instruction have been filed on behalf of KCZMA accordingly.

Vide email dated 30.08.2025 the Standing Counsel has stated as follows. "In the writ petition No. Ext. P9 KCZMA letter dated 27.05.2025 is under challenge. In Ext. P9

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letter, it is stated that the matter was considered in the 145th meeting held on 13.05.2025, and 'decided not to grant CRZ clearance as the construction is in inter tidal zone'. In the instructions furnished to me, it is stated that the application was considered on the basis of CZMP 2011. However, on 13.05.2025, CZMP 2019 is in force.

It is relevant to point out that the averment that the area falls within CRZ II under CZMP 2019 is not controverted. This is the fallout of CRZ Notification 2019, wherein restrictions imposed by CRZ 2011 has been relaxed.

In many cases, KCZMA is likely to face the same issue. Construction started either with or without building permit prior to 16.10.2024, the date on which CRZ 2019/CZMP 2019 came in to force. On the basis of the judgment of the Apex Court in Maradu Judgment, it can be safely concluded that the building permit issued without CRZ NOC is void and invalid. In that event, the application for CRZ clearance has to be considered under CRZ 2019/CZMP 2019, in case the application is after 16.10.2024. Thereafter, the local authority has to issue a building permit.

The question whether which law would apply is settled by various decisions of the Apex Court as well as the High Court. The law as on the date of application is to be applied.

In the above writ petition the application is made after 16.10.2024 and has to be considered under CRZ 2019/CZMP 2019, as the building permit issued is void. The only requirement is that the local authority has to issue a fresh building permit, based on the CRZ clearance. This cannot be treated as regularization, but only extending the benefit of the relaxed norms of CRZ 2019. In case the Authority accepts this proposal based on legally sustainable propositions, i.e., to submissions before the Court asking to remit the matter for fresh before the forthcoming meeting of the Authority. The Standing Counsel is taking this view to safeguard many individual cases, where the parties have spent their lifelong savings and also that the demolition of the construction would lead to environmental degradation."

The observations of Environmental Engineer on the letter of Standing Counsel dated 20.08.2025 is placed as **Annexure V**.

List C2 - Occupancy change

Agenda Item No. 148.06.01

File No. 1801/A1/2025/KCZMA

Extension, occupancy change and regularization of residential /home stay building -
Sri. Naveen Victor, Marakasery House, Karthedom, Malipuram P.O.,
Ernakulam District - 682 511

Name of Applicant	:	Sri. Naveen Victor, Marakasery House, Karthedom, Malipuram P.O., Ernakulam District - 682 511.
Application Details	:	Letter No. SC2/12167/2024 dated 03.05.2025 & 31.07.2025 from the Secretary, Elankunnappuzha Grama Panchayath, Ernakulam District.

Project Details & Activities proposed	:	Extension, occupancy change and regularization residential / home stay building with total Plinth area : 582.92m ² , (GF. Exi : 224.34m ² + GF. (com) : 88.96m ² + FF (Exi) : 150.05m ² + FF (com): 119.57m ²), Plot area : 15.04 Ares, FAR : 0.34, Height : 7.35m(as per plan), No. of floors : 2.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	Yes
CRZ Status report	:	NA
Group of occupancy as per KMBR/KPBR	:	A2
Project Cost	:	Rs. 50,00,000/-
Location Details	:	Re. Sy. No. 281/15-2 of Elamkunnappuzha Village, Ernakulam District. The construction is at a distance of 15.20m from the HTL of backwater.
CRZ of the area	:	CRZ III, 15.20m from the HTL of backwater. No Development Zone of TIWB as per CZMP 2011.

List D - (Miscellaneous/Others)

Agenda Item No. 148.07.01

File No. 2391/A1/2025/KCZMA

Petition submitted by the coastal residents of West Kochi under the leadership of Sri. John Fernandes before the Hon'ble Chief Minister of Kerala

The coastal residents of West Kochi under the leadership of Sri. John Fernandes has submitted a petition for organizing a workshop to discuss the severe problems of tidal surges in the coastal region of Ernakulam district and the environmental problems faced by the Vembanad Lake.

