

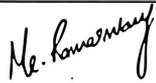
**BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL SOUTHERN ZONE, CHENNAI**

OA No. 271of 2024 (SZ)

In re: Status Report on unauthorized constructions and encroachment of bank in the Chunnambar river in CRZ – III (No Development Zone) by M/s. Lagoon Sarovar Premiere Resort (Earlier M/s. Pondicherry Backwater Resort Pvt. Ltd.), Puducherry.

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 **Through**
Mr. Ramaswamy Meyyappan
Government Advocate
(Counsel for Respondent No. 1,2&3)
Government of Puducherry
Madras High Court Campus
9940188325/meram6@gmail.com



1

Annexure I OFFICE OF THE SECRETARY

F. No. 12-6/2018-IA-III
Government of India
Ministry of Environment, Forest & Climate Change

Tapal No. 3127/8 sep/ST

Received on 7/11/2018

Despatched on 8/11/2018

Telefax: 011-24695338

e-mail: w.bharat@nic.in

Indira Paryavaran Bhavan, Jor Bagh,
Lodi Road, New Delhi-110003.

Dated: 24.10.2018

To,

The Chairman,
Puducherry Coastal Zone Management Authority,
& Secretary (Environment)
Department of Science, Technology & Environment
Government of Puducherry
3rd Floor, PHB Building, Anna Nagar
Puducherry – 600 005.

6/79



Sub: Coastal Zone Management Plan of Puducherry - reg.

Sir,

This has reference to letter no. 1590/DSTE/PCZMA/CZMP/SCI/2018, dated 24.09.2018 regarding the Coastal Zone Management Plan (CZMP) of Puducherry, drawn as per the provisions of the Coastal Regulation Zone Notification, 2011.

2. In this regard, it is to state that based on the recommendation made by the National Coastal Zone Management Authority in its 35th Meeting held on 24.09.2018 and recommendation of the Technical Scrutiny Committee held at NCSCM, Chennai on 11.09.2018, the Ministry of Environment, Forest and Climate Change conveys its approval of the CZMP for the State of Puducherry.

This issues with the approval of the Competent Authority.

Director
Science, Technology
& Environment
Copy to:

Yours faithfully,

(W. Bharat Singh)
Director/ Sc 'F'

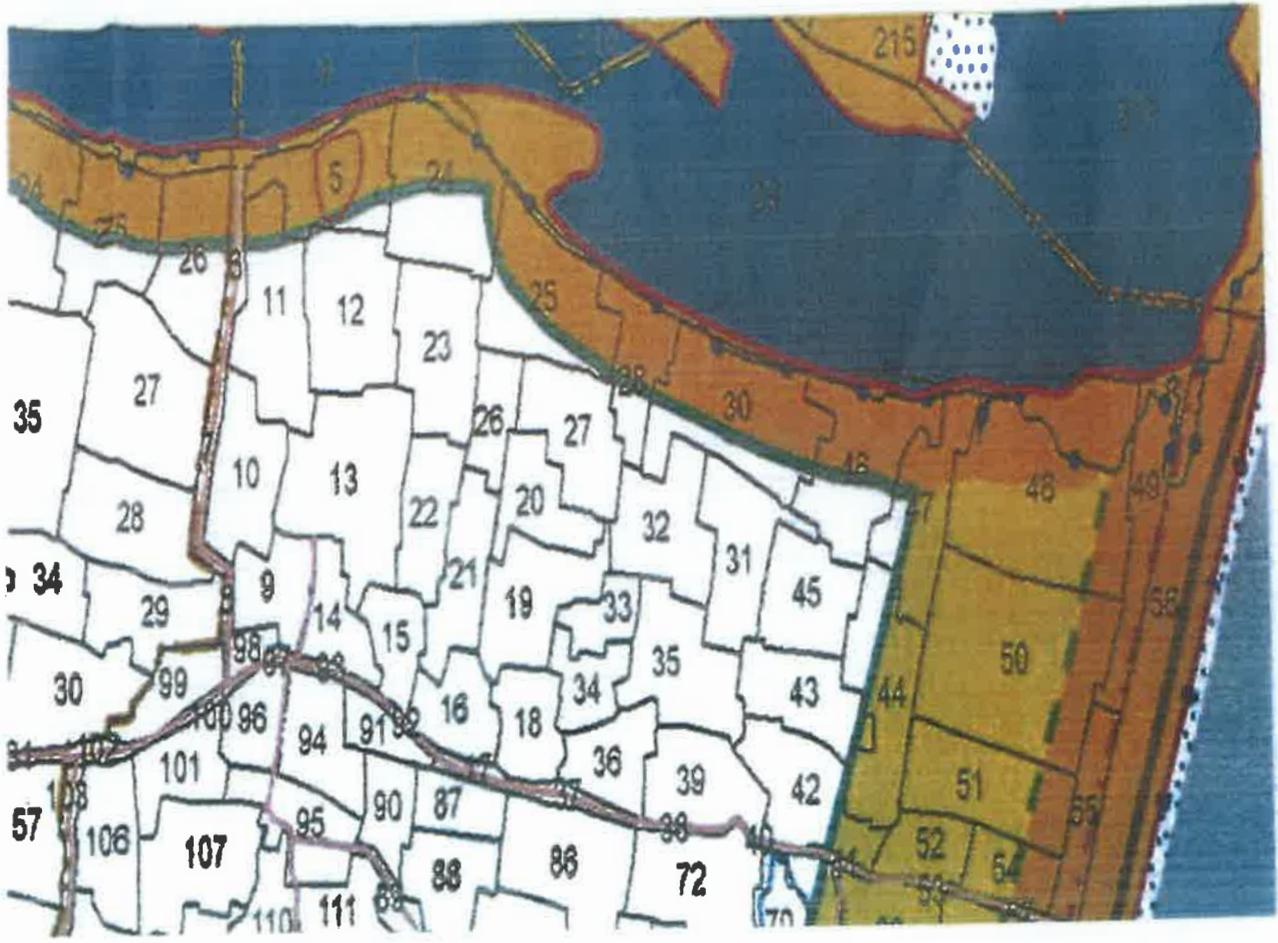
1. The Director, National Centre for Sustainable Coastal Management, Anna University Campus, Chennai – 600025, Tamil Nadu.
2. The Additional Principal Chief Conservator of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office (SEZ), Ist and IInd Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam, Chennai – 600 034.
3. Guard File.

(W. Bharat Singh)
Director/ Sc 'F'

Sd/- (PCZMA)
Rk
9/11/2018

P. Jagaya Alfred
Dr. R. JAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

M/s. Lagoon Sarovar Premiere Resort (Earlier Puducherry Back Water Resort Pvt. Ltd.) is located at R.S. No. 5, Iyyanar Koil Street, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry



Approved CZMP - 2011.

(CZmp, 2011 approved by MOEFLE) on 24/10/2018.

D. Sagar Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

No. /DST&E/PCZMA/CZMP/SCI/2024/

GOVERNMENT OF PUDUCHERRY

DEPARTMENT OF SCIENCE, TECHNOLOGY & ENVIRONMENT

PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY

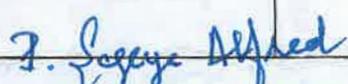
3rd Floor, PHB Building, Anna Nagar, Puducherry – 605 005.

Telephone: (0413) 2201256 ; Telefax:(0413) 2203494

Personal Hearing on

Non-Compliance of Directions issued on 10.01.2025 by the Puducherry Coastal Zone Management Authority (PCZMA) w.r.t OA No. 271/2024 before the Hon'ble National Green Tribunal (Southern Zone), regarding Unauthorised constructions and encroachment of bank in the Chunnambar river in CRZ – III (No Development Zone) by M/s. Lagoon Sarovar Premiere Resort (Earlier Puducherry Backwater Resort Pvt. Ltd.) at R.S. No. 5pt, Iyyanar Koil Street, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry Puducherry, held on 05.05.2025 at 04:00 PM in the DSTE under the Chairmanship of the Special Secretary-cum-Director (DSTE)/Member Secretary (PCZMA).

Sl. No	Company Name and Address	Name and Designation	Signature
	M/s. Lagoon Sarovar Premiere Resort (formerly M/s. Pondicherry Backwater Resort Pvt. Ltd.), Puducherry R.S. No. 5pt, Iyyanar Koil Street, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry	R. Jaya Prakash Managing Director.	 5/5/25


Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Officials Details:

Sl. No	Name of the Official and Designation	Signature
1.	R. SAGAYA ALFRED SSO, DSTRE	R. Sagaya Alfred 5/5/25
2.	P. Vipin babu. Scientist.	
3.	J. Jaya Kumar OMC, PCMA	J. Jaya Kumar 05/05/25
	 Dr. R. SAGAYA ALFRED, Ph.D., SENIOR SCIENTIFIC OFFICER DEPARTMENT OF SCIENCE TECHNOLOGY AND ENVIRONMENT PUDUCHERRY	

GOVERNMENT OF PUDUCHERRY
DEPARTMENT OF SCIENCE, TECHNOLOGY & ENVIRONMENT
PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY

No. 3105/PCZMA/DIR/SCI/2025/ 1208

Puducherry, the

15 MAY 2025

**PROCEEDINGS ON THE PERSONAL HEARING CONDUCTED BY THE
SPECIAL SECRETARY (S,T&E)-cum-DIRECTOR (DSTE) /
MEMBER SECRETARY (PCZMA) ON 05.05.2025 @ 4.00 PM
IN RESPECT OF NON-COMPLIANCE OF THE DIRECTION ISSUED**

The personal hearing w.r.t. non-compliance of the Direction issued on 10.01.2025 by the Puducherry Coastal Zone Management Authority (PCZMA) in OA No. 271/2024 before the Hon'ble National Green Tribunal (Southern Zone), regarding unauthorized constructions and encroachment of bank in the Chunnambar river in CRZ – III No Development Zone (NDZ) by M/s. Lagoon Sarovar Premiere Resort (Earlier M/s. Puducherry Backwater Resort Pvt. Ltd.) located at R.S. No. 5pt, Iyyanar Koil Street, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was held on 05.05.2025 as scheduled.

Thiru. R. Jayaprakash, Managing Director representing M/s. Lagoon Sarovar Premiere Resort and Officials dealing with the subject were present.

PCZMA direction dated 10.01.2025 under Section (5) of the Environment (Protection) Act, 1986 w.r.t. to unauthorized structures / activities during the inspections carried out by the PCZMA official on 25.11.2024 and 03.12.2024 and direction for compliance were enumerated.

The reply furnished by the project proponent of M/s. Lagoon Sarovar Premiere Resort for the unauthorized structures / activities carried out at the time of personal hearing for the directions of PCZMA are as follows:

Sl. No.	Observation of PCZMA dated 10.01.2025	Reply furnished by the Project Proponent during Personal Hearing
1.	Concrete structures were constructed in part of R.S. No. 5, 6 & 26 which falls under CRZ – III (NDZ).	Did not agree and informed that R.S. No. 6 is road & R.S. No. 26 does not belong to the project proponent.
2.	Constructed two-storey building for resort workers on the western side of the resort.	Did not agree and informed that R.S. No. 26 wherein the workers of the resort are staying does not belong to the project proponent.
3.	Beautification and construction of permanent structures including compound wall at the entrance.	Agreed that beautification was carried out. Did not agree for the construction of compound wall since, it was constructed during 2011.
4.	Pavement block road was laid along the river bank.	Did not agree and informed that there is a discrepancy in the assessment and the pavement block was laid in his own R.S. No. 5 and not in the river bund.

D. George Alfred
Dr. R. S. GAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT

5.	Constructed a wooden jetty.	Agreed.
6.	Modifications to the Administrative Block.	Agreed that modifications was carried out in the administrative block.
7.	Constructed a stage near the swimming pool.	Agreed.
8.	Installed 4 Nos. of rainwater overflow pipelines leading into the river.	Agreed.
9.	Constructed a Sewage Treatment Plant (STP) with a capacity of 15 MLD.	Agreed and informed that he had applied to PPCC for consents.
10.	Dumping of soil and stones for beautification purposes.	Did not agree.
11.	Reclamation and landfilling activities at R.S. No. 24/12A and R.S. No. 24/12B near the Chunnambar river bank.	Did not agree.

After due hearing in person from the project proponent, the Authority directed as follows:

1. The project proponent shall remove the unauthorized constructions / activities agreed before the personal hearing and submit compliance report with proper justifications, relevant documents and photographs attached on or before 15.05.2025 to this Authority.
2. The Officials of the Puducherry Coastal Zone Management Authority (PCZMA) and the Regional Coastal Zone Management Committee (RCZMC) shall jointly verify the unauthorized constructions / activities not agreed by the project proponent and submit the factual status to this Authority on or before 20.05.2025.

(Dr. YASAM LAKSHMI NARAYANA REDDY, IAS)
 SPECIAL SECRETARY (S,T&E)-cum-DIRECTOR (DSTE) /
 MEMBER SECRETARY (PCZMA)

To
 Thiru. R. Jayaprakash, Managing Director
 M/s. Lagoon Sarovar Premiere Resort
 R.S. No. 5pt, Iyyanar Koil Street
 Poornankuppam Revenue Village
 Ariyankuppam Commune Panchayat
 Puducherry - 605 007.

Copy to:
 The District Collector-cum-Chairman
 Regional Coastal Zone Management Committee
 Puducherry.

R. Sagaya Alfred
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

5/5/25
DESPATCHED

To
PCZMA



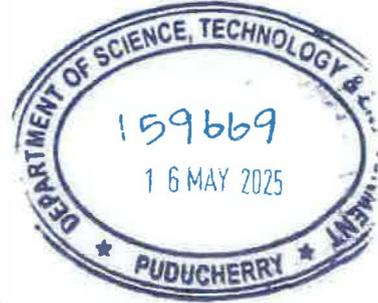
LAGOON
SAROVAR PREMIERE
p o n d i c h e r r y

15.05.2025

To

The Director (DSTE)/ Member Secretary (PCZMA),

Puducherry.



Sir,

Subject: Your Letter Dated 05.05.2025/Ref:3105/PCZMA/DIR/SCI/2025/208.

With reference to the above subject and the personal hearing on 05.05.2025, we submit the following compliance report for the queries and subject discussed on the same date.

We are extremely sorry for the delay in submitting our compliance report.

S.No	Observation of PCZMA dated 10.01.2025	Reply
1	Concrete Structures were constructed in part of R.S. No. 5, 6 & 26 which falls under CRZ - III (NDZ).	<p>We respectfully deny the allegation.</p> <p>R.S. No. 6: This survey number pertains to a public road. No construction activity has been undertaken by our company in this area.</p> <p>R.S. No. 26: The land under this survey number is not owned by our company (Annexure 1 - copy of the settlement extract of R.S. No: 26/1).</p> <p>R.S. No. 5: The resort building situated in his survey number has been constructed after obtaining necessary NOC from the competent authority. (Annexure 2 & 3 - Copies of the clearance from PCZMA dated: 02.02.2009 & 11.04.2018)</p>
2	Constructed two-storey building for resort workers on the western side of the resort.	We deny the allegation. R.S. No. 26 is not owned by the company. The staff members are residing there on a rental basis, having independently arranged their accommodation. (Reference: Annexure 1)
3	Beautification and construction of pavement structures including compound wall at the entrance.	We agree that beautification work & temporary stone pavement was carried out within our boundary. We deny that the compound wall was constructed in 2011, as it is an existing, older structure predating that period. Please note the compound wall was constructed using detachable interlocking compressed flyash blocks and interlocking slabs. (Annexure 4 - Photograph of the compound walls).

Puducherry Backwater Resort Pvt. Ltd.,

River View Avenue, Poornankuppam, Pondicherry - 605007

Phone: 0413 2000000, Email: hr@lagoonpondy.com,

GST: 34AAECPO267F1ZP, CIN: U74950PY2006PTC002000

R. Jayya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT




 LAGOON
SAROVAR PREMIERE
 pondicherry

4	Pavement block road was laid along the river bank.	We deny the allegation; the said pavement was constructed entirely within our own land falling under R.S. No. 5. Upon review, there is a discrepancy in the assessment, as the FMB sketch has been incorrectly superimposed, resulting in a misalignment of approximately 10 meters from the southern boundary of our property. (Annexure 5 - Page No. 26 of your report, duly marked the 10mtrs misalignment).
5	Constructed a wooden jetty.	Yes, we have constructed a lightweight wooden jetty using bamboo poles. This temporary structure is necessary because our only access road to the resort is blocked twice a year for approximately one week each time, due to a local village temple festival. During these periods, we arrange boat transportation for our guests through a private third-party boating service. (Annexure 6 - Photograph of the existing bamboo jetty and proposed floating pontoon jetty).
6	Modifications to the administrative block.	We acknowledge that modifications were carried out by connecting the main building and the administrative block. Kindly note that the extension of the reception area is covered by temporary structures with a thatched roof. Additionally, the entire site has been inspected and cleared twice by the Pondicherry Coastal Zone Management Authority (PCZMA), confirming that our land does not fall within the Coastal Regulation Zone. For your reference, we enclose copies of the PCZMA clearance letters dated 02.02.2009 (No: 10/DSTE/PCZMA/NOC/JE/2009/2948) and 11.04.2018 (No: 3105/PCZMA/CRZ/CLR/SCI/2018/8). (Reference: Annexure 2, 3 & 7)
7	Constructed a stage near the swimming pool.	We acknowledge the construction of a stage near the swimming pool, which is an open gazebo. This structure is specified in our building permit approved by the Puducherry Planning Authority dt:28.03.2011. Kindly note that approval was granted for the construction of seven gazebos, of which only one has been constructed. (Annexure 8, 9(a) & 9(b) - Photograph of the constructed gazebo and copy of the approved plans 2011 & 2018).
8	Installed 4 Nos. of rainwater overflow pipeline leading into the river.	We acknowledge that three of the rainwater overflow pipelines laid by us have been closed. The remaining pipeline was not installed by us; it was laid by the owner of the adjacent agricultural land on the south side to drain rainwater that accumulates on their property during heavy rainfall. Since his land falls in low line area. (Annexure 10 - Photograph of the closed pipes).

Puducherry Backwater Resort Pvt. Ltd.,

River View Avenue, Poornankuppam, Pondicherry - 605007

Phone: 0413 2000000, Email: hr@lagoonpondy.com

GST: 34AAECP0267F12P, CIN: U74950PY2006PTC002000



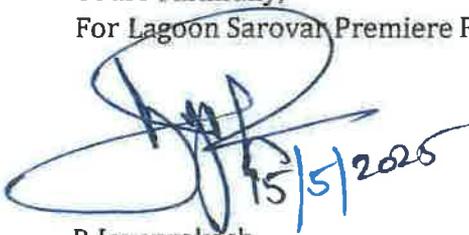

Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNICAL

9	Constructed a Sewage Treatment Plant (STP) with a capacity of 15 MLD.	We acknowledge and Please be informed that we have applied to the Puducherry Pollution Control Committee (PPCC) for consent. Additionally, we have installed a bio septic tank, and the STP has been set up to ensure maximum purification of water, which is subsequently used for our gardening purposes. (Annexure 11 & 12 - Photograph of the Bio Tank and STP unit).
10	Dumping of soil and stones for beatification purposes.	We deny and confirm that no soil or stone dumping has occurred within our premises. (Annexure 13 - Photograph of the site enclosed).
11	Reclamation and landfilling activities at R.S. No: 24/12A and R.S. No: 24/12B near chunnambar river bank.	We deny and disagree with the allegation at R.S. No: 24/12A and R.S. No: 24/12B. Please note that these survey numbers do not belong to our company. Furthermore, there have been no such construction activities conducted on these lands in recent years to date (Annexure 14 & 15 - Photograph of the R.S. No: 24/12A and R.S. No: 24/12B).

