

Regd./AD

SEC/Land/F-5/2139

15.09.2017

From

The Managing Director
The Plantation Corporation of Kerala Ltd.
Kottayam - 686 004

To

The Chief Conservator of Forests
(Special Afforestation & Nodal Officer)
Forest Headquarters
Vazhuthacaud
Thiruvananthapuram

Sir,

Sub: Plantation Corporation of Kerala Ltd. - Application for
renewal of lease of 2 ha forest land – Farm Tourism project.

Ref: Letter from Principal Chief Conservator of Forests FC2-
10755/2000 dated 06.08.2017.

The Plantation Corporation of Kerala Limited, (Government of Kerala Undertaking) has started a farm tourism project “Plantation Valley” in 2005 in the forest land provided on lease.

The Plantation Corporation has received stage 1 approval for the farm tourism project vide letter No. F(C)A/11.21/KER/Misc/3147 dated 27.12.2000. Stage II approval was obtained vide letter No. C(C)A/11.2/KER/Misc dated 23.09.2005. The compensatory afforestation of 6 H.a of land in Kannur District was completed in 2005. As per the direction of Divisional Forest Officer, Chalakudi, we have remitted Net Present Value of Rs. 11,60,000/- to ADHOC CAMPA in CAF Kerala on 23.12.2013.

Permission for renewal of lease is requested for the 2 ha land handed over to the Corporation, for a further tenure of 50 years. The application for

permission for renewal of the lease agreement is enclosed along with the Annexures in 3 copies.

The following documents are submitted for necessary further action.

1. Information in proforma as per para 2(1) and 1(2) of Government of India Guidelines under the F(C) Act and Rules (Annexure-I).
2. Checklist for proposal under the Forest Conservation Act, 1980. Rules and guidelines (Annexure-1A).
3. Copy of the lease deed executed on 09.07.1971(Annexure-2).
4. Eye Sketch of the Farm Resort - (Annexure - 3A)
Map of the Farm Resort in suitable Scale (Annexure - 3B)
5. The Memorandum and Articles of Association of Plantation Corporation (Annexure-4).
6. List of Board of Directors as on 15.09.2017 (Annexure-5)
7. Resolution of the 413th Meeting of the Board of Directors dated 16.06.2015 according its consent to renew the lease deed.(Annexure-6).
8. Financial and Social benefits (Annexure-7)
Financial Trend Analysis (Annexure-7A)
9. Area statement of forest area required for the project (Annexure-8).
10. Brief note on the project (Annexure-9).
11. Information regarding beneficiaries of the Project (Annexure- 10).

It is requested to provide an acknowledgement for this application, in order to upload in the web portal for online filing in the website of Ministry of Environment, Forest and Climate Change.

Yours faithfully,

Sd/-

Managing Director

**FORM FOR SEEKING PRIOR APPROVAL UNDER SECTION 2 OF THE
FOREST CONSERVATION ACT BY THE STATE GOVERNMENTS AND
OTHER AUTHORITIES.**

1. Project Details

Project Name:

“Plantation Valley”

Nature:

A Farm Resort

Project By:

The Plantation Corporation of Kerala Limited

(Government of Kerala Undertaking)

- I) Short narrative of the proposal and Project/Scheme for which the forest land is required.

The Plantation Corporation of Kerala Ltd, the largest plantation company in the public sector in India, established by Kerala State government in 1962 under the Department of Agriculture and is an ISO 9001:2008 certified company.

“Plantation Valley” farm resort was a dream project of Plantation Corporation, stepping into tourism activity. Plantation Valley started operation in 2005 and added a tourist destination in Athirappilly. Three cottages comprising of 12 AC Deluxe rooms have been designed with care to let tourists experience the elegance and emancipation of nature in all its simplicity at an affordable rate. For tourists groups, the hospitality of our dormitory with ten beds will be a relief. Ample parking space is provided.

A Multi Cuisine Restaurant crafted exquisitely with Plantation Corporation's own Rubwood furniture cater to formal business lunches or intimate family dinners.

II) Map showing the required forest area.
Enclosed as Annexure - 3A & 3B

III) Total cost of the Project.

The project is an ongoing one.

IV) Justification for locating the project in the forest area giving alternatives examined and reasons for their rejection.

The most suited area of 2 ha land is selected for farm tourism. The view of Chalakudy River from the cottages, make "Plantation Valley" a unique one. The location make the "Plantation Valley" a perfect farm resort.

V) Financial and Social Benefits.

Enclosed as Annexure - 7.

VI) Total Population Benefitted.

Thousands of people visit "Plantation Valley" every year. It is one of the major tourism attraction in Athirappilly. The rooms of farm resort is often occupied by families. "Plantation Valley" is now emerged as a most preferred family destination in Athirappilly.

VII) Employment Generated.