The proposal was placed in the 147th meeting of KCZMA held on 08.08.2025 and decided to discuss these issues at an appropriate time.

Agenda Item No. 148.07.02

File No: 3758/A1/2025/KCZMA

The concerns regarding the published CZMP-2019 and the benefits/regulatory relaxation supposed to have yielded by the coastal dwellers

The expert members of Kerala Coastal Zone Management Authority had submitted a note on the concerns regarding the published CZMP 2019 (placed as **Annexure VI**)

Action taken report of the 147th Meeting of KCZMA held on 08.08.2025

<u>Agenda Items</u>	<u>Action taken</u>
<u>List A1 – Government Projects (New and Regularization)</u>	
Agenda Item No. 147.01.01 File No.3859/A2/2023/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.02 File No. 1636/A2/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.03 File No. 4058/A1/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.04 File No. 878/A1/2023/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.05 File No. 2178/A2/2021/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.06 File No. 1861/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.07 File No. 1056/A2/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.08 File No. 1370/A2/2022/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.09 File No. 965/A2/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.01.10 File No. 914/A1/2024/KCZMA	Letter issued to the Project Proponent to consider the proposal after the finalization of the Comprehensive Shoreline Management Plan.
Agenda Item No. 147.01.11 File No. 600/A1/2025/KCZMA	Letter issued to the Project Proponent to furnish clarification on the observations about the incongruency in the reports submitted.
Agenda Item No. 147.01.12 File No. 2929/A2/2025/KCZMA	CRZ Clearance issued
<u>List A2 – Non Residential Project</u>	
Agenda Item No. 147.02.01 File No. 1620/A1/2025/KCZMA	Decline letter issued

Agenda Item No. 147.02.02 File No. 342/A1/2025/KCZMA	Decline letter issued
Agenda Item No. 147.02.03 File No. 3855/A2/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.04 File No. 2113/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.05 File No. 3028/A2/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.06 File No. 2060/A1/2025/KCZMA	Decline letter issued
Agenda Item No. 147.02.07 File No. 3393/A1/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.08 File No. 2329/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.09 File No. 2880/A2/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.10 File No. 2299/A2/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.11 File No. 1985/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.12 File No. 2675/A1/2023/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.13 File No. 2536/A1/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.14 File No. 2796/A2/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.15 File No.161/A2/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.16 File No. 2203/A2/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.17 File No. 1554/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.18 File No. 2719/A2/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.02.19 File No. 863/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No.147.02.20 File No. 962/A1/2022/KCZMA	Letter issued to the Secretary, Thrippunithura Municipality to inform that it is decided to approve the temporary constructions within 50 meter from the HTL of backwater Island.

<u>List A3 – Residential building</u>	
Agenda Item No. 147.03.01 File No. 747/A1/2025/KCZMA	Decline letter issued
Agenda Item No. 147.03.02 File No. 2644/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.03 File No. 2457/A1/2025/KCZMA	Decline letter issued
Agenda Item No. 147.03.04 File No. 3292(1)/A1/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.05 File No. 469/A2/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.06 File No. 1500/A2/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.07 File No. 2921/A1/2024/KCZMA	Decline letter issued
Agenda Item No. 147.03.08 File No. 2217/A1/2025/KCZMA	Decline letter issued
Agenda Item No. 147.03.09 File No.2805/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.10 File No. 2298/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.11 File No. 1926/A2/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.12 File No. 2450/A1/2025/KCZMA	Decline letter issued
Agenda Item No. 147.03.13 File No. 3759/A1/2023/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.14 File No. 2536/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.15 File No. 2466/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.16 File No. 2543/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.03.17 File No.1307/A2/2025/KCZMA	CRZ Clearance issued