We respectfully request you to kindly consider our humble submissions. The authority is welcome to inspect our site as mentioned in your letter dated 05.05.2025.

We thank you for your attention and assure you of our full co-operation. We also reaffirm our commitment to complying with all CRZ regulations and assure that no violations will occur in the future.

Yours Faithfully,
For Lagoon Sarovar Premiere Resort, Pondicherry



15/5/2025

R Jayaprakash
Managing Director




Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Enclosed: Annexures 1 to 15.

Puducherry Backwater Resort Pvt. Ltd.,

River View Avenue, Poornankuppam, Pondicherry – 605007

Phone: 0413 2000000, Email: hr@lagoonpondy.com,

GST: 34AAECP0267F1ZP, CIN: U74950PY2006PTC002000

Extract of Settlement register for lands in the Villages of Puducherry Union Territory

(See Rule 8 of the Pondicherry Settlement Rules, 1970)

புதுச்சேரி யூனியன் ஆட்சி பகுதியில் உள்ள கிராமங்களின் நிலவரித்திட்ட பதிவேட்டின் கருக்கம்
(புதுவை நிலவரித்திட்ட விதிகள், 1970-ன் 8-வது விதியை பார்க்கவும்)

Name of Taluk/Sub-Taluk : PONDICHERRY

வட்டத்தில் / துணை வட்டத்தின் பெயர் : பான்டிச்சேரி

Name of the Commune : ARIYANKUPPAM

கொம்பூன் பெயர் : அரியங்குப்பம்

Number and Name of the Revenue Village : 69 - THAVALAKUPPAM

வருவாய் கிராமத்தின் எண்ணும், பெயரும் :

69 - தவலக்குப்பம்

Resurvey Number மறு அளவை எண் (1)	Sub-Division Number உட்பிரிவு எண் (2)	Old Survey Number பழைய அளவை எண் (3)	Government (G) Ryotwari (R) அரசாங்கம் (அ) ரயத்துவாரி (ர) Dry (D) Wat (W) Unassessed புரட்செய் (டி) தர்வெட் (டி) தர்வை Waste(LAW) Poramboke(P) ஏற்பட்ட தரவரி (டீ.ஏ.டி) புறம்போக்கு(புது)	Source of irrigation and பாசன வகுப்பும் (6)	If double crop, rate of Composition இரு முறை பயிரிடும் கனக்குறியீடு (7)	Class and sort of Soil பள்ளியின் வகையும் ரகமும் (8)	Tarvam தரம் (9)	Rate per Hectare பிரதி ஹெக்டேருக்கு தர்வை வீதம் Rs. P. ரூ. பை. (10)	Extent பரப்பளவு Hectare ஹெக்டேர் (11)	Assessment தர்வை Rs. P. ரூ. பை. (12)	Palta No. and Name of the registered holder பட்டா எண்ணும் பதிவு செய்யப் பெற்ற பட்டாதாரர் பெயரும் (13)	Name of the tenant if the registered holder himself is not cultivating the land பட்டாதாரர் தாமே நிலத்தை பயிரிடாவிட்டால் குத்தகைதாரரின் பெயர் (14)	Remarks குறிப்புகள் (15)	
26	1	3C8/1PT 3C8/2PT 315	R	D		8 - 1	4	5.60	00-94-50	5:30	507	1. சின்னம்மாள் தீபெ சின்னசாமி துழைப்பர் SINNAMMAL W/O SINNASWAMY COUNDER 2. திவ்யநாதன் ராஜ்கன் தீபெ அதிபதி அருளாந்தரம் THIVEIANATHAN FRANKAS S/O ATHIPATHI ARULANANTHAM 3. சிவியநாதன் தீபெ அதிபதி அருளாந்தரம் SIVIANATHAN S/O ATHIPATHI ARULANANTHAM 4. விமல் ராஜ் தீபெ நல்லதம்பி (எ) ஆறுமுகம் VIMAL RAJ S/O NALLATHAMBI @ ARUMUGAM 5. சுரேஷ் ராஜ் தீபெ நல்லதம்பி (எ) ஆறுமுகம் SURESH RAJ S/O NALLATHAMBI @ ARUMUGAM 6. அருண் ராஜ் தீபெ நல்லதம்பி (எ) ஆறுமுகம் ARUN RAJ S/O NALLATHAMBI @ ARUMUGAM 7. வசந்தா தீபெ. ஆரோக்கியநாதன் VASANTHA W/O AROKIYANATHAN		

Verified by:

RAMESH M S

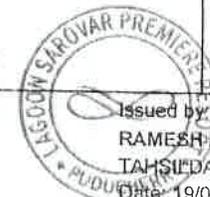
TA-HILDAR

Date: 18/02/2014

Location: PUDUCHERRY UT

Note : This certificate is computer generated and does not require any Stamp or signature in original. The authenticity of this certificate can be verified at <https://puduvaisvai.py.gov.in> using the Security Code : 104-1110-1928-4327
இந்த நிலவரித்திட்ட பதிவேட்டின் கருக்கம் கணினி மூலம் உருவாக்கப்பட்டுள்ளதால் எவ்வித ஸ்டாப் அல்லது கையொப்பம் இல்லாமல் அதன் நம்பத்தன்மையை <https://puduvaisvai.py.gov.in> என்ற இணையதளத்தில் 104-1110-1928-4327 என்ற பாதுகாப்பு

Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Issued by:
RAMESH M S
TAHSILDAR

Date: 19/02/2014

Location: PUDUCHERRY UT

No.10/DSTE/PCZMA/NOC/JE/2009/2923
 GOVERNMENT OF PUDUCHERRY
 DEPARTMENT OF SCIENCE, TECHNOLOGY & ENVIRONMENT
 PONDICHERRY COASTAL ZONE MANAGEMENT AUTHORITY
 III FLOOR, HOUSING BOARD BUILDING, ANNA NAGAR, PUDUCHERRY-5.
 Phone : (0413) 2201256 Fax : (0413) 2203494

* * *

Puducherry, the

To
 The Member Secretary
 Puducherry Planning Authority
 Jawahar Nagar, Puducherry

Sir,

Sub: DSTE - PCZMA - Proposed construction of two storeyed resort building for M/s Puducherry Back Waters Resort Pvt. Ltd. at R.S. No 5 Iyanarkoil Street, Poornankuppam, Revenue Village, Ariyankuppam Commune Panchayat, Puducherry - Views of PCZMA - Reg

Ref: PPA Letter No. 2671/PPA/SB/2/2C08/5388 dt 25 11 2008

* * *

With reference to the above subject, it is informed that this authority does not have any objection for the proposed construction of two storeyed resort building for M/s Puducherry Back Waters Resort Pvt. Ltd. at R.S. No. 5, Iyanarkoil Street, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry as the said land does not fall within Coastal Regulation Zone as per the Pondicherry Coastal Zone Management Plan.

For & on behalf of PCZMA

(G. RAJAMOHAN)
 DIRECTOR/
 MEMBER SECRETARY
 PCZMA

Copy to:

Thiru. R. Jayaprakash,
 M/s. Puducherry Back Water Resort Pvt. Ltd.,
 No. 87, St. Rosario Street, Muthialpet, Puducherry



R. Jayaprakash
 Dr. R. SUGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

No. 3105/PCZMA/CRZ/CLR/SCI/2018/ 8
 GOVERNMENT OF PUDUCHERRY
 DEPARTMENT OF SCIENCE, TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY
 3rd Floor, PHB building, Anna Nagar, Puducherry – 605 005.
 Phone: (0413) 2201256; Telefax: (0413) 2203494

Puducherry, the

To
 The Member Secretary,
 Puducherry Planning Authority,
 Puducherry.

Sir,

Sub: PCZMA – Opinion /Views/NOC sought for by PPA on M/sPuducherry Backwater Resort Pvt, Ltd. at R.S.No. 5pt, Iyyanarkoil Street, Poornankuppam Revenue Village, Ariyankuppam Commune, Puducherry - Reg.

Ref: 1.Your letter No.570/PPA/Z(ACP)/SB/2017/ 4534 dated 03.08.2017.
 2.PCZMA letter No.10/ DSTE/ PCZMA/ NOC/ JE/ 2009/ 294 dated 02.02.2009.

With reference to the above subject, it is informed that the Puducherry Coastal Zone Management Authority has already issued views for M/s Puducherry Back water Resort Pvt Ltd, located at R.S No.5, IyanarKoil street, Poornakuppam Revenue Village, Ariyankuppam Revenue Village, Puducherry vide reference cited (2) cited above. Since this is an old proposal, the earlier view holds good. This is for your kind information.

Yours sincerely,

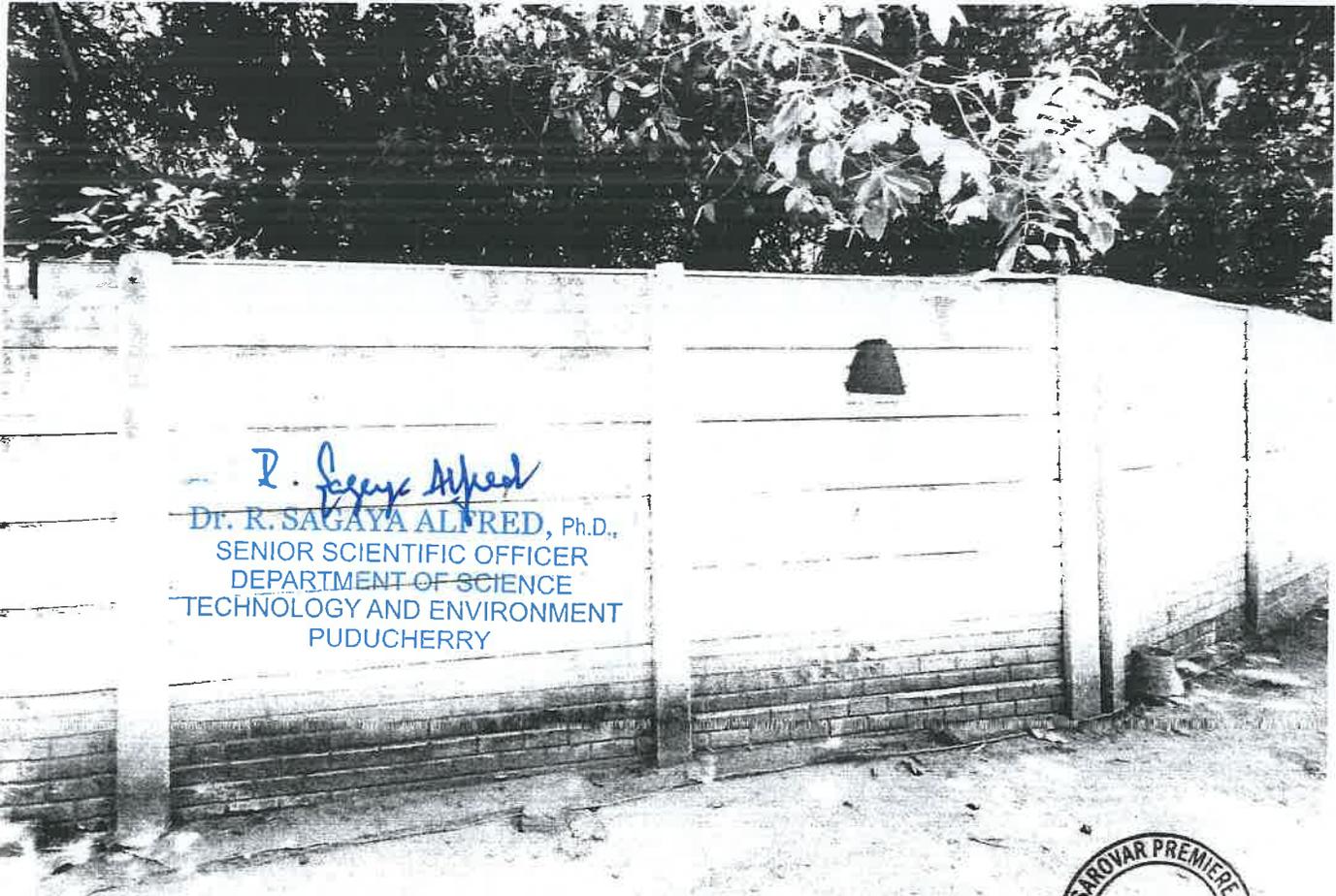
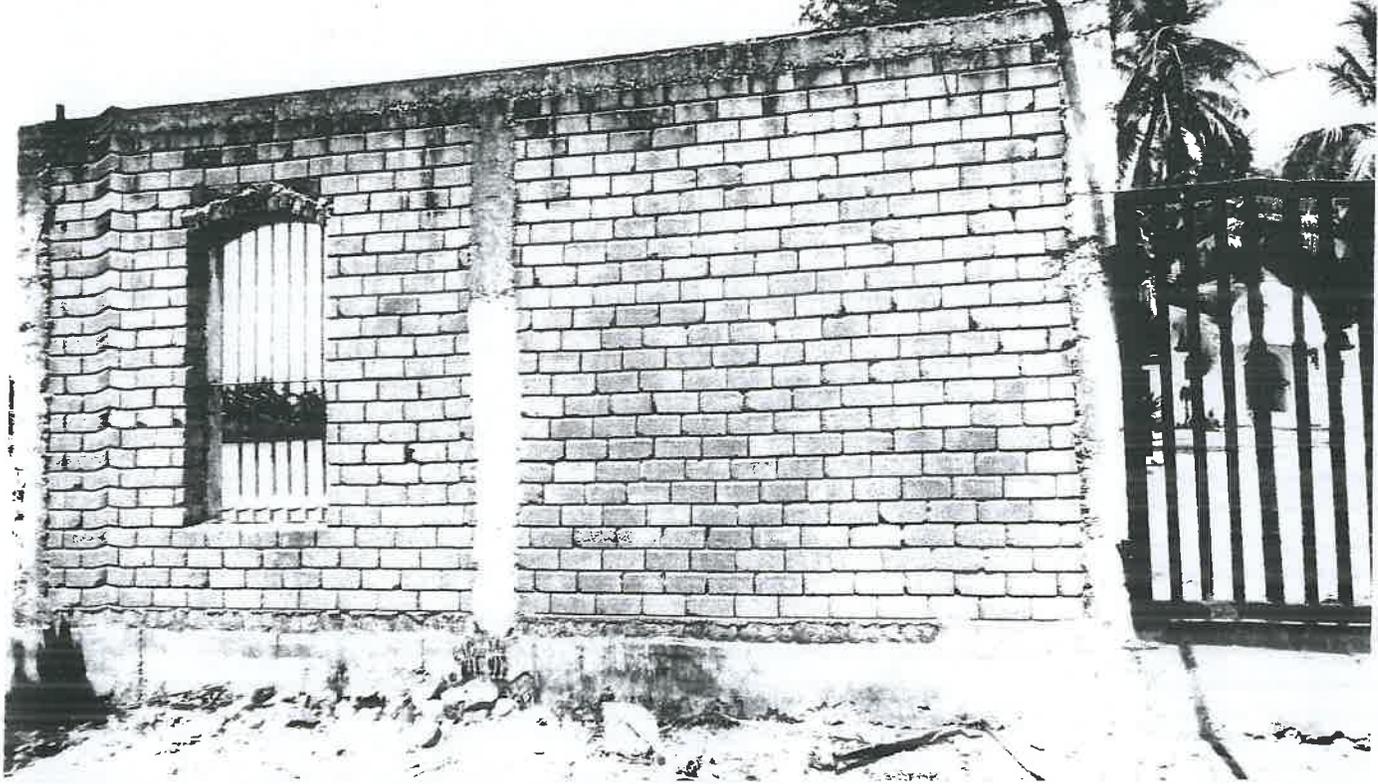
SMITHA.R
 SMITHA.R
 DIRECTOR (DSTE)/
 MEMBER SECRETARY (PCZMA)

Copy to:

1. Thiru. R. Jayaprakash, M/s. Puducherry Back water Resort Pvt. Ltd. No.87, Saint Rozario Street, Muthialpet, Puducherry – 605 003
2. Standing Guard File.