In "Plantation Valley" farm resort, employment is generated for 24 persons.

The staff pattern of the project is given below:

Sl. No:	Designation	No: of Posts
1.	Manager	1
2.	Receptionist	2
3.	Steward	1
4.	Waiter	4
5.	Cook	1
6.	Assistant Cook	2
7.	Accountant	1
8.	Typist Clerk	1
9.	Bill Clerk	2
10.	Attendant	Male – 1 Female - 1
11.	Plumber / Electrician	1
12.	Helper	6

2. Location of the Project / Scheme

- I) State/Union Territory
Kerala State
- II) District
Thrissur Dist.
- III) Forest Division
Chalakkudi Division
- IV) Range
Pariyaram Range

3. The total land required for the project / scheme along with its existing land use.

2 Ha of Land

It consist of 4 Cottages (12 Rooms), One Dormitory, Kitchen, Restaurant, reception and office building.

4. Details of forest land involved -

- I) Legal status of the forests.
Reserve Forest land
- II) Details of flora and fauna existing in the area.
Not applicable.
- III) Density of vegetation
Not applicable.
- IV) Species - wise and diameter class - wise abstract of trees.
Not Applicable.
- V) Vulnerability of the forest area to erosion whether it forms a part of a seriously eroded area or not.
Nil, Not applicable.
- VI) Whether it forms a part of national park, wildlife sanctuary, nature reserve, biosphere reserve, etc. and if so, details of the area involved.
No, Not applicable.
- VII) Item-wise break up of the forest land required for the project/scheme for different purposes.

2 Ha. of Forest Land – For the farm tourism project of The Plantation Corporation of Kerala Limited, known as “Plantation Valley”
- VIII) Rare/endangered species of flora and fauna found in the area.
Not applicable.
- IX) Whether it is a habitat for migrating fauna or forms a breeding ground for them.
No, Not applicable.
- X) Any other significance of the area relevant to the proposal.
NIL

5. Details of displacement of people due to the project.

Nil, Not applicable.

6. Details of compensatory afforestation scheme

6 H.a of afforestation is completed in Kannur District in 2005.

7. Details regarding transmission line.

Not applicable.

8. Details of Irrigation / Hydel projects

Not applicable

9. Details regarding road/railway lines.

Not applicable.

10. Details regarding mining proposals..

Not applicable.

11. Cost Benefit Analysis

Since the project is an ongoing one, Financial Trend Analysis is done. (Annexure-7A)

12. Whether clearance from environment angle is required.

No

13. Whether any work in violation of the Act has been carried out.

No.

14. Any other information.

Nil

15. Details of Certificates / documents enclosed.

a) Map of the area.

Enclosed as Annexure - 3A & 3B

b) Financial Trend analysis
Enclosed As Annxure-7A

Certified that all other alternatives for the purpose have been explored and the demand for the required area is the minimum demand for forest land.

Sd/-

Signature of the Authority

ANNEXURE - 1A**CHECK-LIST FOR THE PROPOSAL UNDER FOREST
(CONSERVATION) ACT, 1980**

Sl.No.	Name of Document	Page No. of proposal
1	Information in proforma vide para 2 (1) and 1(2) of the Govt. of India Guidelines	Enclosed as Annexure 1
2	Certificate from the project authority that demand for forest land for the project is minimum	Ongoing project Enclosed as Annexure 1
3	Certificate from the Collector / Deputy Commissioner that no alternative suitable non-forest land is available for the project	Ongoing project
4	Area statement for forest area required for the project	Enclosed as Annexure 8
5	Area statement for non forest area required for the project	Nil
6	Index map in suitable scale	Annexure - 3B
7	Map of forest area required indicating forest boundaries and adjoining land used in suitable scale.	Annexure - 3A
8	Contour map of the project site	Not applicable
9	Unqualified commitment from project authority to bear the cost of exploitation of trees and the cost of compensatory afforestation.	Not applicable. No tree felling.
10	Statement showing species-wise abstract of tree growth in forest area required for the project.	Not applicbale
11	Certificate from the Dy. Conservator of Forests and project authority stating that no violation of the provisions of F (C) Act, 1980, occurred.	Ongoing project.
12	If the violation of the Act occurred then a note giving circumstances leading to violation, date of commencement of work / quantity of work done and amount spent. Dy. Conservator of Forests to certify about the details of work done in violation of the Act after site inspection. Name of the persons responsible for violations of the Act be also reported and action to be taken against them be reported.	No violation of the Act.