<u>List B1 - Regularization of Residential building</u>	
Agenda Item No. 147.04.01 File No. 2478(2)/A1/2025/KCZMA	CRZ Clearance was granted to ninety nine applications, thirty five applications are declined and one application required additional details.
Agenda Item No. 147.04.02 File No. 3002/A2/2024/KCZMA	CRZ Clearance issued
Agenda Item No.147.04.03 File No. 1591/A2/2023/KCZMA	CRZ Clearance issued
Agenda Item No. 147.04.04 File No. 2602/A1/2025/KCZMA	CRZ Clearance issued
Agenda Item No. 147.04.05 File No. 2793/A1/2024/KCZMA	CRZ Clearance issued
<u>List C1 - (Legal Issues)</u>	
Agenda Item No. 147.05.01 File No. 1063/A2/2019/KCZMA	Letter issued to the Secretary, Purakkad Grama Panchayat, the Chief Engineer, Irrigation Department and the Director, Mining and Geology Department.
Agenda Item No.147.05.02 File No. 2735/A1/2023/KCZMA	File submitted
Agenda Item No.147.05.03 File No. 3284/A2/2024/KCZMA	CRZ Clearance issued
Agenda Item No. 147.05.04 File No. 2195/A2/2019/KCZMA	File submitted
Agenda Item No. 147.05.05 File No. 1671/A1/2025/KCZMA	Placed in the 148 th meeting
Agenda Item No. 147.05.06 File No. 3428/A1/2024/KCZMA	Draft submitted
Agenda Item No.147.05.07 File No. 1441/A1/2024/KCZMA	Decline letter issued

<u>List C2 - Occupancy change</u>	
Agenda Item No. 147.06.01 File No. 2717/A1/2025/KCZMA	CRZ Clearance issued
<u>List D - (Miscellaneous/Others)</u>	
Agenda Item No.147.07.01 File No.3901/A2/2023/KCZMA	Letter issued to the Secretary, Kanhangad municipality to furnish the final action taken report as per EPA 1986.
Agenda Item No. 147.07.02 File No. 2391/A1/2025/KCZMA	File submitted
Agenda Item No. 147.07.03 File No. 59/A1/2025/KCZMA	Letter issued to the Director, NCSCM to along with complaints/suggestions received for modification of HTL for further necessary action.
Agenda Item No.147.07.04 File No. 2366/A2/2025/KCZMA	Noted
<u>Additional Agenda</u>	
Additional Agenda Item No. 147.08.01 File No. 475/A2/2025/KCZMA	CRZ Clearance issued
Additional Agenda Item No. 147.08.02 File No. 995/A1/2025/KCZMA	CRZ Clearance issued

ADDITIONAL AGENDA

Additional Agenda Item No.148.08.01

File No. 3428/A1/2024/KCZMA

Regularization of constructed apartment building(commercial) by M/s Asset Homes Private Limited, XV/246 C, Asset Centrale, NH Bypass, Kundannoor Junction, Maradu. P.O, Ernakulam District - 682 304

Name of Applicant	:	M/s Asset Homes Private Limited, XV/246 C, Asset Centrale, NH Bypass, Kundannoor Junction, Maradu. P.O, Ernakulam District- 682 304
Application Details	:	1. Letter No. LSGD/JD/EKM/5705/2024-PLG2 dated 22.10.2024 from the Town Planner, Ernakulam District. 2. Letter No. ISO/MOP2/COC/203/2007 dated 26.06.2024 & 21.08.2024 from the Secretary, Kochi Municipal Corporation, Ernakulam District. 3. Letter dated 18.06.2025 from the Standing Counsel of KCZMA.

Project Details & Activities proposed	:	Regularization of constructed apartment building with total Plinth area : 3734.85m ² (ground floor : 282.64m ² + typical floor : 3391.68m ² + head room: 60.53m ²), Plot area of 1600.588m ² , FAR : 1.92, Height : 40.60m, No of Floors : G + 12 + Terrace.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	Yes
Group of occupancy as per KMBR/KPBR	:	A1
Project Cost	:	Rs. 7,76,00,000/-
Location Details	:	Re.Sy.No. 1074/3, 1002/1pt of Elemkulam Village, Ernakulam District. The construction is at a distance of 12.38m from the HTL.
CRZ of the area	:	CRZ IA, CRZ II, 12.38m from the HTL.