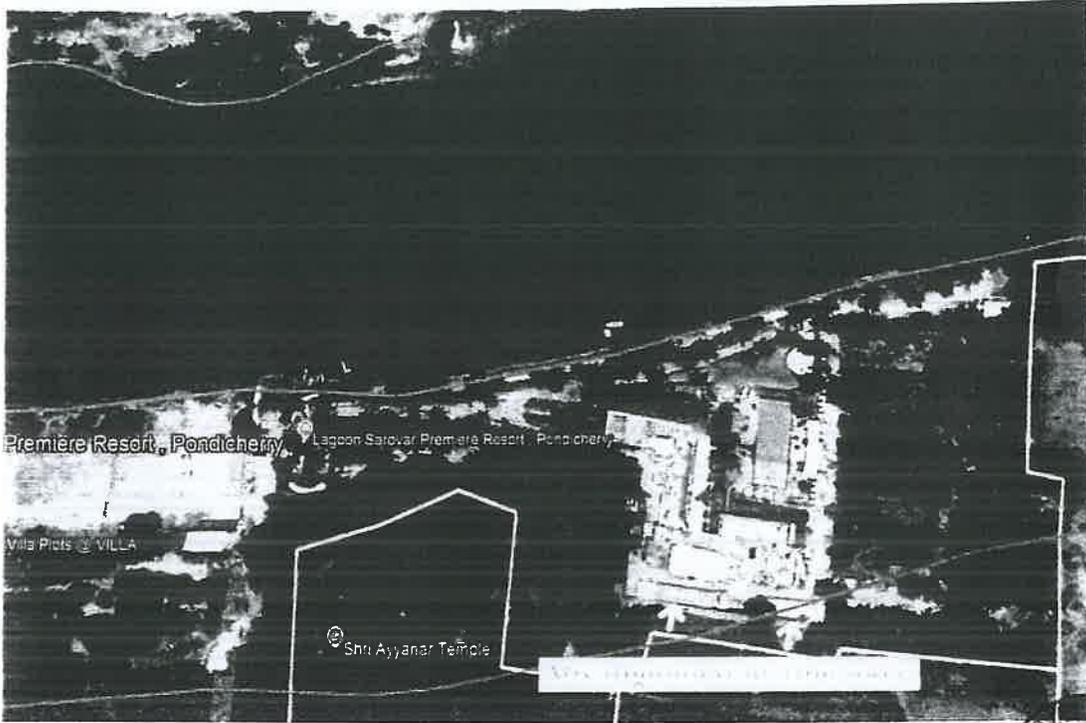
R. Sagaya Alfred
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE



R. Sagaya Alfred
DR. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY



GOOGLE EARTH MAP, 2024

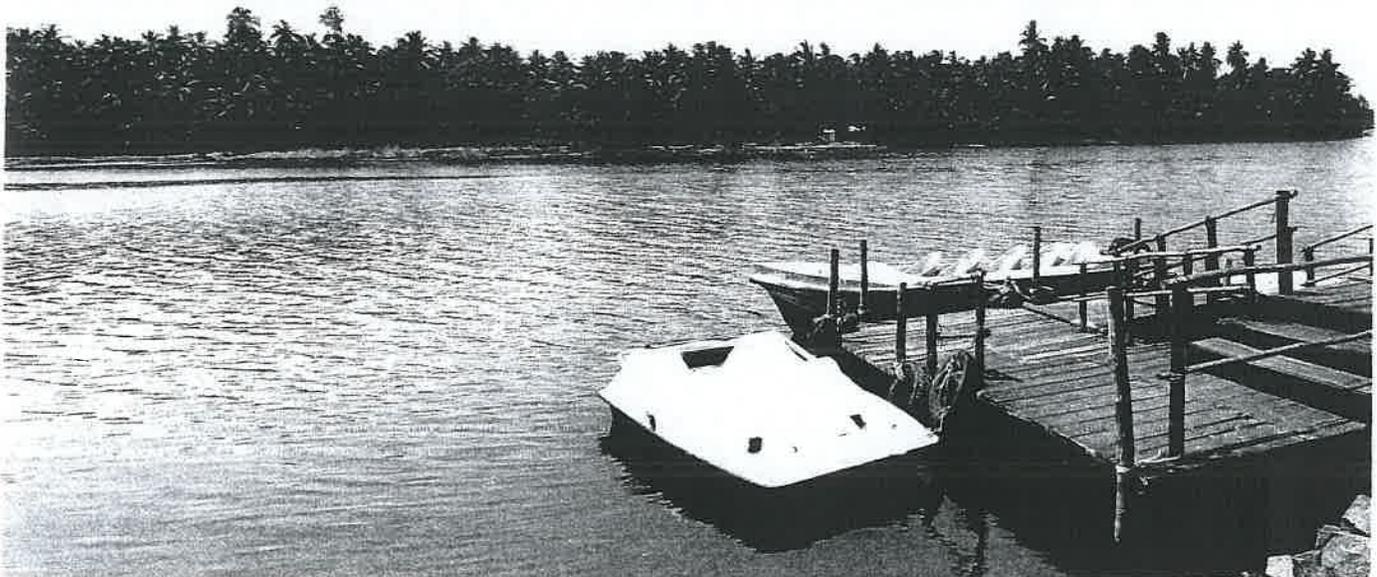


R. Sagaya Alfred
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT

R. Sagaya Alfred
 MEMBER SECRETARY
 PUDUCHERRY COASTAL AND
 MARITIME AUTHORITY



R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY



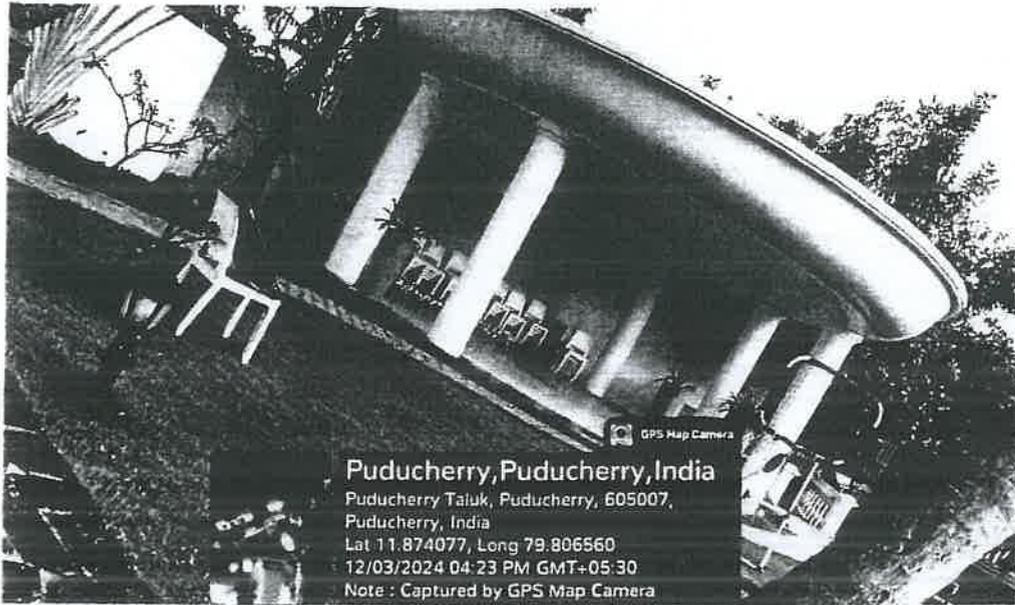


P. Jassy Agreed

DR. P. JASSY ALFRED, Ph.D
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
TECHNOLOGY SECRETARY



7. Construction of a stage near the swimming pool.



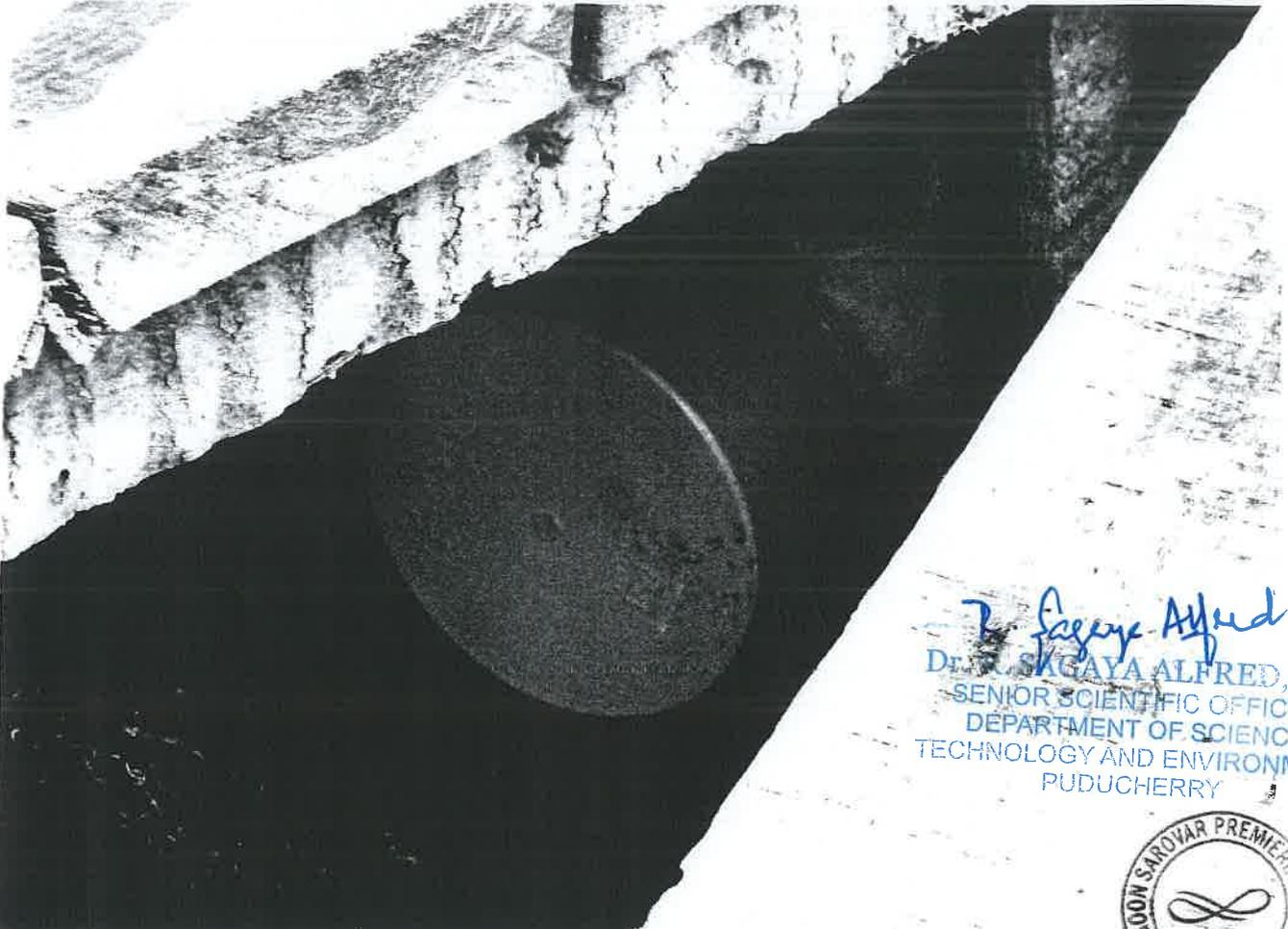
8. Reclamation and landfilling activities



R. Sagaya Alfred
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

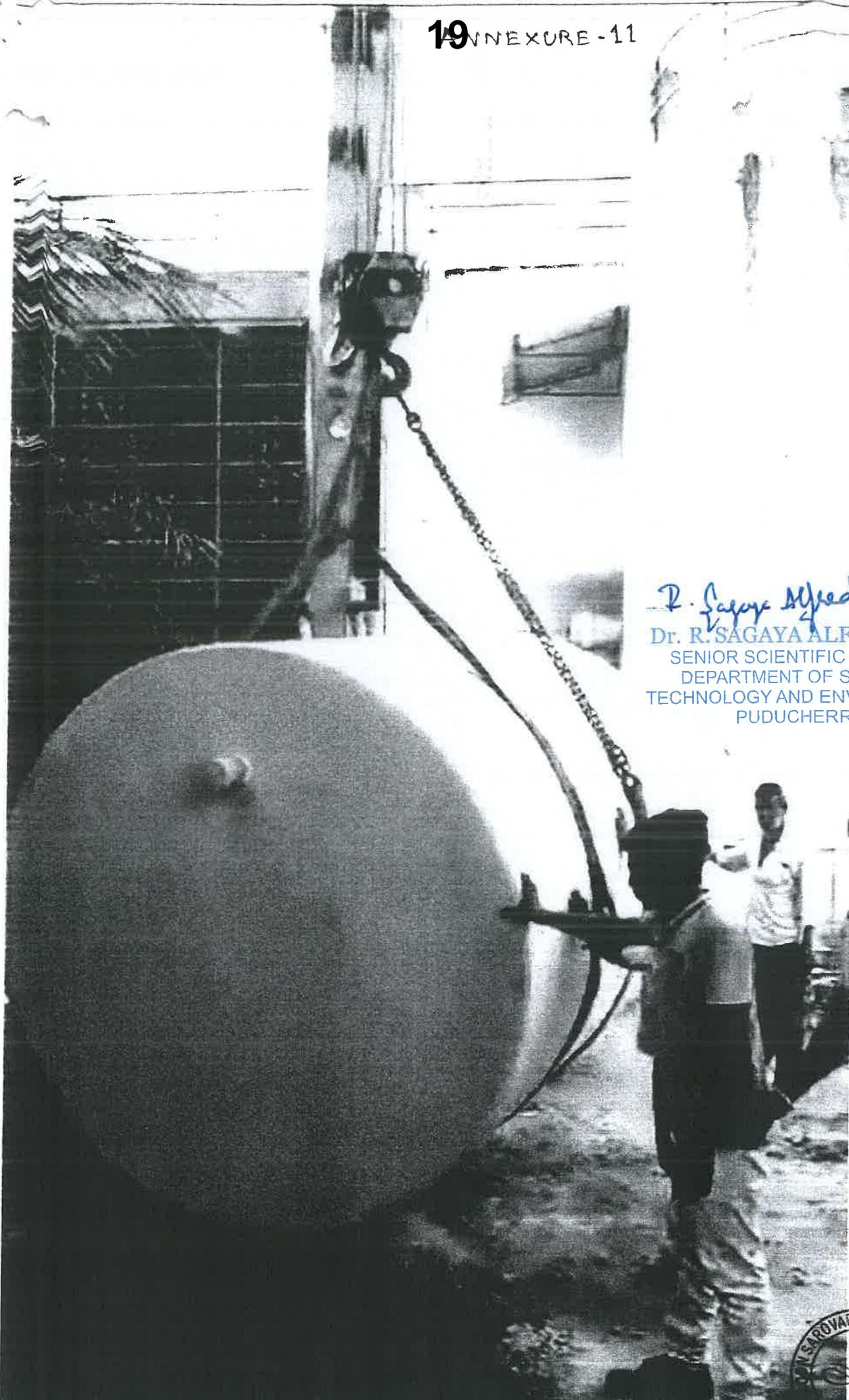
[Handwritten signature]
 MEMBER OF BOARD

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Dr. S. S. S. Alfred
DR. S. S. S. ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY





Dr. Sagaya Alfred

Dr. R. SAGAYA ALFRED, Ph.D.
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY



ANNEXURE - 12



P. Jayaraj Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY



ANNEXURE- 13



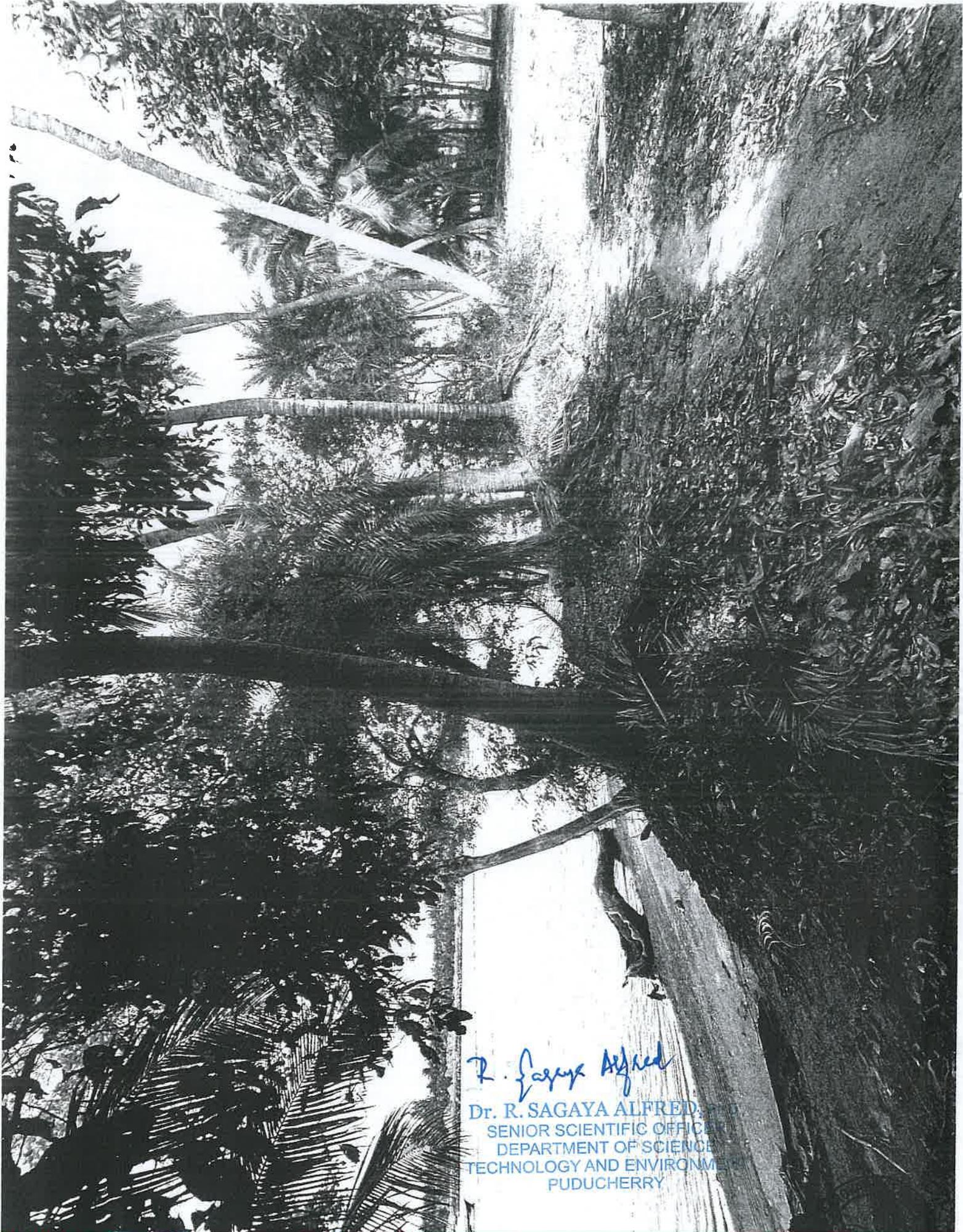
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R. Sagaya Alfred

Dr. R. SAGAYA ALFRED, Ph.D.
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERI

INS



R. Sagaya Alfred

Dr. R. SAGAYA ALFRED, Ph.D.
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY



Joint Inspection with Line Departments held on 12/6/2025. at M/S. Lagoon Sarovar premiere Resort.

R. Sagar Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE



R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY



R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

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GOVERNMENT OF PUDUCHERRY
DEPARTMENT OF SCIENCE, TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY
REGIONAL COASTAL ZONE MANAGEMENT COMMITTEE
3rd Floor, Puducherry Housing Board Building Complex, Anna Nagar,
Puducherry – 605 005.

Annexure VI

Telephone : +91 413 220 1256

Telefax : +91 413 220 3494

No. 3105/RCZMC-PDY/JIC/MS/2025/ 235

Puducherry, the

13 JUN 2025

To

1. The Commissioner,
Ariyankuppam Commune Panchayat,
Puducherry – 605 007.
2. The Director,
Directorate of Survey, Settlement, and Land Records,
II Floor, Revenue Complex, Kamaraj Salai,
Saram, Puducherry - 605013.
3. The Executive Engineer,
Public Works Department, Irrigation Division,
Evache Street, Puducherry - 605 001.
4. The Member Secretary,
Puducherry Planning Authority,
Jawahar Nagar, Boomianpet, Puducherry – 605 009.

Sirs,

Sub: DSTE – RCZMC, Puducherry – Joint Inspection for assessment of CRZ violations by M/s. Lagoon Sarovar Premiere Resort (Earlier M/s. Puducherry Backwater Resort Pvt., Ltd.), Puducherry – Requested for specific observations - Reg.

- Ref: (1) PCZMA – Letter No. 3105/PCZMA/DIR/SCI/2025/208 dated 05.05.2025.
(2) Reply letter dated 16.05.2025 submitted by the unit for PCZMA Letter dated 05.05.2025.
(3) Joint Inspection dated 12.06.2025.

With reference to the subject mentioned above, it is to state that, the Joint Inspection has been carried out as scheduled vide reference (3) cited above.

Based on the field inspection conducted on 12.06.2025, the members shall provide their observations specific to the subject of Joint Inspection, apart from the following specific information required for complete assessment of the facts.

- (a) The boundaries of the land corresponding to R.S. Nos. 4, 5, 6, and 26 shall be accurately surveyed and the ownership of the land by the Department, accompanied by a detailed map or layout shall be delineated. (Action - Directorate of Survey, Settlement, and Land Records, Puducherry).

