APPENDIX 1

The notification released on 20/2/91 by Government of India declares the following:

It has been declared that the coastal stretches which are influenced by tidal action in the landward side upto 500 metres from the High Tide Line (HTL) and the land between the Low Tide Line (LTL) and HTL be referred to as Coastal Regulation Zone (CRZ). The High Tide Line is defined as the line upto which the highest high tide reaches at spring tide. According to the notification the following activities are declared as prohibited within the Coastal Regulation Zone.

1) Setting up of new industries and expansion of existing industries except directly related to water front or directly needing foreshore facilities.

2) Manufacture or handling or storage or disposal of hazardous substances as specified in the Notification of Government of India.

3) Setting up and expansion of fish processing units
including warehouse (excluding hatchery and natural fish drying) in permitted areas.

4) Setting up and expansion of units mechanism for disposal of waste and effluents except facilities required for discharging treated effluents into the water course with approval under the Water Preservation and Control of Pollution Act 1974; and except for storm water drains.

5) Discharge of untreated wastes and effluents from industries, cities or towns and other human settlements. Schemes shall be implemented by concerned authorities for phasing out the existing practices if any, within a reasonable time period not exceeding three years from the date of this notification.

6) Dumping of city or town waste for the purpose of land filling or otherwise the existing practices if any, shall be phased out within a reasonable time not exceeding three years from the date of this Notification.

7) Land reclamation, building or disturbing the natural course of sea water with similar
obstruction, except those required for control of coastal erosion and maintenance or clearing of waterways, channels and ports and for prevention of sand bars and also except for tidal regulators, storm water drains and structures for preventions of salinity increase and for sweet water recharge.

8) Mining of sands, rocks and other substrata minerals except those rare materials not available outside the CRZ area.

9) Harvesting or drawl of ground water and construction of mechanism within 200 m. of HTL; in the 200 m to 500m. zone, it shall be permitted only when done manually through ordinary wells for drinking, horticulture, agricultural and fisheries.

10) Construction activities in ecological sensitive areas.

11) Any construction activity between HTL and LTL except facilities for carrying treated effluents and waste water discharge into the sea, facilities for carrying sea water for cooling purposes, oil, gas and similar pipelines.
12) Dressing or altering sand dunes, hills natural features including landscape changes for beautification, recreational and other such purposes.

However, the notification provides that permission from Ministry of Environment and Forest, Government of India is required for the following activities.

1) Construction activities relating to Defence requirements.

2) Operational construction for ports and harbours, light houses requiring water frontage.

3) All other activities exceeding rupees five crores.

4) Thermal power stations.

The coastal states and Union Territory administration had been asked to classify and prepare management plans for the CRZ areas. This Notification has also classified the Coastal Regulation Zone as follows:

For regulating developmental activities the coastal stretches within 500 metres of High Tide Line of the landward side are classified into four categories.
Category-I or CRZ-I

Areas that are ecological sensitive and are rich in genetic diversity. Area between the Low Tide Line and the High Tide Line.

Category-II - CRZ-II

The areas that have already been developed upto or close to the shoreline.

Category-III - CRZ-III

Areas that are relatively undisturbed and those which do not belong to either category I &II. These include Coastal Zone in the rural area both developed and undeveloped.

Category-IV - CRZ-IV

Coastal stretches in the Andaman & Nicobar, Lakshadweep and other smaller islands except those designated as CRZ-I, CRZ-II & CRZ-III.

According to the Notification the Norms for Regulation of Activities are given as below.
The development or construction activities in different categories of CRZ areas shall be regulated by the concerned authorities at the State / Union Territory level in accordance to the following norms. CRZ-I

No new construction shall be permitted within 500 mts. of High Tide Line. No construction activity will be permitted between Low Tide Line and High Tide Line except for carrying treated effluents and waste water discharges into the sea or for carrying sea water for cooling purposes.