Additional Agenda Item No.148.08.02

File No. 1975/A1/2025/KCZMA

W.P(c) No. 19073/2025 filed by Sri. Lekhnath A.S.

The Secretary, Maradu Municipality had forwarded CRZ application of Sri. Lekhnath A.S., Anjilivelil (H), Nettoor P.O., Ernakulam District for getting CRZ clearance for the new construction of residential building in Sy.No. 293/7-4 of Maradu Village, Ernakulam District with plinth area of 256.24m²(ground floor : 144.80m² + first floor : 111.44m²), Plot area of 14.36Ares, FAR: 0.17, Height : 6.60m, No. of floors : 2. The Secretary has reported that the construction of residential building is at a distance of 35.68m from the HTL of Lake and 35m from the HTL of Lake. The CRZ area in in CRZ I A. The application was considered in the 142nd meeting of KCZMA held on 22.01.2025 and decided to decline the proposal as there is no new construction is permissible in CRZ I A. The decision was communicated to Secretary, Maradu Municipality and the project proponent vide letter No.2329/A1/2024/KCZMA dated 03.02.2025. Aggrieved by this WP(c) No. 19073/2025 was filed by the petitioner.

Vide email dated 06.10.2025 the Standing Counsel has informed that the above case came up for consideration on 06.10.2025. Court directed the competent officer of the KCZMA to conduct an inspection as to whether the petitioner's property falls within CRZ IA or CRZ II with notice to the petitioner, Maradu Municipality and the Village Officer, Maradu and file a report within four weeks.

Additional Agenda Item No.148.08.03

File No. 2735/A1/2023/KCZMA

W.P(c) No. 40980/2022 filed by M/s Galaxy Homes Pvt. Ltd.

The Writ Petition No.40980/2022 was filed by Galaxy Homes Pvt. Ltd. and the court impleaded KCZMA as additional 4th respondent.

According to the petitioner, a building permit was issued on 21.05.2016 by the Corporation of Cochin. Later, this was revised and issued in the name of the petitioner. Again, the validity was extended till 19.05.2022. When the petitioner sought further extension, the Corporation of Cochin rejected the application. Hence the writ petition is filed.

In the Counter affidavit, the Corporation has taken a contention that land in Sy. No. 516/1,2 and 16 of Elamkulam Village in Kanayannur Taluk falls within CRZ limits and clearance from KCZMA is necessary. Accordingly, Court impleaded KCZMA as additional 4th respondent.

The NoC from Southern Naval Command, stated that the latitude and longitude of the Site as per application are 09° 58' 3.58" N 076° and 18'19.20"E.

The given geo-coordinates of the plot in Sy. No. 540 of Elamkulam Village. Sy. No. 516 of Elamkulam Village where the construction is situated falls in CRZ buffer (CRZ II & CRZ IB) as per CZMP 2011.

The building permit was issued on 21.05.2016. The CZMP 1996 and CRZ Notification 2011 are applicable to this case. Construction made without obtaining prior clearance from the KCZMA is violation against CRZ notification 2011 and the permit issued by the Secretary is illegal.

The Secretary, Kochi Municipal Corporation was requested to inform whether the construction is included in the CRZ violation list vide letter dated 21.10.2023. But no reply is received so far.

In the interim order of the Hon'ble High Court in WP(c)No. 40980/2022 filed by Galaxy Homes Pvt. Ltd. the court ordered that an authorized officer from KCZMA should conduct a site inspection immediately and the report whether the property falls within any of the regulation zones under the CZMP 1996 or CZMP 2019.

It may be noted that the KCZMA was impleaded as additional 4th respondent and asked to conduct an inspection.