R. Jagaya Alfred
Dr. R. JAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

45
28
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(b) Verify and provide a comprehensive clarification regarding both authorized and unauthorized constructions within R.S. No. 6, 26 i.e., Car shed, the Two Storeyed Guest House building and the Administrative building, Stage Near near Swimming Pool and STP block in R.S. No.5. (Action- Puducherry Planning Authority, Puducherry)

(c) Examine and confirm the nature and function of the existing four pipelines laid to be stormwater drains discharging into the adjacent river. (Action- Irrigation Division, PWD, Puducherry).

In view of the above, it is requested that the concerned departments furnish the Action Taken Report along with all relevant details on or before 17.06.2025 for further process.

Yours sincerely,

(POOGAJENDY. C)
MEMBER SECRETARY
RCZMC, PUDUCHERRY.

O/c

Copy submitted to:

1. The District Collector – Cum - Chairman,
Regional Coastal Zone Management Committee,
Puducherry.
2. The Deputy Collector(Revenue) North
Puducherry.
3. The Chief Engineer,
Public Works Department,
34, Lal Bahadur Sasthri Street,
Puducherry - 605001.

For kind information please.

Copy to :

1. Thiru. P. Balamurugan, Revenue Inspector, Ariyankuppam Commune Panchayat, Puducherry
2. Thiru. J. Sagayaraj, Assiatant Director of Survey, Directorate of Survey, Settlement and Land Records, Puducherry.
3. Thiru. V. Ravi, Town Planning Asistant, Puducherry Planning Authority, Puducherry.
4. Thiru. E. N Sreenath, JE, ISD III, PWD – Irrigation, Puducherry.
5. Standing Guard File.

Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

S. Badarinarayan
13/6/25
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GOVERNMENT OF PUDUCHERRY
DEPARTMENT OF SCIENCE, TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY
REGIONAL COASTAL ZONE MANAGEMENT COMMITTEE
3rd Floor, Puducherry Housing Board Building Complex, Anna Nagar,
Puducherry – 605 005.

Telephone : +91 413 220 1256

Telefax : +91 413 220 3494

No. 3105/RCZMC-PDY/JIC/MS/2025/ 265

Puducherry, the 9 JUL 2025

To

✓ The Member Secretary
 Puducherry Coastal Zone Management Authority,
 Puducherry – 605 005.



Sirs,

Sub: DSTE – RCZMC, Puducherry – Joint Inspection proposed to be carried out by the PCZMA and the RCZMC, Puducherry for assessment of CRZ violations by M/s. Lagoon Sarovar Premiere Resort (Earlier M/s. Puducherry Backwater Resort Pvt., Ltd.), Puducherry – Factual Report submitted - Reg.

Ref: PCZMA – Letter No. 3105/PCZMA/DIR/SCI/2025/208 dated 05.05.2025.

With reference to the subject mentioned above, the factual report of the assessment of CRZ violations by M/s. Lagoon Sarovar Premiere Resort (Earlier M/s. Puducherry Backwater Resort Pvt., Ltd.), Puducherry, is enclosed for kind perusal please.

Yours sincerely,

(Signature)
 (POOGAJENDY. C)
 MEMBER SECRETARY
 RCZMC, PUDUCHERRY.

✓ Enclosure : As above.

Copy submitted to:

The District Collector – Cum - Chairman,
 Regional Coastal Zone Management Committee,
 Puducherry.

Copy to :
 Standing Guard File.

(Signature)
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

**FACTUAL REPORT OF THE JOINT INSPECTION CONDUCTED AT
M/s. LAGOON SAROVAR PREMIERE RESORT ON 12.06.2025, AT, 10.00 AM, IN
THE MATTER OF OA NO. 271/2024, BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL (SOUTHERN ZONE)**

1. **Name of the Industrial unit** : M/s. Lagoon Sarovar Premiere Resort
2. **Location of the unit** : Iyanar Koil Street, Pooranankuppam Village,
Puducherry.
3. **Date of Inspection** : 12.06.2025, 10.00 AM to 01.00 PM
4. **Background / Purpose of the Inspection :**

In the matter of OA. No. 271/2024 (**Annexure 1**) before the Hon'ble National Green Tribunal (Southern Zone), M/s. Lagoon Sarovar Premiere Resort was called for a personal hearing on 05.05.2025 (**Annexure 2**). Based on the personal hearing, the Director – DSTE – Cum - Member Secretary - PCZMA has directed that, the officials of the PCZMA and the RCZMC shall jointly verify the unauthorised constructions / activities not agreed by the project proponent and shall submit the factual status to this Authority.

Accordingly, with due permission of the District Collector – Cum - Chairman – RCZMC, Puducherry, the Ariyankuppam Commune Panchayat, Directorate of Survey, Settlement and Land Records, PWD – Irrigation Division and the PPA have also been invited for a Joint Inspection and for furnishing comments in their angle (**Annexure 3**). The Joint Inspection was conducted on 12.06.2025, from 10 AM to 01.00 PM, at M/s. Lagoon Sarovar Premiere Resort, Pooranankuppam, Puducherry.

5. **List of Officials participated in the Joint Inspection:**

S. No.	Name, Designation of the Inspecting Official	Department of the Inspecting Official
1	Dr. R. Sagaya Alfred, Senior Scientific Officer, DSTE, Puducherry.	Puducherry Coastal Zone Management Authority, Puducherry.
2	Thiru. Vipin Babu, Scientist, PPCC, Puducherry.	


Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNICAL COMMAND ENVIRONMENT

3	Thiru. E. N. Sreenath, JE-ISD III	PWD – Irrigation Division, Puducherry.
4	Thiru. P. Balamurugan, Revenue Inspector.	Ariyankuppam Commune Panchayat, Ariyankuppam, Puducherry.
5	Thiru. J. Sagayaraj, Assistant Director – Survey.	Directorate of Survey, Settlement and Land Records, Puducherry.
6	Thiru. V. Ravi, Town Planning Assistant.	Puducherry Planning Authority, Puducherry.
7	Thiru. Poogajendy. C, Junior Engineer, DSTE / MS – RCZMC, Puducherry.	Regional Coastal Zone Management Committee, Puducherry.
8	Thiru. Jayakumar, Consultant, PCZMA.	Puducherry Coastal Zone Management Authority, Puducherry.

6. Observations during the Inspection :

- (a) Clear demarcation of the lands cannot be opined without surveying of the lands.
- (b) The land of R.S. No. 26 reportedly not belonging to the project proponent, were found to contain a two storeyed building with permanent structures for the resort workers. The same shall be verified for the records before commenting. **(Annexure 4).**
- (c) Beautification activities at the entrance have been constructed without approval of PPA and the Project Proponent have agreed to remove the same.
- (d) Pavement Block pathway was reportedly laid in the R.S. No. 5, which belongs to the proposal. Survey of the land is required for the same to be verified.
- (e) Reclamation and landfilling activities at R.S. No. 24/12A and R.S. No. 24/12B near Chunnambar River was found to be removed and the area were restored.
- (f) Wooden and Floating Jetty was observed to be constructed on the Northern Side of the Resort at the River bank for boating. A Pipeline was observed to be closed, under the Jetty, which was meant for Rain water drain and its was also noted to be from the land bearing R.S. No. 12, which was found to be low lying. No Discharge was observed from the pipeline.

Dr. R. SAGAYA ALFRED
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT

- (g) An STP based on the underground anaerobic digester principle was provided for the treatment of Sewage generated and treated water is used for gardening.
- (h) PCZMA has issued NOC for construction of two storeyed Resort Building vide No. 10/DSTE/PCZMA/NOC/JE/2009/2948 dated 02.02.2009 and No. 3105/PCZMA/CRZ/CLR/SCI/2018/8 dated 11.04.2018.
- (i) PPA has issued Building permission for construction of Two Storeyed Hotel Block, Single Storeyed Administrative Block, Single Storeyed Electrical / Genset Room Block, Single Storeyed Security Room and Single Storeyed Change Room, vide No. PPA/625/570/Z(ACP/SB)/2017-18 dated 03.05.2018.
- (j) Other modification of Main Building and Administrative Building, Stage near Swimming Pool (Gazebo), light roof shed for STP and 2 Nos. of sloped roof store rooms on the south west of the land were not approved by PPA.
- (k) 7 Nos. of Gazebos are approved by the PPA in its Building Plan Approval in 2011, wherein only one was completed.

7. Additional information and comments sought for from the following departments and reports obtained : (Minutes enclosed as Annexure 5)

- (a) **Directorate of Survey, Settlement, and Land Records, Puducherry** : The boundaries of the land corresponding to R.S. Nos. 4, 5, 6, and 26 shall be accurately surveyed and the ownership of the land by the Department, accompanied by a detailed map or layout shall be delineated.

It was opined by the Survey Department that, the compounded premises of the Resort is located at, R.S. No. 4/2 Pt, 4/3 Pt., 5, 5 Pt, 6 Pt, 11/1 Pt., wherein, R.S. No. 4/2 Pt., is mentioned in the report as GP Land, 4/3 Pt., as Private Patta Land, 6 Pt., as GP – Cart Track and 11/1 Pt., is Temple Land, which were found be encroachment. (Letter and Sketch enclosed as Annexure 6)

- (b) **Irrigation Division, PWD, Puducherry** : Examine and confirm the nature and function of the existing four pipelines laid to be stormwater drains discharging into the adjacent river.

R. Sagaya Alfred
DR. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT

It was opined by the PWD Irrigation Division that, out of 4 Nos. of Rain water overflow Pipe lines only one No. could be identified at the disposal point near the wooden jetty in a sealed condition and the other pipelines were not visible during the inspection. (Letter and Sketch enclosed as Annexure 8)

- (c) **Puducherry Planning Authority, Puducherry** : Verify and provide a comprehensive clarification regarding both authorized and unauthorized constructions within R.S. No. 6, 26 i.e., Car shed, the Two Storeyed Guest House building and the Administrative building, Stage Near near Swimming Pool and STP block in R.S. No.5.

It was opined by the PPA that, PPA has issued Building permission for construction of Two Storeyed Hotel Block, Single Storeyed Administrative Block, Single Storeyed Electrical / Genset Room Block, Single Storeyed Security Room and Single Storeyed Change Room, vide No. PPA/625/570/Z(ACP/SB)/2017-18 dated 03.05.2018. Other modification of Main Building and Administrative Building, Stage near Swimming Pool (Gazebo), light roof shed for STP and 2 Nos. of sloped roof store rooms on the south west of the land were not approved by PPA. (Letter and Sketch enclosed as Annexure 7)

Yours sincerely,



(POOGAJENDY. C)
MEMBER SECRETARY
RCZMC, PUDUCHERRY.


Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Item No.14:-

BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI

[Through Physical Hearing (Hybrid Option)]

Original Application No.271 of 2024 (SZ)

IN THE MATTER OF:

S. Kanthan, Puducherry.

...Applicant(s)

And

Puducherry CZMA and Ors.

...Respondent(s)

Date of hearing: 01.05.2025.

CORAM:

HON'BLE Smt. JUSTICE PUSHPA SATHYANARAYANA, JUDICIAL MEMBER

HON'BLE Dr. SATYAGOPAL KORLAPATI, EXPERT MEMBER

For Applicant(s): Mr. A. Yogeshwaran.

For Respondent(s): Ms. Dhanya Deekshitha for Mr. Ramaswamy
Meyyappan for R1 to R3.
Mr. Rajnish Pathiyil for R4.

R. Sagar Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

ORDER

1. Today Lagoon Sarovar Premiere Resort-4th respondent is being represented by one Mr. Rajnish Pathiyil and yet to file their counter.
2. In the meanwhile, there is personal hearing by Puducherry Pollution Control Committee for the 4th respondent on 05.05.2025 for reporting certain compliances.
3. The Learned Counsel also states that in case of non-compliance, they would take coercive action.
4. The 4th respondent is directed to file their response on or before 20.06.2025 and the matter may be listed for final hearing on 11.07.2025.
5. Post the matter on 11.07.2025 for final hearing.

Smt. Justice Pushpa Sathyanarayana, JM

Dr. Satyagopal Korlapati, EM

O.A. No.271 of 2024 (SZ)
1st May, 2025. AM.


DR. R. GAJANYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

GOVERNMENT OF PUDUCHERRY
DEPARTMENT OF SCIENCE, TECHNOLOGY & ENVIRONMENT
PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY

No. 3105/PCZMA/DIR/SCI/2025/ 208 Puducherry, the **15 MAY 2025**

**PROCEEDINGS ON THE PERSONAL HEARING CONDUCTED BY THE
SPECIAL SECRETARY (S,T&E)-cum-DIRECTOR (DSTE) /
MEMBER SECRETARY (PCZMA) ON 05.05.2025 @ 4.00 PM
IN RESPECT OF NON-COMPLIANCE OF THE DIRECTION ISSUED**

The personal hearing w.r.t. non-compliance of the Direction issued on 10.01.2025 by the Puducherry Coastal Zone Management Authority (PCZMA) in OA No 271/2024 before the Hon'ble National Green Tribunal (Southern Zone), regarding unauthorized constructions and encroachment of bank in the Chunnambar river in CRZ - III No Development Zone (NDZ) by M/s. Lagoon Sarovar Premiere Resort (Earlier M/s. Puducherry Backwater Resort Pvt. Ltd.) located at R.S. No. 5pt, Iyyanar Koli Street, Poornankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry was held on 05.05.2025 as scheduled.

Thiru. R. Jayaprakash, Managing Director representing M/s. Lagoon Sarovar Premiere Resort and Officials dealing with the subject were present.

PCZMA direction dated 10.01.2025 under Section (5) of the Environment (Protection) Act, 1986 w.r.t. to unauthorized structures / activities during the inspections carried out by the PCZMA official on 25.11.2024 and 03.12.2024 and direction for compliance were enumerated

The reply furnished by the project proponent of M/s. Lagoon Sarovar Premiere Resort for the unauthorized structures / activities carried out at the time of personal hearing for the directions of PCZMA are as follows:

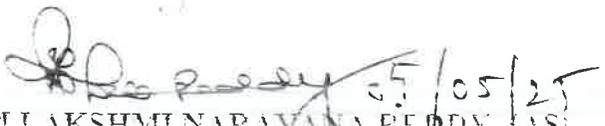
Sl. No.	Observation of PCZMA dated 10.01.2025	Reply furnished by the Project Proponent during Personal Hearing
1.	Concrete structures were constructed in part of R.S. No. 5, 6 & 26 which falls under CRZ - III (NDZ).	Did not agree and informed that R.S. No. 6 is road & R.S. No. 26 does not belong to the project proponent.
2.	Constructed two-storey building for resort workers on the western side of the resort.	Did not agree and informed that R.S. No. 26 wherein the workers of the resort are staying does not belong to the project proponent.
3.	Beautification and construction of permanent structures including compound wall at the entrance.	Agreed that beautification was carried out. Did not agree for the construction of compound wall since, it was constructed during 2011.
4.	Pavement block road was laid along the river bank.	Did not agree and informed that there is a discrepancy in the assessment and the pavement block was laid in his own R.S. No. 5 and not in the river bund.

R. Jayaprakash
Dr. R. SAGAYA ALURED, Ph.D.,
SENIOR SCIENTIFIC OFFICER

5.	Constructed a wooden jetty.	Agreed.
6.	Modifications to the Administrative Block.	Agreed that modifications was carried out in the, administrative block.
7.	Constructed a stage near the swimming pool.	Agreed.
8.	Installed 4 Nos. of rainwater overflow pipelines leading into the river.	Agreed.
9.	Constructed a Sewage Treatment Plant (STP) with a capacity of 15 MLD.	Agreed and informed that he had applied to FPCC for consents.
10.	Dumping of soil and stones for beautification purposes.	Did not agree.
11.	Reclamation and landfilling activities at P.S. No. 24/12A and R.S. No. 24/12B near the Chunnambar river bank.	Did not agree.

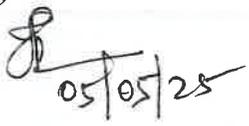
After due hearing in person from the project proponent, the Authority directed as follows:

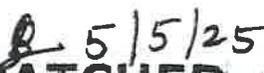
1. The project proponent shall remove the unauthorized constructions / activities agreed before the personal hearing and submit compliance report with proper justifications, relevant documents and photographs attached on or before 15.05.2025 to this Authority.
2. The Officials of the Puducherry Coastal Zone Management Authority (PCZMA) and the Regional Coastal Zone Management Committee (RCZMC) shall jointly verify the unauthorized constructions / activities not agreed by the project proponent and submit the factual status to this Authority on or before 20.05.2025.


 (Dr. YASAM LAKSHMI NARAYANA REDDY, IAS)
 SPECIAL SECRETARY (S,T&E)-cum-DIRECTOR (DSTE) /
 MEMBER SECRETARY (PCZMA)

To
 Thiru. R. Jayaprakash, Managing Director
 M/s. Lagoon Sarovar Premiere Resort
 R.S. No. 5pt, Iyyanar Koil Street
 Poornankuppam Revenue Village
 Ariyankuppam Commune Panchayat
 Puducherry – 605 007.

Copy to:
 The District Collector-cum-Chairman
 Regional Coastal Zone Management Committee
 Puducherry.


 05/05/25
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY


DESPATCHED

GOVERNMENT OF PUDUCHERRY
DEPARTMENT OF SCIENCE, TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY COASTAL ZONE MANAGEMENT AUTHORITY
REGIONAL COASTAL ZONE MANAGEMENT COMMITTEE
3rd Floor, Puducherry Housing Board Building Complex, Anna Nagar,
Puducherry – 605 005.

Telephone : +91 413 220 1256
 Telefax : +91 413 220 3494

No. 3105/RCZMC-PDY/JIC/MS/2025/ 233

Puducherry, the 9 JUN 2025

To

1. The Commissioner,
Ariyankuppam Commune Panchayat,
Puducherry – 605 007.
2. The Director,
Directorate of Survey, Settlement, and Land Records,
II Floor, Revenue Complex, Kamaraj Salai,
Saram, Puducherry - 605013.
3. The Executive Engineer,
Public Works Department, Irrigation Division,
Evache Street, Puducherry - 605 001.
4. The Member Secretary,
Puducherry Planning Authority,
Jawahar Nagar, Boomianpet,
Puducherry – 605 009.

R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Sirs,

Sub: DSTE – RCZMC, Puducherry – Joint Inspection proposed to be carried out by the PCZMA and the RCZMC, Puducherry for assessment of CRZ violations by M/s. Lagoon Sarovar Premiere Resort (Earlier M/s. Puducherry Backwater Resort Pvt., Ltd.), Puducherry – Requested for presence - Reg.

Ref: PCZMA – Letter No. 3105/PCZMA/DIR/SCI/2025/208 dated 05.05.2025.

With reference to the subject mentioned above, it is proposed that M/s. Lagoon Sarovar Premiere Resort (Earlier M/s. Puducherry Backwater Resort Pvt., Ltd.), located at R.S. No. 5 Pt., Iyanar Koil Street, Pooranankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, by the PCZMA and the RCZMC, Puducherry, on 12.06.2025, 10.00 AM, to verify the unauthorised constructions / activities not agreed by the project proponent,

in the personal hearing conducted by the PCZMA with the Project proponent on 05.05.2025 and to submit the factual report to PCZMA, as directed vide reference cited above.