CRZ-II(i) Building shall be permitted neither on the sea ward side of the existing road nor on sea ward side of the existing authorized structures. Buildings permitted on the land ward side of the existing authorized structures shall be subject to existing local Town & Country Planning Regulation including the existing norms of FSI\FAR.

(ii) Reconstruction of the authorized buildings to be permitted subject to the existing FSI\FAR norms.

(iii) The design and construction of building shall be consistent with the surrounding landscape and local architectural style.
CRZ-III - The area upto 200 mts. from HTL is to be earmarked as 'No Development Zone'. No construction shall be permitted within this zone except for repairs of existing authorized FSI. This zone may be permitted for the use of agriculture, horticulture gardens, pastures parks, forestry, salt manufacture from sea water.

(ii) Development of vacant plots between 200 and 500 mts. of HTL in designated areas of CRZ-III with prior approval of MEF permitted for construction of hotels/beach resorts for temporary occupation of tourist/visitors.

(iii) Construction and reconstruction of dwelling units between 200 - 500 mts. of the HTL is permitted as long as it is within the traditional uses like fishing villages. The dwelling units shall not cover more than 33% of the total plot size. The overall height of the construction shall not exceed 9 mts. and the construction shall not be more than two floors that is ground + one floor.

The Annexure II of the same Notification have laid down guidelines for development of beach resort/hotels
in the designated area of CRZ III for temporary occupation of tourist and visitors.

The construction of beach resorts\ hotels shall be with prior approval of MEF in the designated area of CRZ III.

(i) The project proponents shall not undertake any construction or fencing within 200 mts. in the landward side from the High Tide Line.

(ii) The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 per cent of the plot size. The open area shall be suitably landscaped with appropriate vegetal cover.

(iii) The construction shall be consistent with the surrounding landscape and local architectural style.

(iv) The overall height of the construction shall not exceed 9 mts. or ground + one floor.

(v) Ground water shall not be tapped within 200 mts. of the HTL; within 200 mts. and 500 mts. zone it can be tapped only with the concurrence of the Central\ State Ground Water Board.
(vi) Extraction of sand, leveling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500 mts. of the High Tide Line.

(vii) The quality of treated effluents, solid wastes emissions and noise level etc. from the project must conform to the standards laid down by the competent authorities.

(viii) Necessary arrangements are to be made for the disposal of the effluents and solid wastes, such that no waste is discharged on the beach.

(ix) At least a gap of 20 mts. shall be provided between any two hotels\beach resorts to allow public to reach the beach. Such gaps shall not be less than 500 mts. apart.

(x) If forest land has to be converted for non-forest purposes clearances should be sought under the Forest (conservation) Act 1980.

(xi) Approval of State\Union Territory Tourism Department shall be sought.
(xii) In ecologically sensitive areas construction of beach resort/hotels shall not be permitted.

This Notification is further amended and following changes/addition have been made by the same.

The High Tide Line is defined as the line on the land upto which the highest water line reaches during the spring and shall be demarcated uniformly in all parts of the country by the demarcating authority.

No construction can be taken up within 200 mts. in the land ward side from the High Tide Line and within the area between the Low Tide and High Tide Lines unless the Central Government permits taking into account geographical feature and overall coastal Zone Plans.

Further, the notification is amended by a draft amendment dated 11.11.93 following and following are the recommendation;

1a) Live fencing and barbed wire fencing with vegetative cover be allowed around private properties but this should in no way hamper public access to the beach.

1b) No flattening of sand dunes shall be carried out.

1c) No permanent structures for sports facilities shall
be permitted except construction of goal posts and lamp posts.

1d) Construction of basement may be allowed, subject to the condition that 'No Objection' is obtained from State Ground Water Authority to the effect that such constriction will not adversely affect free flow of ground water in that area. State Ground Water Authority has to take into consideration the guidelines issued by Central Government before granting such 'No objection' certificates.

1e) The Floor Space Index shall be calculated on the basis of the area of the entire plot.