The matter was discussed in the 132nd meeting of KCZMA held on 16.11.2023 and decided to constitute a sub-committee consisting of Dr. C. Revichandran and Dr. Richard Scaria for site inspection and report. An official from DoECC was also deputed to assist the sub-committee. An inspection was conducted on 22.11.2023 and the report of inspection was submitted along with a memo dated 25.11.2023. In the

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report, it is clearly stated that the area falls within CRZ II as per CZMP 1996, 2011 and 2019.

Vide Judgement dated 29.10.2024 in W.P (c) No.40980/2022 filed by M/s Galaxy Homes Pvt Ltd. recording the submission that pursuant to the interim order dated 20.06.2024 directing the Corporation to reconsider the renewal application, Court disposed of the matter and left open all other contentions. Based on the site inspection it is obvious that the construction ought to have commenced after getting CRZ clearance. Going by the judgement of the Hon'ble Supreme Court in Maradu case, the building permit issued without obtaining CRZ clearance is null and void. Therefore, directing to renew the building permit and confirming the interim order in the final judgement is not fair. Therefore, the judgement is clearly not in order, unsustainable and is to be challenged. This is a fit case to file an appeal against the judgement.

Since the Court has not considered the validity of the building permit or the applicability of CRZ notification, it is open to the KCZMA to issue notice of demolition to the project proponent and also initiate criminal prosecution against the officers of the Local Self Government Institution and the Project Proponent for taking up an activity without prior clearance from KCZMA.

The matter was discussed in the 141st meeting of KCZMA held on 12.12.2024 and decided to file an appeal against the judgment. Subsequently appeal against the judgment in WP(c) No. 40980/2022 was filed on 16.01.2025.

On perusal of the judgment dated 30.06.2025, it appears that the court relied on a fact that there is building in Sy.No. 526/1, 2 and 16 of Elamkulam Village, which too falls within CRZ II and there are other buildings also which are subject to payment of local taxes and that the construction of the building is completed and allottees were put in possession. In other words, the Court did not address the contentions raised in the writ appeal. The Standing Counsel has opined that the judgment is to be challenged before the Hon'ble Supreme Court. There is scope for filing SLP before the Hon'ble Supreme Court of India.

The matter was discussed in the 147th meeting of KCZMA held on 08.08.2025 and decided to examine the matter in detail to decide on the future course of action.

Additional Agenda Item No.148.08.04

File No. 1063/A2/2019/KCZMA

W.P(c) No. 16281/2019 PIL filed by Green Roots Nature Conservation Forum

The Green Roots Nature Conservation Forum has filed WP(c) No. 16281/2019 before the Hon' High Court and the petitioners are aggrieved by Ex. P5 (Order No.D.M.C2-513/2016 dated 07.05.2019 of District Collector, Alappuzha District) decision of the 3rd respondent, the Alappuzha District Disaster Management Authority to cut the trees and remove the sandy beach of approximately 15 Acres area near Thottappally Spilway, which is a nesting site of the endangered Sea Turtles species of Olive Ridley (Olive Back Logger Head Turtle – *Lepidochelys Olivacea*) and Hawksbill Turtle (*Eretmochelys Imbricata* *Inlscata*), which are included in Schedule – 1 of the Wild Life (Protection) Act, without any assessment of ecological and environmental impact

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therefrom from and without considering the necessity and importance to conserve the biodiversity and the endangered species of Sea Turtles.

It is alleged that the actual motive behind the order is to have a continued process of removal and collection of mineral rich sand (Kari Manal) from this area due to its commercial importance, under the disguise of disaster management. It is pertinent to note in this regard that while elaborate details for preservation of the mud to be removed from Thannermukkam Bund is stated in the impugned order, there is no such safeguard prescribed for the mineral sand to be removed from Thottappilly.

Vide order dated 19.12.2024 the court without going to the issue of the power of the DDMA observed and directed:

“if the concerned area needs to be protected as of today, measures to protect the ecology of the area will have to be taken by the Respondents.

We direct Respondent No. 5 along with the Respondent No. 7 to visit the site in question, assess the position of the site and file a joint report as to what steps that need to be taken to preserve the ecology of the area and the issue that have been highlighted by the petitioners.