In this regard, I'm directed to invite concerned officials / representatives of the above said Departments for the joint inspection proposed on 12.06.2025, 10.00 AM, to verify the facts in your angle and furnish your views for generation of the factual statement, as required by the PCZMA, on the subject matter.

In view of the above, it is hereby requested that, concerned officials / representatives of the above said Departments may be nominated to make it convenient to be present for the Joint Inspection.

The details of the nominated officials may kindly be shared to the undersigned, via email : je3dste.py@gov.in or Mobile No. : +91 99433 86622, as early as possible.

// by Order of the District Collector – Cum – Chairman, RCZMC, Puducherry //

Yours sincerely,

P. Poogajendy
09/06/2025

(POOGAJENDY. C)
MEMBER SECRETARY
RCZMC, PUDUCHERRY.

o/c

✓ Enclosure : PCZMA – Letter No. 3105/PCZMA/DIR/SCI/2025/208 dated 05.05.2025

Copy submitted to:

1. The District Collector – Cum - Chairman,
Regional Coastal Zone Management Committee,
Puducherry.
2. The Chief Engineer,
Public Works Department,
34, Lal Bahadur Sastri Street,
Puducherry - 605001.

S. Babu
9/6/25
DESPATCHED

Copy to :

Standing Guard File.

R. George Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Extract of Settlement register for lands in the Villages of Puducherry Union Territory

(Sixth Rule 8 of the Pondicherry Settlement Rules, 1970)

புதுச்சேரி யூனியன் ஆட்சிபகுதியில் உள்ள கிராமங்களின் நிலவரிக்குறிப்பு பதிவேடு (Sixth Rule 8 of the Pondicherry Settlement Rules, 1970 வ 8-வது விதியை பரீட்சிக்கும்)

Name of Taluk/Sub-Taluk : PONDICHERRY

வட்டத்தின் / துணை வட்டத்தின் பெயர் : பரண்புச்சேரி

Name of the Commune : ARIYANKUPPAM

கிராமத்தின் பெயர் : அரியங்குப்பம்

Number and Name of the Revenue Village : 69 - THAVALAKUPPAM

வருவாய் கிராமத்தின் எண்ணுறவு, பெயரும் :

69 - தவளக்குப்பம்

Resurvey Number மறு அளவை எண் (1)	Sub-Division Number உட்பிரிவு எண் (2)	Old Survey Number பழைய அளவை எண் (3)	Government (G) Ryotwari (R) அரசாங்கம் (ரி) ரயத்வாரி (ர) (4)	Waste(UAW) Porenbokke (P) புள்கேய் (பு) நச்சுக்கேய் (பு) தீர்வை எறிபட்ட தீர்வை (தீ.எ.க) பழம்பேய்க்குப்பு (5)	Source of irrigation and பாசன ஆதாரமும் வகுப்பும் (6)	If double crop, rate of Composition இரு பழையப் பயிரைப் பயன்படுத்தும் பின்னர் (7)	Class and sort of Soil பயிர்மணியின் வகையும் வகையும் (8)	Taluk மாவட்டம் (9)	Rate per Hectare பிரதி ஹெக்டேருக்கு தீர்வை வீதம் Rs. P ரூ. பை. (10)	Extent நீர்வாடி (11)	Assessment தீர்வை (12)	Palta No. and Name of the registered holder பட்டா எண்ணும் பதிவு செய்யப் பெற்ற பட்டாதாரர் பெயரும் (13)	Name of the tenant if the registered holder himself is not cultivating the land பட்டாதாரர் தானே நியமனை பயிரிடாவிட்டால் குத்தகைதாரரின் பெயர் (14)	Remark: குறிப்புக்கள் (15)
26	1	308/1PT 308/2PT 315	R	D			8 - 1		5.60	00-94-50	5:30	507		

Verified by:
RAMESH M S
TAHSILDAR
Date: 18/02/2014
Location: PUDUCHERRY UT

R. Sreeja Affied
DR. R. SREEJA
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Issued by:
RAMESH M S
TAHSILDAR
Date: 19/02/2014
Location: PUDUCHERRY UT

Note : This certificate is computer generated and does not require any Stamp in original. The authenticity of this certificate can be verified at <https://puducherry.gov.in> using the Security Code : 104-1110-1928-4327
இந்த நிலவரித்திட்ட பதிவேட்டின் கருகும் கணினி மூலம் உருவாக்கப்பட்டதாகும். இவ்வாறு உருவாக்கப்பட்ட பதிவேட்டின் உண்மையை உறுதிப்படுத்துவதற்காக <https://puducherry.gov.in> என்ற இணையதளத்தில் 104-1110-1928-4327 என்ற பாதுகாப்பு

69

**MINUTES OF THE JOINT INSPECTION CONDUCTED AT
M/s. LAGOON SAROVAR PREMIERE RESORT ON 12.06.2025, AT, 10.00 AM, IN
THE MATTER OF OA NO. 271/2024, BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL (SOUTHERN ZONE)**

1. Preamble :

In the matter of OA. No. 271/2024 before the Hon'ble National Green Tribunal (Southern Zone), M/s. Lagoon Sarovar Premiere Resort was called for a personal hearing on 05.05.2025. Based on the personal hearing, the Director – DSTE – Cum - Member Secretary - PCZMA has directed that, the officials of the PCZMA and the RCZMC shall jointly verify the unauthorised constructions / activities not agreed by the project proponent and shall submit the factual status to this Authority.

Accordingly, with due permission of the District Collector – Cum - Chairman – RCZMC, Puducherry, the Ariyankuppam Commune Panchayat, Directorate of Survey, Settlement and Land Records, PWD – Irrigation Division and the PPA have also been invited for a Joint Inspection and for furnishing comments in their angle. The Joint Inspection was conducted on 12.06.2025, from 10 AM to 01.00 PM, at M/s. Lagoon Sarovar Premiere Resort, Pooranankuppam, Puducherry.

2. List of Officials participated in the Joint Inspection:

S. No.	Name, Designation of the Inspecting Official	Department of the Inspecting Official
1	Dr. R. Sagaya Alfred, Senior Scientist Officer, DSTE, Puducherry.	Puducherry Coastal Zone Management Authority, Puducherry.
2	Thiru. Vipin Babu, Scientist, PPCC, Puducherry.	
3	Thiru. E. N. Sreenath, JE-ISD III	PWD – Irrigation Division, Puducherry.
4	Thiru. P. Balamurugan, Revenue Inspector.	Ariyankuppam Commune Panchayat, Ariyankuppam, Puducherry.

R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT

5	Thiru. J. Sagayaraj, Assistant Director – Survey.	Directorate of Survey, Settlement and Land Records, Puducherry.
6	Thiru. V. Ravi, Town Planning Assistant.	Puducherry Planning Authority, Puducherry.
7	Thiru. Poogajendy. C, Junior Engineer, DSTE / MS – RCZMC, Puducherry.	Regional Coastal Zone Management Committee, Puducherry.
8	Thiru. Jayakumar, Consultant, PCZMA.	Puducherry Coastal Zone Management Authority, Puducherry.

3. Observations and Discussions :

At the outset, the Senior Scientific Officer, DSTE, explained the scenario and purpose of the joint inspection and discussed the subject with the officials. The project proponent have not agreed the following in the personal hearing conducted by the Puducherry Coastal Zone Management Authority on 05.05.2025, the facts of the same needs to be verified.

S. No.	Observation of PCZMA dated 10.01.2025	Reply furnished by the Project Proponent during Personal Hearing
1	Construction of concrete structures at R.S. No. 5, 6 and 26, which falls under the CRZ – III (NDZ)	The project proponent have communicated that, R. S. No. 6 is road and the R.S. No. 26 does not belong to the proposal.
2	Construction of 2 Storeyed Building for resort workers on the western side of the resort.	The project proponent have communicated that, the R.S. No. 26 does not belong to the project and that, the workers are staying on their own for rent and the ownership of the land is at Annexure
3	Beatification and construction of permanent structures including	The project proponent have agreed that, beautification at the entrance was carried out

R. Sagaya Alfred
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT

	compound wall at the entrance not as per approval plan.	by them and that, the construction of compound wall was carried out before 2011.
4	Pavement Block road was laid along the river bank.	The project proponent have communicated that, the said pavement was constructed entirely within their own land falling under R.S. No. 5. Upon review, there is a discrepancy in the assessment, as the FMB sketch has been incorrectly superimposed, resulting in a misalignment of approximately 10 meters from the southern boundary of their property.
5	Dumping of Soil and stones for beatification purpose	The project proponent has communicated that no soil or stone dumping has occurred within their premises.
6	Reclamation and landfilling activities at R.S. No. 24/12A and R.S. No. 24/12B near Chunnambar River	The project proponent have communicated that the survey Nos. does not belong to the project.

4. Inspection and observations : The team of the inspecting officials inspected the entire site and the following were observed. **(Photographs – Annexure 5)**

- (a) Clear demarcation of the Lands cannot be opined without surveying of the lands.
- (b) The Land of R.S. No. 26 reportedly not belonging to the proposal, were found to contain a 2 storeyed building with permanent structures for the resort workers. The same shall be verified for the records before commenting.
- (c) Beautification activities at the entrance have been constructed without approval of PPA and the Project Proponent have agreed to remove the same.
- (d) Pavement Block road was reportedly laid in the R.S. No. 5, which belongs to the proposal. Survey of the land is required for the same to be verified.

R. Gagay Alfred
Dr. R. GAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 BUDHCHERRY

- (e) Reclamation and landfilling activities at R.S. No. 24/12A and R.S. No. 24/12B near Chunnambar River was found to be removed and the area were restored.
- (f) Wooden and Floating Jetty was observed to be constructed on the Northern Side of the Resort at the River bank for boating. A Pipeline was observed to be closed, under the Jetty, which was meant for Rain water drain and its was also noted to be from the land bearing R.S. No. 12, which was found to be low lying. No Discharge was observed from the pipeline.
- (g) An STP based on the underground anerobic digester principle was provided for the treatment of Sewage generated and treated water is used for gardening.
- (h) PCZMA has issued NOC for construction of two storeyed Resort Building vide No. 10/DSTE/PCZMA/NOC/JE/2009/2948 dated 02.02.2009 and No. 3105/PCZMA/CRZ/CLR/SCI/2018/8 dated 11.04.2018.
- (i) PPA has issued Building permission for construction of Two Storeyed Hotel Block, Single Storeyed Administrative Block, Single Storeyed Electrical / Genset Room Block, Single Storeyed Security Room and Single Storeyed Change Room, vide No. PPA/625/570/Z(ACP/SB)/2017-18 dated 03.05.2018.
- (j) Other modification of Main Building and Administrative Building, Stage near Swimming Pool (Gazebo), light roof shed for STP and 2 Nos. of sloped roof store rooms on the south west of the land were not approved by PPA.
- (k) 7 Nos. of Gazebos are approved by the PPA in its Building Plan Approval in 2011, wherein only one was completed.

5. Conclusion and Recommendation :

Based on the above observations of the officials of the inspection team, it was decided with due deliberation that,

- (a) Directorate of Survey, Settlement, and Land Records, Puducherry shall accurately survey the boundaries of the land corresponding to R.S. Nos. 4, 5, 6, and 26 and shall provide the details of the ownership of the land, accompanied by a detailed map or layout.

R. Sagaya Alfred
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNICAL

- (b) Puducherry Planning Authority, Puducherry shall verify and provide a comprehensive clarification regarding both authorized and unauthorized constructions within R.S. No. 6, 26, *i.e.*, the Car shed, the Two Storeyed Guest House building and the Administrative building, Stage Near Swimming Pool and STP block in R.S. No.5.
- (c) The PWD – Irrigation Division shall examine and confirm any encroachment of the water body being caused by the PP; and also any obstruction to flow of natural course of water the nature and function of the existing four pipelines laid to be storm water drains discharging into the adjacent river.

Accordingly, the Member Secretary, Regional Coastal Zone Management Committee, Puducherry send letters to the above departments for furnishing the required details as specified above.

With greetings to the officials, the joint inspection concluded.

Yours sincerely,



POOGAJENDY. C
MEMBER SECRETARY
RCZMC, PUDUCHERRY


DR. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

46
 Extract of Settlement register for lands in the Villages of Puducherry Union Territory
 (See Rule 8 of the Pondicherry Settlement Rules, 1970)

புதுச்சேரி யூனியன் ஆட்சி பகுதியில் உள்ள கிராமங்களின் நிலவரிக்கிட்ட பட்டியல் (புதுவை நிலவரித்திட்ட விதிகள், 1970-ன் 8-வது விதியை பார்க்கவும்)

Name of Taluk/Sub-Taluk : PONDICHERRY
 வட்டத்தின் / துணை வட்டத்தின் பெயர் : பாண்டிச்சேரி

Name of the Commune : ARIYANKUPPAM
 கொடியின் பெயர் : அரியங்குப்பம்

Number and Name of the Revenue Village : 69 - THAVALAKUPPAM
 வருவாய் கிராமத்தின் எண்ணும், பெயரும் : 69 - தவளக்குப்பம்

Resurvey Number மறு அளவை எண் (1)	Sub-Division Number உட்பிரிவு எண் (2)	Old Survey Number பழைய அளவை எண் (3)	Government (G) Ryotwari (R) அரசாங்கம் (அ) ரயத்திவாரி (ர) Dry (D) Wet (W) Unassessed Waste(UAW) Poramboke(P) புள்தெய (பு) தள்தெய (த) தீர்வை எறியாத நிலம் (தீ.அ.க) புறம்போக்கு(புத)	Source of irrigation and பாசன வகுப்பும் (6)	Il (soil) top, rate of Composition இரு பூர்த்தி பரிசீலனை சாக்கூறுகளின் விகிதம் (7)	Class and sort of Soil மண்ணின் வகையும் சகமும் (8)	Tarum தரம் (9)	Rate per Hectare பிரதி ஹெக்டேருக்கு தீர்வை வீதம் Rs. P. ரூ. பை. (10)	Extent பரப்பளவு செ.மீ. (11)	Assessment தீர்வை ரூ. பை. (12)	Patta No. and Name of the registered holder பட்டா எண்ணும் பதிய செய்த பெற்ற பட்டாதாரர் பெயரும் (13)	Name of the tenant if the registered holder himself is not cultivating the land பட்டாதாரர் தாமே நியத்த பவரிட சவிட்டால் குத்தகதாரரின் பெயர் (14)	Remark: குறிப்புரைகள் (15)	
26	1	308/1PT 308/2PT 315	R	D		8 - 1	4	5.60	00-94-50	5:30	507	1. சின்னம்மாள் வீடு சின்னசாமி நாயுடைய SINNAMMAL W/O SINNASWAMY, COUNDER 2. திவேயநாதன் பரங்கல் திபெ அறிபதி அருளநாதன் THIVEIANATHAN FRANKAS S/O ATHIPATHI ARULANATHAM 3. சிவியநாதன் திபெ அறிபதி அருளநாதன் SIVIANATHAN S/O ATHIPATHI ARULANATHAM 4. விமல் ராஜ் திபெ நல்லதம்பி (எ) ஆறுமுகம் VIMAL RAJ S/O NALLATHAMBI @ ARUMUGAM 5. சூரேஷ் ராஜ் திபெ நல்லதம்பி (எ) ஆறுமுகம் SURESH RAJ S/O NALLATHAMBI @ ARUMUGAM 6. அருண் ராஜ் திபெ நல்லதம்பி (எ) ஆறுமுகம் ARUN RAJ S/O NALLATHAMBI @ ARUMUGAM 7. வசந்தா விபெ. ஆரோக்கியநாதன் VASANTHA W/O AROKIYANATHAN		

Verified by:
 RAMESH M S
 TAHSILDAR
 Date: 18/02/2014
 Location: PUDUCHERRY UT

R. Jayaj Ayed
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

ISSUED BY
 RAMESH M S
 TAHSILDAR
 Date: 19/02/2014
 Location: PUDUCHERRY UT

Note : This certificate is computer generated and does not require any seal or signature in original. The authenticity of the certificate can be verified at <https://puduvaiseval.py.gov.in> using the Security Code : 104-1110-1928-4327
 இந்த நிலவரித்திட்ட பட்டியல்கள் கருக்கம் கமிஷனின் மூலம் உருவாக்கப்பட்டவை. இவற்றின் உண்மையை உறுதிப்படுத்தும் முறைகள் ஏதும் இல்லாததால், இவற்றின் உண்மையை உறுதிப்படுத்தும் முறைகள் இல்லாததால் <https://puduvaiseval.py.gov.in> என்ற இணையத்தளத்தில் 104-1110-1928-4327 என்ற பாதுகாப்பு

47

District : Puducherry

Survey No : 47

Survey No : 5

Taluk : Puducherry [1]

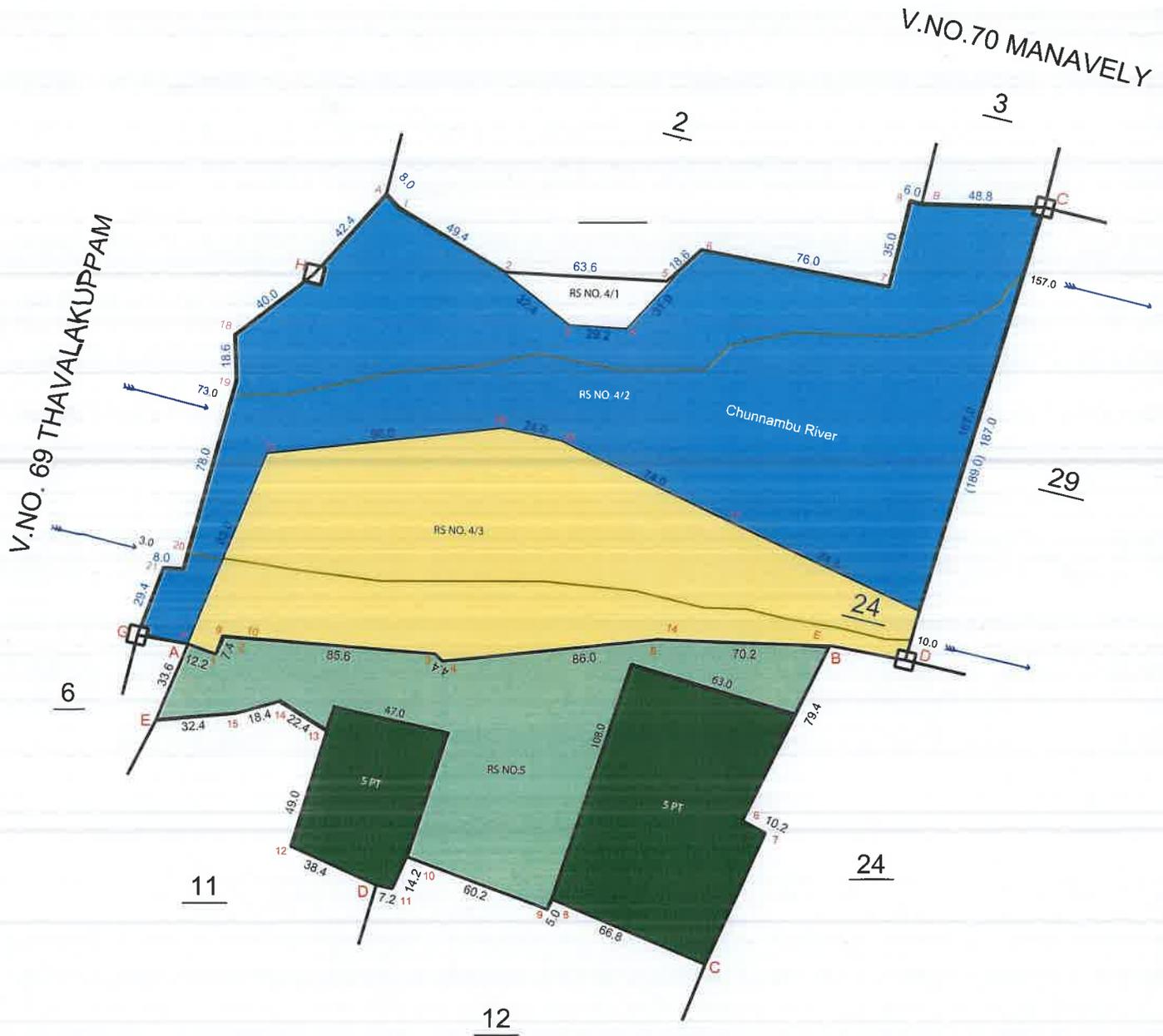
Area : Hect 04 Ares 81.00

Area : Hect 02 Ares 9.00

Village : POORANANKUPPAM [71]

Scale : 1 : 2000

Scale : 1 : 2000



Z. George Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

- RS.NO: 5 Owned by Lagoon Sarovar Premiere Resort (Building Premises)
- RS.NO: 5Pt Owned by Third Party
- RS NO: 4/3 Private Land Owned by Chandrasekaran, Sivasubbaramaniyan & Gunasekaran Previous Owners of RS.NO: 5 (Lagoon resort Premises)
- Chunnambar River



M/s. Logan Sooran Premiere Resort.

