

Guidelines for Siting Over Water Structures (Water bungalows)

Issued by

Coast Conservation Department (CCD)

When constructing water bungalows for tourism in environmentally sensitive areas like oceans, lagoons, estuaries, or rivers, it is essential to follow environmental guidelines to minimize the negative impact on the ecosystems and potential user conflicts arising out of it.

The following general guidelines need to be adhered to such development as applicable:

1. Conduct a thorough EIA or IEE before starting the project to identify potential environmental impacts and propose mitigation measures.
2. Choose a location that has minimal ecological value, avoids critical habitats (coral reefs, seagrass beds, etc.), and is less likely to affect marine life and traditional livelihood practices such as stake net and still fishing.
3. Use sustainable building materials, energy-efficient designs, and low-impact construction techniques to minimize resource consumption and waste generation.
4. Implement effective waste management practices to minimize plastic and other non-biodegradable waste. Use recycling and proper disposal methods.
5. Use advanced wastewater treatment systems to ensure sewage discharge does not harm marine life and water quality and other water-based recreational activities.
6. If located closer to coral reef areas, implement measures to protect them from construction activities and tourists, such as installing buoys to prevent anchoring and providing guided snorkeling/diving to minimize physical contact.
7. Protect the local flora and fauna and establish rules to avoid feeding or disturbing wildlife.
8. Avoid discharge of reject water from desalination process into the coastal or lagoon waters.
9. Minimize noise and light pollution to avoid disturbing marine life and maintain the area's tranquility
10. If the proposed development intervention is to be located at an SMA site, involve the local community and support local initiatives for conservation and sustainable development.
11. Raise awareness among guests about the fragile ecosystem and the importance of conservation efforts.

12. Establish a monitoring program to assess the environmental impact of the bungalows over time and make necessary adjustments.
13. The permit issued for construction of water bungalows and over water structures are subject to ecological compensation process.