Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), TAMIL NADU)

To,

The AuthoriizedSignatory

PRESTIGE PALLAVARAM VENTURES

Prestige Estates Projects Ltd.No. 471, Top Floor, Prestige Polygon, Anna Salai, Nandanam, Chennai, Tamil Nadu 600035 -600035

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/TN/INFRA2/427506/2023 dated 13 Jul 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B039TN175400**
2.	**File No.**	6676
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Residential Building Project
7.	**Name of Company/Organization**	PRESTIGE PALLAVARAM VENTURES
8.	**Location of Project**	TAMIL NADU
9.	**TOR Date**	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 27/09/2023

(e-signed)
Thiru.Deepak S.Bilgi
Member Secretary
SEIAA - (TAMIL NADU)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

This is a computer generated cover page.

THIRU.DEEPAK S.BILGI, I.F.S.
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY-TAMILNADU
3rd Floor, PanagalMaaligai,
No.1, Jeenis Road, Saidapet,
Chennai - 600 015.
Phone No. 044-24359973
Fax No. 044-243599759

ENVIRONMENTAL CLEARANCE

Lr.No. SEIAA-TN/F.No.6676/8(a)/EC.No:971/2023, dated:07.09.2023.

Sir/Madam

Sub: SEIAA, TN – Proposed Construction of Residential Building Complex at T.S. No. 9/20A, 9/20B, 10/5, 10/6, 10/7-1, 10/7-2, 10/7-3, 11/4, 11/5, 11/6, 11/7A, 11/7B, 11/8, 11/10, 11/11, 12/9, 12/11, 12/12, 12/14, 13/1B, 13/2A, 13/3A, 13/4A1, 13/4B1, 13/4C1, 13/5A, 15/1B, 15/2A, 15/2B1, 15/4A, 15/4C, 15/5 and 16/1 of Block No.25 Ward C, Zamin Pallavaram and T.S.No..4/1, 4/3, 5/1, 5/2, 5/3, 5/4A1, 5/4A2, 5/4B, 5/5/2, 5/6, 5/7, 5/8, 5/9, 5/10/2, 6/1, 6/2, 6/3, 6/4/1, 6/11A1, & 6/12 of Block No. 19 Ward G, Nemilichery Village of Pallavaram Town, Pallavaram Taluk, Chengalpattu District, Tamilnadu by M/s. Prestige Pallavaram Ventures – Under Project Category "B1" and Schedule S.No. 8(b) 'Area & Township Development Projects'–Issue of Environmental Clearance – Regarding.

Ref: 1. Your application for Terms of Reference dated: 03.11.2022.

2. ToR Issued Vide Letter Lr.No.SEIAA-TN/F.No.6676/SEAC/8(a)/ToR-1359/ dated.16.02.2023.

3. Online Proposal No SIA/TN/MIN/427506/2023, dated:28.04.2023.

4. EIA Report Submitted on: 02.05.2023.

5. Minutes of the 390th Meeting of SEAC held on 07.07.2023.

6. Minutes of the 640th Meeting of SEIAA held on 19.07.2023.

7. Minutes of the 652nd Meeting of SEIAA held on 07.09.2023

MEMBER SECRETARY
SEIAA-TN

This has reference to your application 3rd & 4th cited, the Proposed Construction of Residential Building Complex at T.S. No. 9/20A, 9/20B, 10/5, 10/6, 10/7-1, 10/7-2, 10/7-3, 11/4, 11/5, 11/6, 11/7A, 11/7B, 11/8, 11/10, 11/11, 12/9, 12/11, 12/12, 12/14, 13/1B, 13/2A, 13/3A, 13/4A1, 13/4B1, 13/4C1, 13/5A, 15/1B, 15/2A, 15/2B1, 15/4A, 15/4C, 15/5 and 16/1 of Block No.25 Ward C, Zamin Pallavaram and T.S.No..4/1, 4/3, 5/1, 5/2, 5/3, 5/4A1, 5/4A2, 5/4B, 5/5/2, 5/6, 5/7, 5/8, 5/9, 5/10/2, 6/1, 6/2, 6/3, 6/4/1, 6/11A1, & 6/12 of Block No. 19 Ward G, Nemilichery Village of Pallavaram Town, Pallavaram Taluk, Chengalpattu District,- under Category B1 and Schedule S.No.8(b) under the Environment Impact Assessment Notification, 2006, as amended.