48


Government of Puducherry
DEPARTMENT OF REVENUE AND DISASTER MANAGEMENT
Survey & Settlement

[Home](#)

Region : PONDICHERY Land Type : Cultivable Taluk : PONDICHERY Village : POORANANKUPPAM
Patta Number 136

Land Detail(s)

R_S_No	Sub Divisions	Extent	Type
4	1/A	00-02-00	Dry

Owner Detail(s)

Owner Name	Husband / Father's Name
CHINNAPONNU	W/O IRICHAPPAN

[Back](#)

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Home

Region : PONDICHERRY Land Type : Cultivable Taluk : PONDICHERRY Village : POORANANKUPPAM Patta Number 822

Land Detail(s)

R_S_No	Sub_Divisions	Extent	Type
4	1/B	00-04-00	Dry

Owner Detail(s)

Owner Name	Husband / Father's Name
IYAPPAN	S/O SUBRAMANIAN

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Dr. R. SAGAYA ALFRED, Ph.D., SENIOR SCIENTIFIC OFFICER DEPARTMENT OF SCIENCE TECHNOLOGY AND ENVIRONMENT PUDUCHERRY





[Home](#)

Region : PONDICHERRY Land Type : Cultivable Taluk : PONDICHERRY Village : POORANANKUPPAM
Patta Number 505

Land Detail(s)

R_S_No	Sub_Divisions	Extent	Type
4	3	01-81-00	Dry

Owner Detail(s)

Owner Name	Husband / Father's Name
CHANDRASEKARAN	S/O KUPPUSAMY COUNDER
SIVASUBBARAMANIYAN	S/O KUPPUSAMY COUNDER
GUNASEKARAN	S/O KUPPUSAMY COUNDER

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Type here to search Alfred
Dr. R. SAKAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

R.S.No. 4/3

13:30
09-07-2025



[Home](#)

Region : PONDICHERRY Land Type : Cultivable Taluk : PONDICHERRY Village : POORANANKUPPAM
 Patta Number : 705

Land Detail(s)

R_S_No	Sub_Divisions	Extent	Type
5		02-09-00	Dry

Owner Detail(s)

Owner Name	Husband / Father's Name
SIVASUBBARAMANYAN	S/O KUPPUSAMY COUNDER
CHANDRASEKARAN	S/O KUPPUSAMY COUNDER
GUNASEKARAN	S/O KUPPUSAMY COUNDER
M/S. PUDUCHERRY BACKWATER RESORT PVT LTD.	

type here to search
 Dr. R. S. GAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

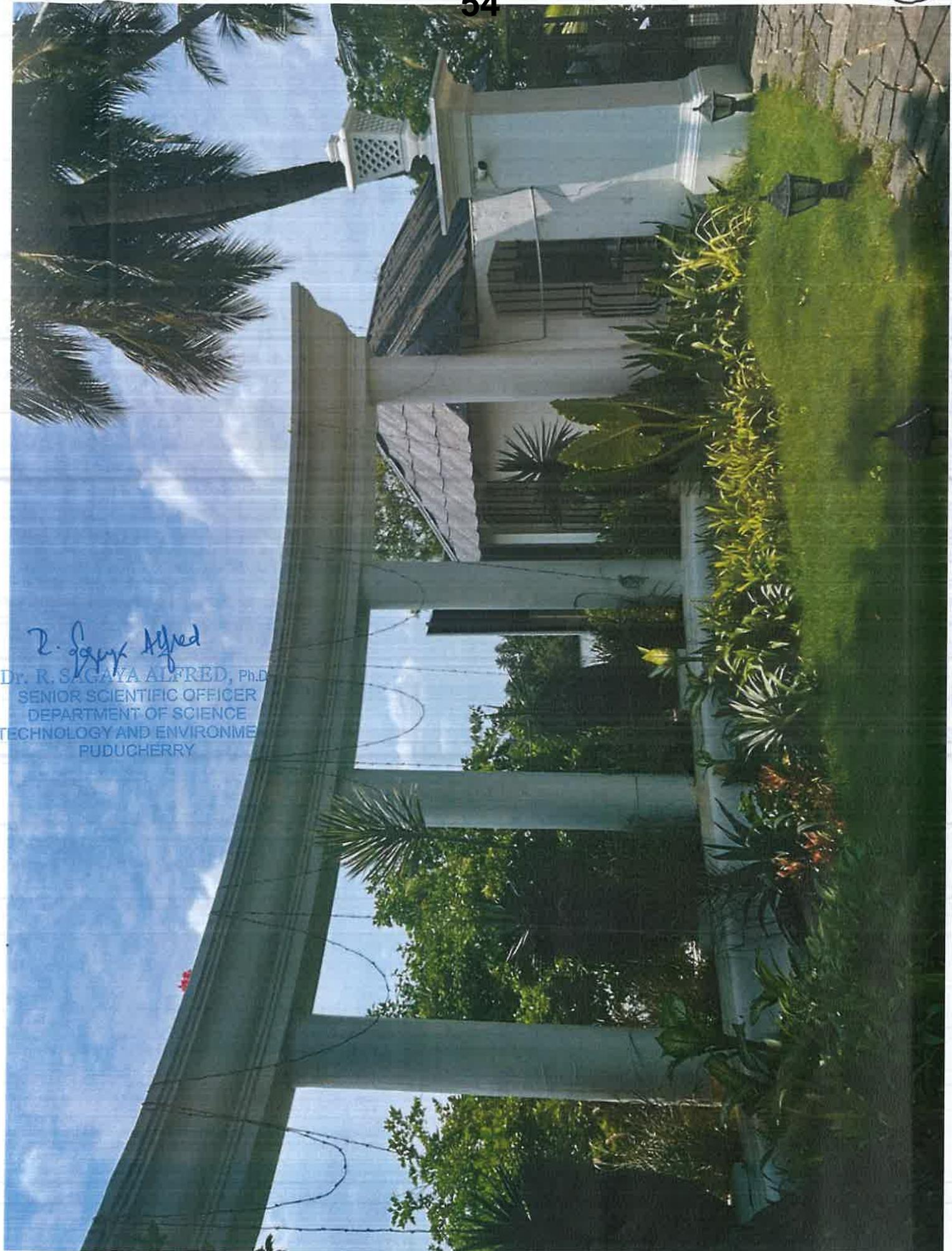
R.S.No. 5/

89



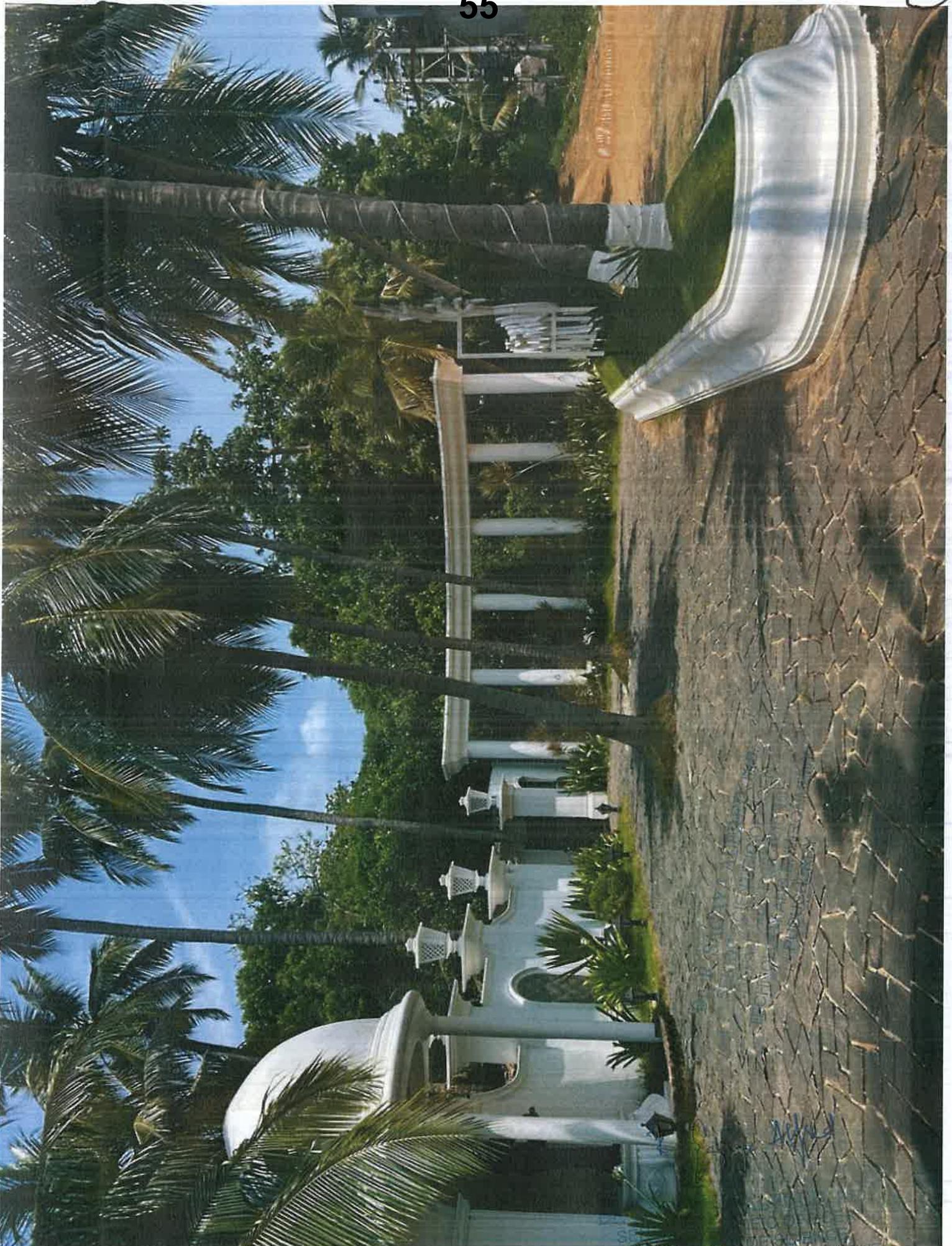
Unauthorized Construction
 .. of
 Two Storeyed Guest
 Building for Resort
 Worker at R.S. No. 26

L. Sangeetha
 Dr. R. SANGEETHA, M.Phil., Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

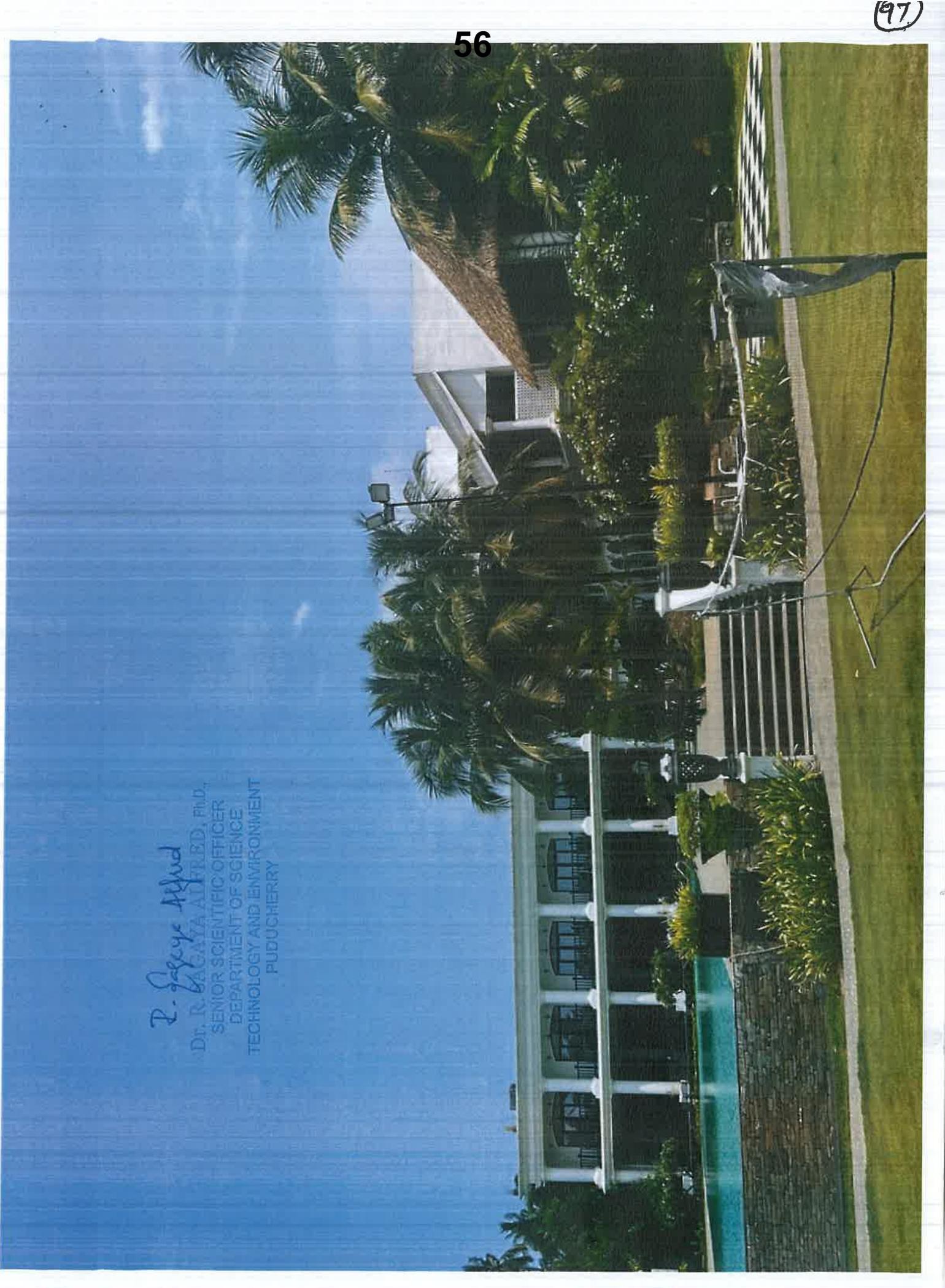


R. Sagaya Alfred

DR. R. SAGAYA ALFRED, Ph.D.
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY



R. Sajeey Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

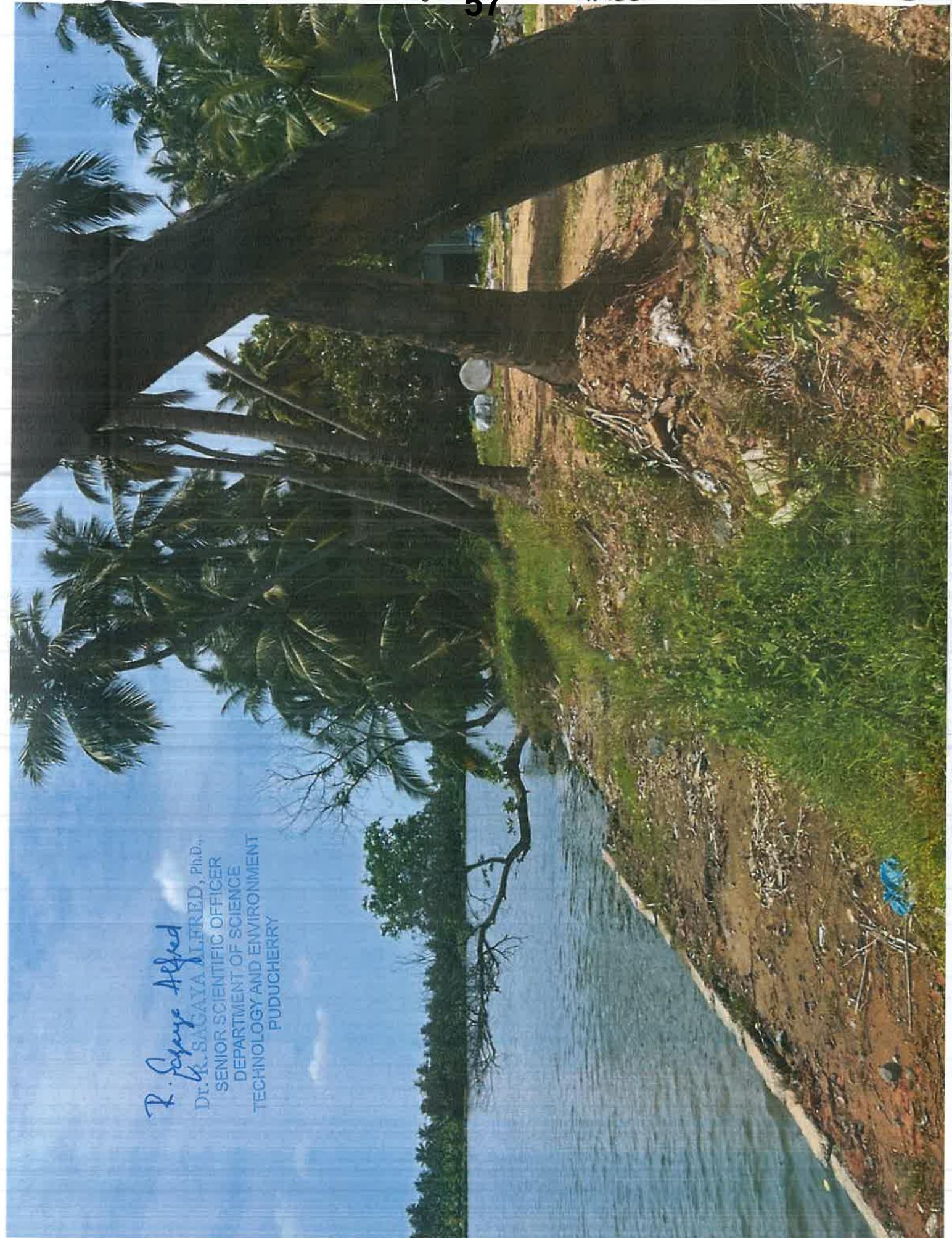


Dumping of Soil & debris - Restored.
Area

57

(99)

R. Jayaraj Alfred
Dr. K. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY





R. Jayaraj Alfred
DR. R. SAGAYA ALFRED, Ph.D.
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Stage near swimming pool - unarranged

103

59



PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR,
PUDUCHERRY.