Let the inspection be carried out and report be placed on record on 21 January 2025. In the meanwhile, the Respondents first seek leave of this Court before cutting trees in the subject area”

The court has directed the 5th respondent, the Assistant Conservator of Forest, Social Forestry, Kommady, Alappuzha along with an officer of the KCZMA to visit the area in question, assess the position of the site and file a joint report as to the steps that need to be taken to preserve the ecology of the area on or before the Court on or before 21st January, 2025 and requested to inform the outcome.

Subsequently the joint site inspection was conducted with the representative from KCZMA and the Assistant Conservator of Forests.

Vide order dated 08.07.2025 the Court expressed that the activity under the Disaster Management Act is only temporary and remedial action, that the removal of sand cannot affect the conservation aspects. Court wanted to put in a monitoring system and opined that KCZMA is the proper and competent authority. Court wanted to know the inputs of the KCZMA. Accordingly case was adjourned to 29.07.2025. The Standing Counsel has requested to furnish instructions in the case.

The matter was placed in the 147th meeting of KCZMA held on 08.08.2025 and decided to constitute a monitoring committee with the following members for conducting site inspection and submitting a report.

1. Representative from the concerned local body.
2. Representative from the Irrigation Department.,
3. Representative from Mining and Geology Department.
4. Expert member from KCZMA.

The site inspection is not conducted so far.

Additional Agenda Item No. 148.08.05

File No. 895/A2/2025/KCZMA

New construction of panchayat office building by the Secretary, Pallikkara Grama Panchayat, BekalFort P.O.,Kasaragod District – 671 316.

Name of Applicant	:	The Secretary, Pallikkara Grama Panchayat, Bekal Fort P.O., Kasaragod District – 671 316
Application Details	:	Letter No.SC3-10485/2023 dated 05.02.2025 & 24.09.2025 from the Secretary, Pallikkara Grama Panchayat, Kasaragod District.
Project Details & Activities proposed	:	New construction of Panchayat office building with total Plinth area : 2435m ² (Basement (cellar): 803m ² + ground floor : 803m ² + first floor : 803m ² + Second (head room) : 26m ²), Plot area of 236.25 cent, FAR : 0.25, Height : 12.4250m, No of Floors : 2+ cellar.
Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	NA
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	E
Project Cost	:	Rs. 6,91,42,000/-
Location Details	:	Sy.No. 238 of Pallikkara Village, Kasaragod District. The construction is at a distance of 300m from the HTL of Sea.
CRZ of the area	:	CRZ II, 300m from the HTL of Sea.

Additional Agenda Item No. 148.08.06

File No. 3317/A1/2025/KCZMA

Regularization of constructed school building by the Headmaster, Govt. V.H.S.S, Cheriazheekal, Kollam District - 690 573

Name of Applicant	:	The Headmaster, Govt. V.H.S.S, Cheriazheekal, Kollam District - 690 573.
Application Details	:	Letter No.400276/BRED03/GPO/2022/693/(2) dated 01.11.2024 & No. F01/2025 dated 27.08.2025 from the Secretary, Alappad Grama Panchayat, Kollam District.
Project Details & Activities proposed	:	Regularization of constructed school building with total Plinth area : 750.11m ² (ground floor : 362.81 + first floor : 362.81m ² + stair : 24.49m ²), Plot area of 85.40 Ares, FAR : 0.25, Height : 10.14m, No of Floors : 2 + stair

Status of the applicant (whether the applicant belongs to traditional coastal community/ Fisher folk)	:	No
CRZ Status report	:	No
Group of occupancy as per KMBR/KPBR	:	B
Project Cost	:	Rs. 1,32,60,000/-
Location Details	:	Re.Sy.No. 30/5, 30/7 of Alappad Village, Kollam District. The construction is at a distance of 90m from the HTL of Sea & 91m from the HTL of Canal.
CRZ of the area	:	CRZ III, 90m from the HTL of Sea & 91m from the HTL of Canal.