The Competent Authority and Authorized Signatory furnished the detailed information in Form 1, Form 1A, Conceptual plan and liquidate enclosures are as Annexures.

Annexure 1

<table>
<tr><th>S. No</th><th>Description</th><th>Details</th></tr>
<tr><td>1.</td><td>Name of the Project</td><td>Construction of Residential Building Complex by M/s. Prestige Pallavaram Ventures</td></tr>
<tr><td>2.</td><td>Location</td><td>T.S. No. 9/20A, 9/20B, 10/5, 10/6, 10/7-1, 10/7-2, 10/7-3, 11/4, 11/5, 11/6, 11/7A, 11/7B,11/8, 11/10, 11/11, 12/9, 12/11, 12/12, 12/14, 13/1B, 13/2A, 13/3A, 13/4A1, 13/4B1, 13/4C1, 13/5A, 15/1B, 15/2A, 15/2B1, 15/4A, 15/4C, 15/5 and 16/1 of Block No.25 Ward C, Zamin Pallavaram and T.S.No..4/1, 4/3, 5/1, 5/2, 5/3, 5/4A1, 5/4A2, 5/4B, 5/52, 5/6, 5/7, 5/8, 5/9, 5/10-2, 6/1, 6/2, 6/3, 6/4-1, 6/11A1, & 6/12 of Block No. 19 Ward G, Nemilichery Village of Pallavaram Town, Pallavaram Taluk, Chengalpet District.</td></tr>
<tr><td>3.</td><td>Type of Project</td><td>Category – B1
Schedule - 8b 'Area & Township Development Projects'</td></tr>
<tr><td>4.</td><td>Latitude & Longitude</td><td>
<table>
<tr><th>S.No</th><th>latitude</th><th>Longitude</th></tr>
<tr><td>1</td><td>12°57'5.47"N</td><td>80°9'40.50"E</td></tr>
<tr><td>2</td><td>12°57'10.45"N</td><td>80°9'52.74"E</td></tr>
<tr><td>3</td><td>12°57'5.90"N</td><td>80°9'56.34"E</td></tr>
</table>
</td></tr>
</table>

MEMBER SECRETARY
SEIAA-TN

		4	12°56'55.79"N	80°9'43.32"E	

5. Total Plot Area (in sq. m)

Total Land Area – 88617.95

S.No	Details	Area in (Sqm)	Percentage (%)
1.	Total Land Area	88,617.95	-
2.	Public Road (to be gifted)	3,988.12	-
3.	Sub Station (to be gifted)	1,200.00	-
4.	Total Land Area available for development	83,429.83	100.00
5.	Total Ground Coverage Area of Buildings	21,454.00	25.72
6.	Utilities (Swimming Pool, Transformer Yard, DG Panel Room)	4,640.00	5.56
7.	Road Area	17,493.60	20.97
8.	Pavement Area (Porous & Permeable)	8,995.85	10.78
9.	Podium Area	4,841.73	5.80
10.	Surface Parking Area	4,975.00	5.96
11.	Green Belt Area	12,554.65	15.05
12.	OSR Area (to be Gifted)	8,475.00	10.16

6. Brief description of the project: Construction of Residential Building Complex with 13 Residential Blocks having 2B+G+14 Floors + Head room, Club house – 2B+G+5 Floors and other utilities (STP, OWC, DG Room, E-Waste Collection Room, Hazardous Waste Storage Shed, Security Room) with a total built up area of 4,26,178 Sq.m.