13	In case the work is started in non-forest area in violation of the guidelines then details of the same be also furnished. In case the work is carried out in forest area as per Court's order then details of court case and the work done be furnished. In either of the case the date of starting the work, amount spent on the works and details of work carried out be furnished.	Not applicable
14	Certificate from the Dy. Commissioner of the concerned district about availability of non-forest land for compensatory afforestation.	Not applicable. Ongoing project.
15	Map of the non forest land selected for compensatory afforestation on a suitable scale clearly showing adjoining land use. Extract of revenue record (VII/XII) of survey No. selected for compensatory afforestation in English.	Not applicable. Ongoing project.
16	Suitability certificate from Dy. Conservator of Forests that non-forest land is suitable for raising tree species.	Not applicable
17	Certificate from the Dy. Conservatory of Forests, that non- forest land selected for compensatory afforestation is in a compact block and contiguous to forest area or in close proximity of forest area and suitable from the management and protection point of view.	Not applicable
18	Details compensatory afforestation scheme for non-forest are/degraded forest area clearly showing the plantation technique to be followed. No. of seedlings to be planted per Ha., list of species to be planted etc.	Not applicable.
19	Financial and Social benefits – (Financial Trend Analysis)	Enclosed as Annexure – 7 & Annexure – 7A
20	Brief note on the project by project authority	Enclosed as Annexure-9
21	Certificate from project authority regarding catchment area treatment plan with estimate of expenditure to be incurred on forest land.	Not applicable
22	List of trees, species-wise/girth class-wise in forest area required for the project with specific remarks of Dy. Conservator of Forests whether felling of all the trees is essential for implementing the project.	Not applicable. No felling.

23	Certificate from Dy. Conservator of Forests that the proposal does not affect any monument of historical, religious, archaeological or recreational importance including wildlife sanctuary and national park, etc.	Not applicable
24	Information regarding number of beneficiaries of the project.	Enclosed as Annexure 10
25	Site inspection certificate for forest area by Dy. Conservator of Forests/Conservator of Forests concerned as per the guidelines	Not Applicable Ongoing project.
26	In respect of mining proposals following additional details are also required a) Area in has already broken up during the subsistence of earlier mining lease. b) Whether minerals are available in broken up area and if so estimated quantity of the same. c) Estimated quantity of minerals in forest area (.....ha) proposed to be broken up afresh. d) Incase minerals area available in already broken up area then detailed justification for proposing fresh area for mining purposes.	Not applicable.
	e) Whether reclamation of worked area is carried out and if so details of the same. f) The details of safety zone area for mining as per para 4.7 of the guideline. The undertaking from project authority to bear the cost of fencing the safety zone area and afforestation over one and a half times of degraded forest area. The details of safety zone to be ascertained from the competent authority viz. Indian Bureau of Mines/Department of Geology and Mining of State Government. A copy of the approved mining plan be enclosed with the proposal. g) In case where renewal of mining lease is recommended for less area then date of taking over possession of balance area be indicated. h) Whether map showing the forest areas required for mining and clearly indicating the details of adjoining land use is enclosed. Map should be properly indexed and details of mining area should be furnished separately with the proposal. i) In case the project authority are having other	Not applicable.

	<p>mining leases also in forest area then details of the same.</p> <p>j) In case the mining activity was continued as per Court Order then brief details of the same be furnished clearly stating whether mining is still continuing or otherwise. The details of work carried out in forest area during the stay period and date of stoppage of mining activity be reported.</p> <p>k) Statement showing details of minerals extracted during last ten years period and revenue realized etc.</p> <p>l) No objection certificate from the State Pollution Control Board for renewal of mining lease as per explanatory note annexed to notification No.2-12013/4/89/1A. 1 dated 27.1.1994 from Govt. of India regarding environmental Impact Assessment of Development projects.</p>	
27	Copy of the existing lease deed with the Forest Department.	Annexure-2
28	Certificate from Dy. Conservatory of Forests that all required annexures and particulars pertaining to the proposal are furnished in English.	To be Issued.

ANNEXURE - 5**LIST OF BOARD OF DIRECTORS**

Given below is the list of Directors of The Plantation Corporation of Kerala Limited
as on 15.09.2017

Sl.No	Name	Address
1.	Sri. J. Udayabhanu (Chairman)	Kuttiyil Nediyaazhikathu, Murunthal, Perinad PO, Kollam - 691601
2.	Sri. N. Ravikumar (Managing Director)	19152, 36 Perumthanni, Thiruvananthapuram 695008
3.	Sri. K. Babu	Additional Secretary, Finance Department, Government of Kerala, Secretariat, Thiruvananthapuram
4.	Smt. K. Mini	Additional Secretary Agricultural Department, Government of Kerala, Secretariat, Thiruvananthapuram
5.	Sri. P.K.Kesavan, I.F.S.,	Additional Principal Chief Conservator of Forests Forest Head Quarters, Vazhuthacaud, Thiruvananthapuram
6.	Sri. V. Mohanan	Jt. RPC (Dev), RP Department, Rubber Board, Sub-Jail Road, Kottayam – 686002
7.	Sri. P. Raju, Ex MLA	Meppillil House, Chathanad Road, Kedamangalam, North Paravoor, Ernakulam – 683513
8.	Sri. V. Chamunni	Pranavam, Lux Gardens, Koppam, Palakkad – 678002
9.	Sri. T. R. Reghunathan	Tharayil House, Arumanur PO, Kottayam – 686568
10.	Sri. U. Thamban Nair	Vadakkekkaravedu Anandashramam (Via) Thaayannoor PO, Kasargod – 671 531
11.	Sri. B. V. Rajan	Remya Nivas, Bengara Manjeshwaram PO, Manjeshwaram, Kasargod – 671323