No: 2671 / PPA / SBI/2/ 2008 / 5398

Dt

24 NOV 2008

To

The MEMBER SECRETARY.,
Puducherry Coastal Management Authority,
Department of Science Technology and Environment,
Puducherry.

Sir,

Sub Puducherry Planning Authority - Proposed construction of two storeyed resort building for M/s Puducherry Back waters resort Pvt. Ltd at R/S No 5 Iyyanarkoil street, Pomankuppam Revenue village, Anyankuppam Commune Panchayat, Puducherry -
Opinion sought for - Reg

-oOo-

A Building plan application has been received from Thiru.R.JayaPrakash, M/s.Puducherry Back Water Resort. Pvt Ltd, seeking approval for the proposed construction of two storeyed resort building for M/s Puducherry Back waters resort Pvt. Ltd, at R/S No 5, Iyyanarkoil street, Pomankuppam Revenue village, Anyankuppam Commune Panchayat, Puducherry and a plan is enclosed herewith. The proposed site is abutting the Chunnambar river on the northern side of the plot.

In this regard you are requested to offer your opinion / views, within a month time. Early reply is solicited to process the case within the statutory time limit. In case, if no reply is received within the stipulated time, it will be presumed that your department do not have any objection to the proposal and the application will be processed for issue of building permit

Yours Faithfully,

(M. KANDAR SELVAN)
MEMBER SECRETARY

o/c *[Signature]*

Encl: one set of Plan

Copy to:

Thiru.R.JayaPrakash,
M/s. Puducherry Back Water Resort. Pvt Ltd,
No 87 Saint Rosano street,
Muthaipet,
Puducherry

[Signature]
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No. 570/PPA/Z(ACP)/SB/2017/ 4536

3 AUG 2017

To

The Member Secretary,
Puducherry Coastal Zone Management Authority,
Department of Science & Technology and Environment,
Puducherry.



Sir,

Sub: Puducherry Planning Authority - Building plan seeking revised approval for construction of Hotel Block-A (two storeyed), Administrative Block-B (single storeyed), Electrical/Genset Room Block-C (single storeyed), Security Room Block-D (single storeyed), Change Room Block-E (single storeyed) for Puducherry Backwater Resort Pvt. Ltd. at R.S.No 5pt, Iyyanarkoil Street, Pocranankuppam, Pooranankuppam Revenue Village, Ariyankuppam Commune, Puducherry - opinion/views/NOC sought for - Reg .

- Ref:** 1. Revised building plan application No., Nil. dt:20.3.2017.
2. Earlier building permit vide no:PPA/574/2671/Z(SB/2)/2008-11 dt:28.03.2011.
3. Earlier clearance issued by PCZMA vide letter No.10/DSTE/PCZMA/NOC/DE/2009/294 dt:02.02.2009.

A building plan application has been received from M/s.Puducherry Backwater Resort Pvt. Ltd. seeking revised approval for construction of Hotel Block-A (two storeyed), Administrative Block-B (single storeyed), Electrical/Genset Room Block-C (single storeyed), Security Room Block-D (single storeyed), Change Room Block-E (single storeyed) for Puducherry Backwater Resort Pvt. Ltd. at R.S.No.5pt, Iyyanarkoil Street, Pooranankuppam, Pooranankuppam Revenue Village, Ariyankuppam Commune, Puducherry.

In this regard, ~~it is~~ requested to offer your opinion / views at the earliest, for processing the case further at this end.

Yours faithfully,

M
4/8/17
7/8

Vidya Nehru
21/8/17
(V.VIDYEA NEHRU)
MEMBER SECRETARY

Encl: One building plan.

Copy to:
Puducherry Backwater Resort Pvt. Ltd.,
87, Saint Rozario Street,
Muthialpet, Puducherry - 605 003.
Mob: 98403 90901.

Sci (PCZMA)
Rw
4/8/17

Dr. R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Date



To
The Member Secretary,
Puducherry Pollution Control Committee
Puducherry.

Sir / Madam,

Sub: PPA - Construction of Hotel Block-A(two storeyed),
Administrative Block-B(single storeyed, Electrical/Genset Room
Block-C(single storeyed, Security Room Block-D(single
storeyed), Change Room Block-E(single storeyed) for
Puducherry Back Water Resort Pvt. Ltd at R.S. No. 5pt, Iyanar
koil Street, Poornankuppam, Poornankuppam, Revenue
Village, Ariyankuppam Commune Panchayat, Puducherry -
Reg.

- Ref: 1. Revised building plan approval vide
No.PPA/625/570/Z(ACP/SB)/2017-18, dated: 03.05.2018.
2. Your letter Vide No. 627/PPCC/CON/ACP/SCI/2021/1087,
dated 24.09.2021.
3. This Authority's deviation notice vide No.
570/PPA/Z(ACP/SB)/2017-24/93, dated: 20.01.2025.

With reference to the subject and letter cited above, it is informed that
M/s. The Managing Director, Puducherry Backwater Resort Pvt. Ltd. has obtained building
permit for construction of Hotel Block-A(two storeyed), Administrative Block-B(single storeyed),
Electrical/Genset Room Block-C(single storeyed), Security Room Block-D(single storeyed),
Change Room Block-E(single storeyed) for Puducherry Back Water Resort Pvt. Ltd at R.S. No.
5pt, Iyanar koil Street, Poornankuppam, Poornankuppam, Revenue Village, Ariyankuppam
Commune Panchayat, Puducherry, vide No.PPA/625/570/Z(ACP/SB)/2017-18, dated:
03.05.2018. It is observed that buildings have been constructed with deviation from the
plan approved by this Authority. In this connection, a deviation notice has been issued by
this Authority vide letter cited under reference 3rd above.

Yours faithfully,


Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY


(V. BHUVANESWARAN)
MEMBER SECRETARY

AREA CALCULATION SUMMARY	
Land area	11134.50 Sq.m
Ground floor area	492.18 Sq.m
First floor area	492.18 Sq.m
Administrative block	67.62 Sq.m
Block 1	45.52 Sq.m
Block 2	22.10 Sq.m
Swimming pool area	240.00 Sq.m
Roof top floor area	50.30 Sq.m
Total Floor area	1039.36 Sq.m

ESTIMATED COST OF WORKS
 1. Civil Works - 10000000
 2. Electrical - 1000000
 3. Mechanical - 1000000
 4. Sanitary - 1000000
 5. Water supply - 1000000
 6. Drainage - 1000000
 7. Road works - 1000000
 8. Landscaping - 1000000
 9. Contingency - 1000000
 10. Professional charges - 1000000
 11. Miscellaneous - 1000000
 12. Total - 15000000



APPROVED FOR CONSTRUCTION

DATE: 10/10/2011

PROJECT: LASSON SANDRA PREMIERE RESORT - AMERICA

SCALE: 1:1000

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

28/10/2011
 The Project Contains
 1. [] 2. [] 3. [] 4. [] 5. [] 6. [] 7. [] 8. [] 9. [] 10. []

10/10/2011
 10/10/2011
 10/10/2011



R. Sagaya Alfred
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

(113)

GOVERNMENT OF PUDUCHERRY
DIRECTORATE OF SURVEY AND LAND RECORDS
PUDUCHERRY

No. 3699/DSLRL/197/ADOS/2025

Date: 09 .07.2025

To

The Member Secretary,
Regional Coastal Zone Management Committee,
3rd Floor, Puducherry Housing Board Building Complex
Anna Nagar,
Puducherry.



Sir,

Sub: DSLR - Furnishing of Survey Report & Demarcation Sketch of
M/s. Lagoon Sarovar Premiere Resort - Pooranankuppam
Rev.Village - R.S.Nos. 4,5 & 6 - Reg

Ref: Your letter No. 3105/RCZMC-PDY/JIC/MS/2025/235, dt.13/06/2025

Adverting to the above, I am to enclose herewith the Survey Report and Demarcation state on ground sketch in respect of M/s. Lagoon Sarovar Premiere Resort building premises which locates in R.S.Nos. 4/2pt, 4/3pt, 5pt, 6pt & 11/1pt of Pooranankuppam Revenue Village. The R.S.Nos. 4/3pt and 5pts are the private patta lands whereas, the R.S.Nos. 6pt is a G.P Cart track, 4/2pt is G.P River and 11/1pt is a Temple land as per the Settlement Records. Further, the ownership lineage based on documents for the patta land of R.S.Nos. 4/3 & 5 from the existing patta are not verified, as the same could not be done without support documents. Therefore, the legal ownership could not be determined.

Yours faithfully,

(C.SENDHIL KUMAR)
DIRECTOR OF SURVEY

Encl: As stated above

Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Ref.Nos. 3699/DSLRL/2025

NO.197/ADOS/D1/2025

With reference to the above, I submit to state that, a letter received from the Member Secretary, Regional Coastal Zone Management Committee, Puducherry with request to the Director, Directorate of Survey and Land Records to demarcate M/s. Lagoon Sarovar Premiere Resort locates in the land of R.S.Nos. 4,5 and 6 at Pooranankuppam Revenue Village and to furnish the demarcation sketch and ownership details of the said lands.

As per the documents, it came to know that M/s. Lagoon Sarovar Premiere Resort (which is formerly called as M/s. Puducherry Backwater Resort Private Ltd.) had owned the land bearing R.S.No.5 at Pooranankuppam Revenue Village by the following documents.

Sl.No.	Doc.No./Year	R.S.Nos.	Extent
1.	Sale Deed No. 6516/2006	5	20 Kuzhies
2.	Sale Deed No. 6517/2006	5	76 Kuzhies
3.	Sale Deed No. 6518/2006	5	84 Kuzhies
4.	Sale Deed No. 6519/2006	5	28 Kuzhies
Total Extent : 02 Kani 08 Kuzhies (Which equals to 01-11-30 HAC)			

As per the existing Settlement records, the R.S.No. 5 of Pooranankuppam Revenue Village reads in the name of the following persons.

Village & R.S.No.	Extent H-A-CA	Patta No.	Name of the Registered Holder
Pooranankuppam R.S.No.5	02-09-00	705	Sivasubbaramaniyan (1) S/o Kuppusamy Counder Chandrasekaran (2) S/o. Kuppusamy Counder Gunasekaran (3) S/o. Kuppusamy Counder M/s. Puducherry Backwater Resort Pvt Ltd.(4)

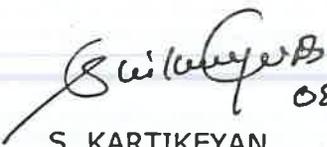
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT

Accordingly, we have proceeded to the above mentioned field and demarcated M/s. Lagoon Sarovar Premiere Resort premises with the FMB and records. On demarcation, it is revealed that as per the state on ground, M/s. Lagoon Sarovar Premiere Resort with the existing buildings and bounded with its compound wall locates in the following R.S.Nos. & with its corresponding extent as per the FMB and records.

R.S.Nos	State on ground Extent		Remarks
	H-A-CA		
5 pt	00-98-18		Private Patta Land
4/3 pt	00-06-57		Private Patta Land
4/2 pt	00-00-36		Govt. Poromboke - River
6 pt	00-00-41		Govt. Poromboke - Cart Track
11/1 pt	00-01-18		Temple Land
Total Extent : 01-06-70 HAC			

The detailed location sketch indicating the location of the M/s. Lagoon Sarovar Premiere Resort premises is marked in the FMB sketch and enclosed for your kind perusal and submitted please.

Note: The ownership lineage based on documents from the existing patta is not verified, as the same could not be done without support documents. Therefore, the legal ownership could not be determined.


08/02/25
S. KARTIKEYAN
(Deputy Surveyor)

ADOS


Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

No.570 / PPA / Z(ACP / SB) / 2025 / 1798
 PUDUCHERRY PLANNING AUTHORITY
 JAWAHAR NAGAR, BOOMIANPET,
 PUDUCHERRY



Date

4 JUL 2025

To
 The Member Secretary,
 Puducherry Pollution Control Committee,
 Puducherry.

Sir,

Sub: PPA - Construction of Hotel Block-A(two storeyed),
 Administrative Block-B(single storeyed, Electrical/Genset Room
 Block-C(single storeyed, Security Room Block-D(single storeyed),
 Change Room Block-E(single storeyed) for Puducherry Back
 Water Resort Pvt. Ltd at R.S. No. 5pt, Iyanar koil Street,
 Poornankuppam, Poornankuppam, Revenue Village,
 Ariyankuppam Commune Panchayat, Puducherry - Reg.

- Ref: 1. Revised building plan approval vide
 No.PPA/625/570/Z(ACP/SB)/2017-18, dated: 03.05.2018.
 2. Your letter Vide No. 627/PPCC/CON/ACP/SCI/2021/1087,
 dated 24.09.2021.
 3. This Authority's deviation notice vide No.
 570/PPA/Z(ACP/SB)/2017-24/93, dated: 20.01.2025.
 4. This Authority's deviation-cum-demolition notice vide No.
 570/PPA/Z(ACP/SB)/2017-24/554, dated 25.02.2025.
 5. Your letter vide No. 3105/RCZMC-PDY/JIC/MS /2025/233,
 dated 09.06.2025 & No. 3105/RCZMC-PDY/JIC/MS
 /2025/235, dated 13.06.2025.

With reference to the subject and letters 5th cited above, it is to be stated that
 M/s. The Managing Director, Puducherry Backwater Resort Pvt. Ltd. has obtained building permit
 for construction of Hotel Block-A(two storeyed), Administrative Block-B(single storeyed),
 Electrical/Genset Room Block-C(single storeyed), Security Room Block-D(single storeyed), Change
 Room Block-E(single storeyed) for Puducherry Back Water Resort Pvt. Ltd at R.S. No. 5pt, Iyanar
 koil Street, Poornankuppam, Poornankuppam, Revenue Village, Ariyankuppam Commune
 Panchayat, Puducherry, vide No.PPA/625/570/Z(ACP/SB)/2017-18, dated 03.05.2018. It is
 observed that Main building and Administrative building have been constructed with deviation from
 the plan approved by this Authority. Stage near Swimming pool; lite roof shed for STP and 2 nos.
 of sloped roof store rooms on Southern side boundary have been constructed unauthorizdly.
 Deviations are within compoundable limit.

Yours faithfully,

Dr. R. Sagaya Alfred
 Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

V. Bhuvaneshwaran
 (V. BHUVANESWARAN)
 MEMBER SECRETARY

GOVERNMENT OF PUDUCHERRY
PUBLIC WORKS DEPARTMENT
IRRIGATION DIVISION

(121)

No. 1157 /PW/ID/JE(P)-82/2025-26/2359

Date 17/6/2025

✓ To

The Member Secretary,
Regional Coastal Zone Management Authority,
3rd floor, Housing board Building Complex,
Anna Nagar, Puducherry-5.



Sir,

Sub : PW – ID – Joint inspection for assessment of CRZ violations by M/s.Lagoon Sarovar Premiere Resort (Earlier M/s. Puducherry Backwater Resort Pvt., Ltd.,) Puducherry – Observations furnished – Reg.

Ref : 1. No.3105/RCZMC-DH/JIC/MS/2025/233, dt.09.06.2025
2. No.3105/RCZMC-DH/JIC/MS/2025/235, dt.13.06.2025

* * * * *

With reference to the subject under ref.cited above, I am to furnish herewith the action taken/ reply pertaining to the Irrigation, Division, in continuation of the joint inspection on 12.06.2025, on the para (c) as below:

Out of the 4 nos. of rain water overflow pipe lines leading to the water body, only one number of pipeline could be identified at the disposal point near the wooden jetty and the other pipes were not visible during the inspection. The starting points of any of the pipes at the low lying adjacent land from where rain water is stated to be disposed to the water body through the property, as claimed by the project proponent, could not be identified to establish the claim. However, it was seen that the only one pipe identified at the disposal point near the jetty was in a sealed condition.

In this connection it is requested that the project proponent may be asked to identify the starting and disposal points of all the pipes so as to ensure that no pollution of water body is taken place.

Yours faithfully,

R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

[Signature]
EXECUTIVE ENGINEER
IRRIGATION DIVISION

70

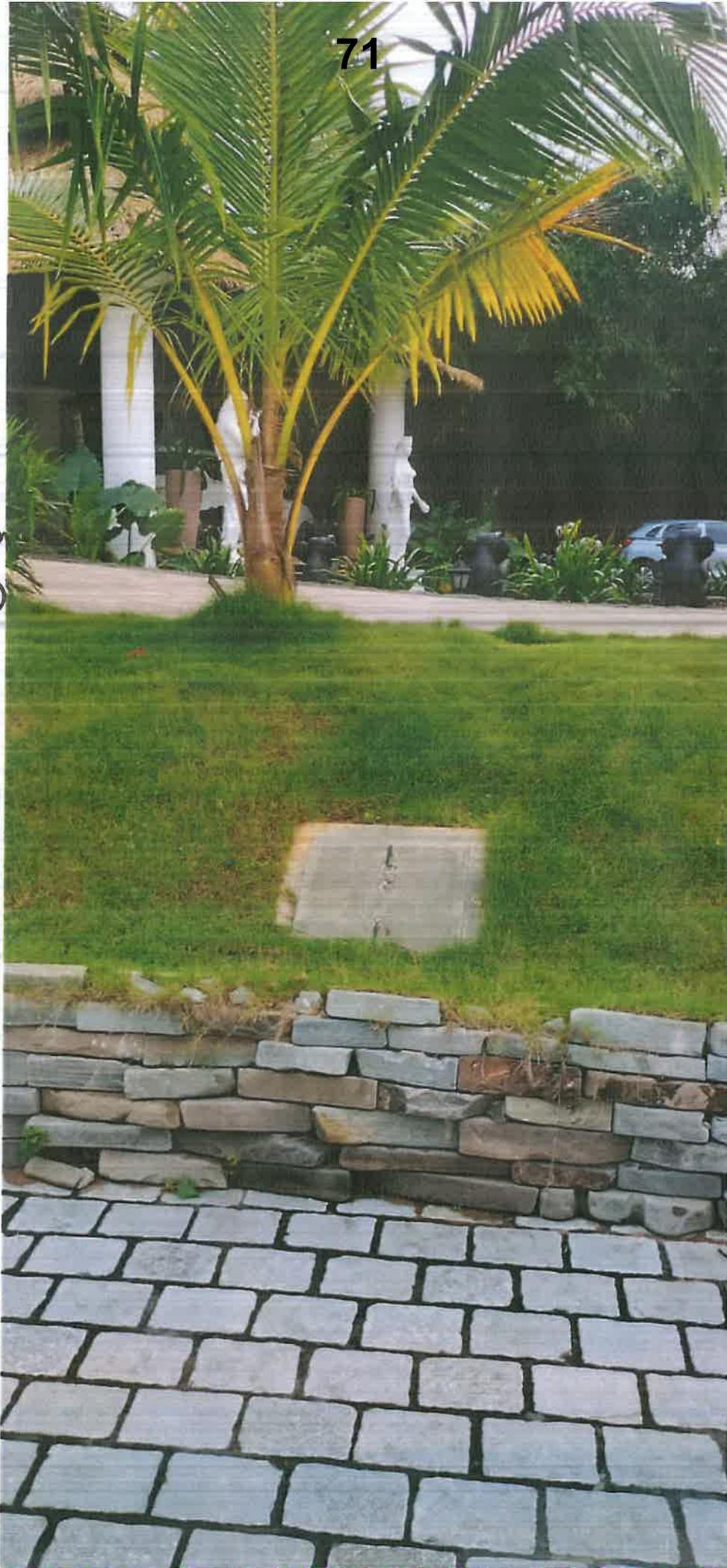
Rain water
overflow
pipeline (i)



R. Jayaram
Dr. R. SAGATA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Rainwater
Overflow
Pipeline
(2)

Closed
During the
Joint Inspection
on (12/8/2025)

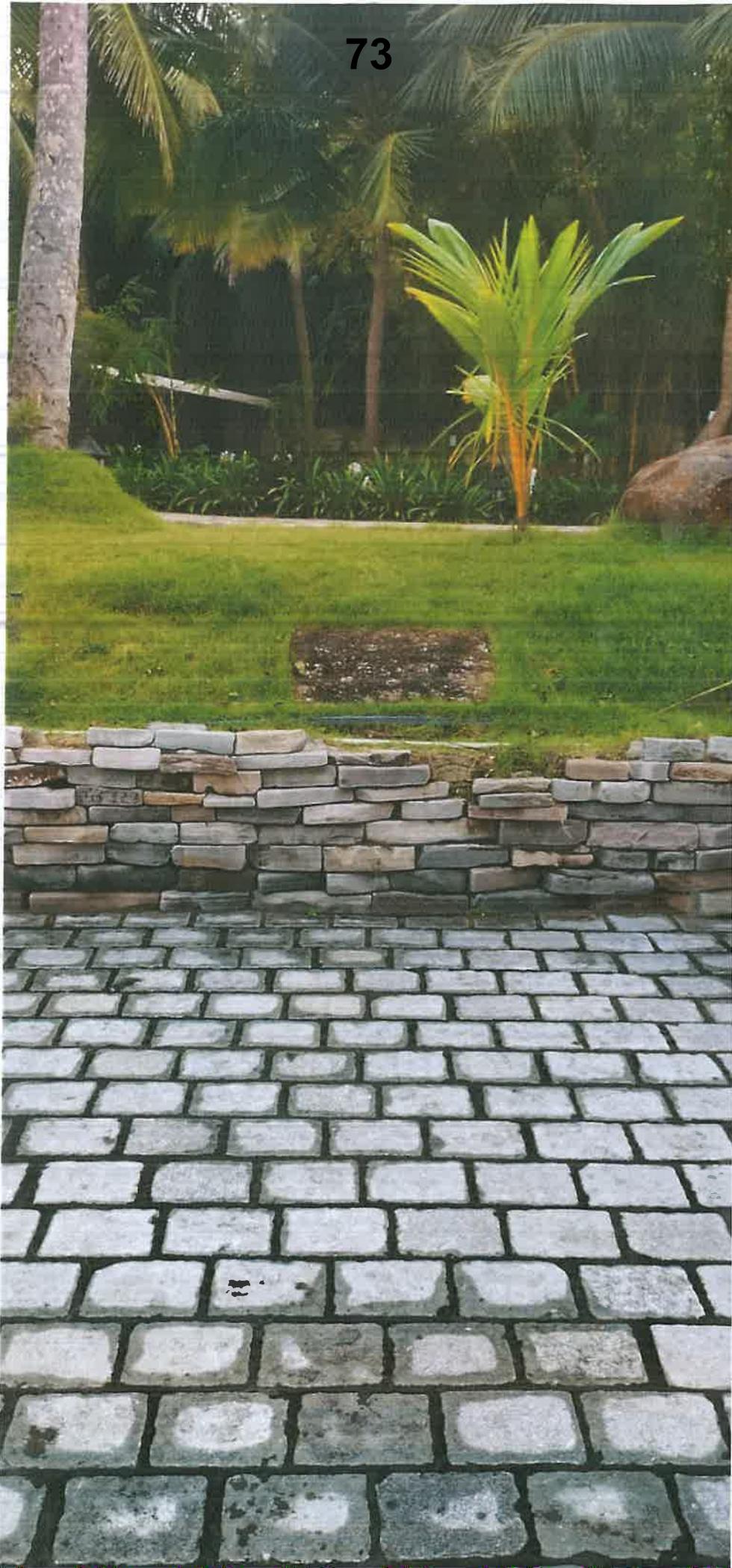


R. Sathya Akshay
 Dr. R. SATHYA AKSHAY, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY



R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE

Rain water
Overflow
pipeline (4)



R. Sankar Arned
 Dr. R. SANGMA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

Date

4 JUL 2025

To
The Member Secretary,
Puducherry Pollution Control Committee,
Puducherry.



Sir,

Sub: PPA - Construction of Hotel Block-A(two storeyed),
Administrative Block-B(single storeyed, Electrical/Genset Room
Block-C(single storeyed, Security Room Block-D(single storeyed),
Change Room Block-E(single storeyed) for Puducherry Back
Water Resort Pvt. Ltd at R.S. No. 5pt, Iyanar koil Street,
Poornankuppam, Poornankuppam, Revenue Village,
Ariyankuppam Commune Panchayat, Puducherry - Reg.

- Ref: 1. Revised building plan approval vide
No.PPA/625/570/Z(ACP/SB)/2017-18, dated: 03.05.2018.
2. Your letter Vide No. 627/PPCC/CON/ACP/SCI/2021/1087,
dated 24.09.2021.
3. This Authority's deviation notice vide No.
570/PPA/Z(ACP/SB)/2017-24/93, dated: 20.01.2025.
4. This Authority's deviation-cum-demolition notice vide No.
570/PPA/Z(ACP/SB)/2017-24/554, dated 25.02.2025.
5. Your letter vide No. 3105/RCZMC-PDY/JIC/MS /2025/233,
dated 09.06.2025 & No. 3105/RCZMC-PDY/JIC/MS
/2025/235, dated 13.06.2025.

With reference to the subject and letters 5th cited above, it is to be stated that M/s. The Managing Director, Puducherry Backwater Resort Pvt. Ltd. has obtained building permit for construction of Hotel Block-A(two storeyed), Administrative Block-B(single storeyed), Electrical/Genset Room Block-C(single storeyed), Security Room Block-D(single storeyed), Change Room Block-E(single storeyed) for Puducherry Back Water Resort Pvt. Ltd at R.S. No. 5pt, Iyanar koil Street, Poornankuppam, Poornankuppam, Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, vide No.PPA/625/570/Z(ACP/SB)/2017-18, dated 03.05.2018. It is observed that Main building and Administrative building have been constructed with deviation from the plan approved by this Authority. Stage near Swimming pool; lite roof shed for STP and 2 nos. of sloped roof store rooms on Southern side boundary have been constructed unauthorizedly. Deviations are within compoundable limit.

Yours faithfully,

R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

V. Bhuvaneshwaran
(V. BHUVANESWARAN)
MEMBER SECRETARY

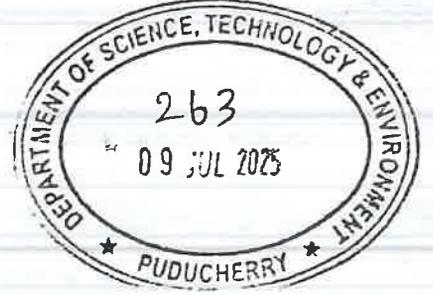
GOVERNMENT OF PUDUCHERRY
DIRECTORATE OF SURVEY AND LAND RECORDS
PUDUCHERRY

No. 3699/DSLR/197/ADOS/2025

Date: 09 .07.2025

To

The Member Secretary,
Regional Coastal Zone Management Committee,
3rd Floor, Puducherry Housing Board Building Complex
Anna Nagar,
Puducherry.



Sir,

Sub: DSLR - Furnishing of Survey Report & Demarcation Sketch of
M/s. Lagoon Sarovar Premiere Resort – Pooranankuppam
Rev.Village – R.S.Nos. 4,5 & 6 – Reg

Ref: Your letter No. 3105/RCZMC-PDY/JIC/MS/2025/235, dt.13/06/2025

Adverting to the above, I am to enclose herewith the Survey Report and Demarcation state on ground sketch in respect of M/s. Lagoon Sarovar Premiere Resort building premises which locates in R.S.Nos. 4/2pt, 4/3pt, 5pt, 6pt & 11/1pt of Pooranankuppam Revenue Village. The R.S.Nos. 4/3pt and 5pts are the private patta lands whereas, the R.S.Nos. 6pt is a G.P Cart track, 4/2pt is G.P River and 11/1pt is a Temple land as per the Settlement Records. Further, the ownership lineage based on documents for the patta land of R.S.Nos. 4/3 & 5 from the existing patta are not verified, as the same could not be done without support documents. Therefore, the legal ownership could not be determined.

Yours faithfully,

C.  8-7-2025

(C.SENDHIL KUMAR)
DIRECTOR OF SURVEY

Encl: As stated above


Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Ref.Nos. 3699/DSL/2025

NO.197/ADOS/D1/2025

With reference to the above, I submit to state that, a letter received from the Member Secretary, Regional Coastal Zone Management Committee, Puducherry with request to the Director, Directorate of Survey and Land Records to demarcate M/s. Lagoon Sarovar Premiere Resort locates in the land of R.S.Nos. 4,5 and 6 at Pooranankuppam Revenue Village and to furnish the demarcation sketch and ownership details of the said lands.

As per the documents, it came to know that M/s. Lagoon Sarovar Premiere Resort (which is formerly called as M/s. Puducherry Backwater Resort Private Ltd.) had owned the land bearing R.S.No.5 at Pooranankuppam Revenue Village by the following documents.

Sl.No.	Doc.No./Year	R.S.Nos.	Extent
1.	Sale Deed No. 6516/2006	5	20 Kuzhies
2.	Sale Deed No. 6517/2006	5	76 Kuzhies
3.	Sale Deed No. 6518/2006	5	84 Kuzhies
4.	Sale Deed No. 6519/2006	5	28 Kuzhies
Total Extent : 02 Kani 08 Kuzhies (Which equals to 01-11-30 HAC)			

As per the existing Settlement records, the R.S.No. 5 of Pooranankuppam Revenue Village reads in the name of the following persons.

Village & R.S.No.	Extent H-A-CA	Patta No.	Name of the Registered Holder
Pooranankuppam R.S.No.5	02-09-00	705	Sivasubbaramaniyan (1) S/o Kuppusamy Counder Chandrasekaran (2) S/o. Kuppusamy Counder Gunasekaran (3) S/o. Kuppusamy Counder M/s. Puducherry Backwater Resort Pvt.Ltd.(4)

R. Sagaya Alired
Dr. R. SAGAYA ALIRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT

Accordingly, we have proceeded to the above mentioned field and demarcated M/s. Lagoon Sarovar Premiere Resort premises with the FMB and records. On demarcation, it is revealed that as per the state on ground, M/s. Lagoon Sarovar Premiere Resort with the existing buildings and bounded with its compound wall locates in the following R.S.Nos. & with its corresponding extent as per the FMB and records.

R.S.Nos	State on ground Extent H-A-CA	Remarks
5 pt	00-98-18	Private Patta Land
4/3 pt	00-06-57	Private Patta Land
4/2 pt	00-00-36	Govt. Poromboke - River
6 pt	00-00-41	Govt. Poromboke - Cart Track
11/1 pt	00-01-18	Temple Land
Total Extent : 01-06-70 HAC		

The detailed location sketch indicating the location of the M/s. Lagoon Sarovar Premiere Resort premises is marked in the FMB sketch and enclosed for your kind perusal and submitted please.

Note: The ownership lineage based on documents from the existing patta is not verified, as the same could not be done without support documents. Therefore, the legal ownership could not be determined.

S. Kartikeyan
08/09/21
S. KARTIKEYAN
(Deputy Surveyor)

ADOS

R. Gagaya Alfred
Dr. R. GAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

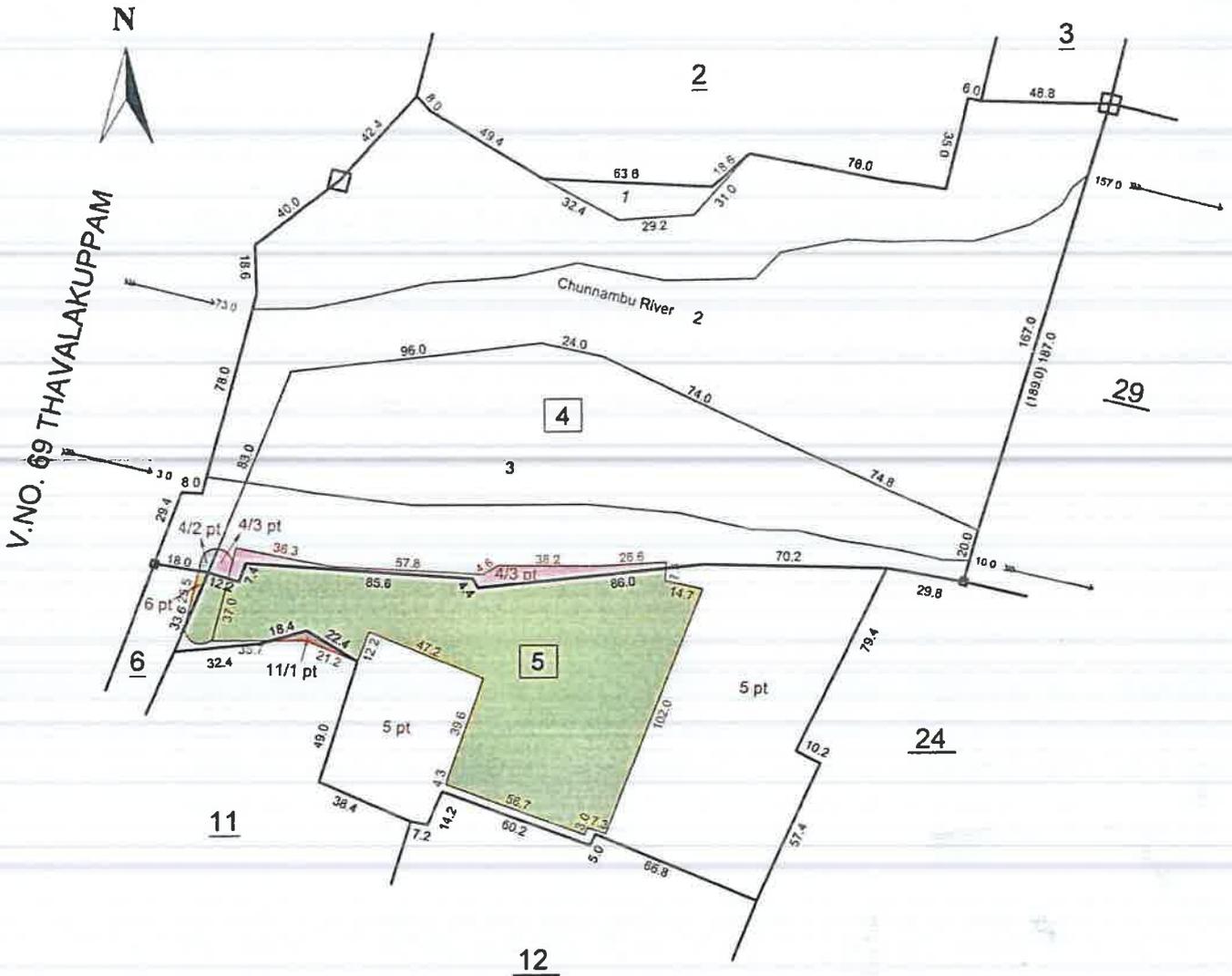
District : Puducherry

Combined Sketch showing the Location of
Lagoon Sarovar Premiere Resort

Village : 71. Pooranankuppam

Taluk : Puducherry

Field Nos. 4 & 5



Ref.	location R.S.Nos.	State on ground Extent H-A-CA	Remarks
	5 pt	00-98-18	Private patta Land
	4/3 pt	00-06-57	Private patta Land
	4/2 pt	00-00-36	G.P River
	6 pt	00-00-41	G.P Road (Cart Track)
	11/1 pt	00-01-18	Temple Land
Total Extent		01-06-70	

R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
 SENIOR SCIENTIFIC OFFICER
 DEPARTMENT OF SCIENCE
 TECHNOLOGY AND ENVIRONMENT
 PUDUCHERRY

S. S. S. S. S.
 08/07/25'
DEPUTY SURVEYOR

prepared by : DIRECTORATE OF SURVEY AND LAND RECORDS
 PUDUCHERRY

(Gazebo near Swimmingpool) - unauthorized



R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Buildings near STP - Unauthorized



R. Sagaya Alfred

Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Beautification at Entrance - Unauthorized



R. Sagaya Alfred

Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Beautification at Entrance - Unauthorized



R. Sagaya Alfred

Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Power block walkway - unauthorized



R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

paver block walkway - Unauthorized.



R. Sagaya Alfred

Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

Wooden Jetty - Unauthorised.



R. Sagaya Alfred
Dr. R. SAGAYA ALFRED, Ph.D.,
SENIOR SCIENTIFIC OFFICER
DEPARTMENT OF SCIENCE
TECHNOLOGY AND ENVIRONMENT
PUDUCHERRY

**BEFORE THE HON'BLE
NATIONAL GREEN TRIBUNAL,
SOUTHERN BENCH, CHENNAI**

O.A No: 271/2024

**IN RE: STATUS REPORT ON
UNAUTHORIZED
CONSTRUCTIONS AND
ENCROACHMENT OF BANK IN
THE CHUNNAMBAR RIVER IN
CRZ – III (NO DEVELOPMENT
ZONE) BY M/s. LAGOON
SAROVAR PREMIERE RESORT
(EARLIER M/s. PONDICHERY
BACKWATER RESORT PVT.
LTD.), PUDUCHERRY.**

PAPER BOOK – II

**RESPONDENT No. 2
ADOPTED WITH RESPONDENT No. 1**

Through

**Mr. Ramaswamy Meyyappan
Government Advocate
(Counsel for Respondent No. 1, 2&3)
Government of Puducherry
Madras High Court campus
9940188325/meram6@gmail.com**