ANNEXURE - 6

Relevant Extract of the minutes of the 413th meeting of the Board of Directors held at Hotel Classic Avenue, Trivandrum on Tuesday the 16th day of June 2015

Item No.413/6 : Renewal of Lease Deed - Kodumon Group, Kalady Group & Perambra Estate:

The Board discussed in detail about the status of leased land. The Board noted the expiry date of the lease of different estates. After due deliberations the following resolution was passed:

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to renew the lease deed of Kodumon Group, Kalady Group and Perambra Estate."

"RESOLVED FURTHER THAT the Managing Director of the Company be and is hereby authorized to do all such things, acts and deeds which may be necessary for giving effect to the above resolution regarding renewal of lease deed."

Sd\-

Kottayam
26.06.2015

Dr. Varughese George
Chairman

Financial & Social Benefits**Benefits to the Corporation:**

Being a business segment of the Plantation Corporation of Kerala, Plantation Valley Farm Resort contributes to the Revenue of the Corporation. The estimated profit in lakhs during the next five financial years are as follows:

2017-18	2018-19	2019-20	2020-21	2021-22
0.76	8.28	17.90	30.11	45.55

Benefits to the Government:

At present, Plantation Corporation is paying 12% of the revenue as GST to the Government. Revenue and Tax (based on the present rate) estimate for the next five years are as follows:

	PROJECTION				
	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUE FROM OPERATIONS	Rs. In lakhs				
Income from Restaurant	36.34	45.42	56.78	70.97	88.71
Rental Income - Plantation Valley	70.02	81.23	93.97	108.45	124.89
Total revenue	106.36	126.65	150.75	179.42	213.60
GST @ present rate	12.76	15.20	18.09	21.53	25.63

Benefits to the Society:

Contributes to the economic growth of the Society by creating job opportunities thereby enhancing quality of life and socio-economic development. This tourism project also contributes to the tourism resources of the state.

ANNEXURE – 8**Area statement of Forest land**

“Plantation Valley” Farm Resort	
Geographical Area	2 Ha Land
Forest Range	Pariyaram Range
Forest Division	Chalakudi Division
Village	Athirappally Village (Old - Pariyaram)
Taluk	Chalakkudy Taluk (Old - Mukundapuram)
District	Thrissur
State	Kerala

ANNEXURE - 9

Brief note on the project

The Plantation Corporation of Kerala Limited, the largest Plantation Company in Public Sector was formed in 1962 by the Government of Kerala with an initial share capital of Rs: 750 lakhs. The purpose of establishment was to accelerate the agro-economic development of Kerala.

Plantation Valley Farm Resort one of the units of Plantation Corporation of Kerala Limited started with a total project cost of Rs:252,75,000/- as a part of diversification of the Company in order to cope with the challenging economic scenario and emerging competition in the industry. The Athirappilly Water Falls and its surroundings are famous for their natural beauty and attracting national and international attentions. So, the company decided to exploit the high tourism potential in Athirappilly by setting up all infrastructures and facilities for encouraging domestic and international tourism by utilizing the existing infrastructure and manpower.

Two hectares of forest land is used for the Project and the Net Present Value of the land Rs: 1160,000/- has remitted to ADHOC CAMPA in CAF Kerala on 23.12.2013 as per the direction from Office of the Divisional Forest Officer., Chalackudy vide CA4/1270-2000 dated, 15.11.2013.

The Resort was inaugurated in January 2000 and commenced commercial operations in 2005 with 12 Air Conditioned Heritage type Cottages and One Dormitory. Restaurant is also functioning for the guests. It is assumed that, about 9000 – 10000 people visited Plantation Valley during the year 2016 – 17.

By “Plantation Valley” a new tourist destination is added in the tourism map of Kerala.

Information regarding beneficiaries of the Project

At present 24 persons and their family members are directly depending on “Plantation Valley” for survival. The new tourist destination, “Plantation Valley” is an advantage for Kerala Tourism. The infrastructural developments made by the Corporation also has helped the local public to improve their standard of living. Today, the existence of “Plantation Valley” is inevitable for the agro-economic growth of The Plantation Corporation of Kerala.