7. Built up area details: Total Built Up Area – 4,26,178 sq.m

MEMBER SECRETARY
SEIAA-TN

Block	No. of Floors	No.of Dwelling Units	Total Built-up Area (Sq.m)
Block1(1A&1B-Residential)	2B+G+14Floors+Head Room	116	19,187.09
Block 2(Residential)	2B+G+14Floors+Head Room	58	9,667.70
Block 3 (3A,3B &3C-Residential)	2B+G+14Floors+Head Room	249	33,207.35
Block 4(Residential)	2B+G+14Floors+Head Room	58	14,782.52
Block 5(Residential)	2B+G+14Floors+Head Room	88	12281.98
Block 6(Residential)	2B+G+14Floors+Head Room	88	12061.98
Block 7(Residential)	2B+G+14Floors+Head Room	58	14,827.26
Block 8(Residential)	2B+G+14Floors+Head Room	88	12,119.16
Block 9 (9A & 9B-Residential)	2B+G+14Floors+Head Room	176	24,433.86
Block 10(10A,10B 10C & 10D-residential)	2B+G+14Floors+Head Room	352	46,007.10
Block 11 (11A,11B & 11C –Residential)	2B+G+14Floors+Head Room	174	28,953.20
Block 12 (12A,12B & 12C – Residential)	2B+G+14Floors+Head Room	264	34204.8

MEMBER SECRETARY
SEIAA-TN

		Block 13 (13A & 13B – Residential)			
		Block 13 (13A & 13B- Rsidetial)	2,B+G+14Floors+Head Room	300	33,636.91
		Block 14 (Clubhouse)	2B+G+5Floors+Head Room	-	7,705.83
		Upper Basement	-	-	58,893
		Lower Basement	-	-	58 ,893
		Other Utilities (STP, OWC, DG, Room, E-Waste Collection Room, Hazardous Waste Storage Shed, Security Room)			5,315.50
		Total Build Up Area		**2,069**	**4,26,178**
8.	Maximum height of the project	45.4 m			
9.	Maximum number of floors	2B+G+14			
10.	No. of blocks	14 blocks			
11.	Permissible FAR area	2,88,008.50 SQMT			
12.	Proposed FAR area	2,84,052.26 SQMT			
13.	Cost of Project	Rs.795.35 Crores			
14.	No. of Saleable Units	2069 Nos			
15.	Expected Population	10862 Nos			
16.	a) Water requirement (in KLD)	**Total Water Requirement – 1468 KLD** i) Fresh Water Requirement – 938 KLD			

MEMBER SECRETARY
SEIAA-TN

		ii) Treated Water Requirement – 530 KLD iii) Treated Water Available for Reuse – 1385 KLD iv) Treated Water Recycled – 530 KLD v) Surplus Treated Water to be discharged in Municipal Sewer with Prior Permission, – 855 KLD
	b) Source	Tambaram Corporation
17.	Details of Sewage generation and Treatment	• Quantity of Waste Water generated – 1385 KLD • STP of Capacity 1580 KLD (2Nos of 790 KLD) is Proposed (SBR Technology) • The Components of STP are as follows: ➢ Equalization Tank ➢ Pre – Aeration Tank ➢ Aeration Tank (SBR) ➢ Decant Tank ➢ Sludge Holding Tank ➢ Pressure Sand Filter ➢ Activated Carbon Filter ➢ Ultra – Filtration Tank ➢ Treated Water Tank ➢ UV Disinfection System ➢ Filter Press
18.	Mode of Disposal of treated sewage /effluent	Treated Waste Water – 1385 KLD i) Flushing – 470 KLD ii) Gardening – 60 KLD iii) Discharged in to Corporation Sewer Line after Obtaining Necessary Permission – 855 KLD
19.	Quantity of Solid Waste generation,	**S.No** / **Description** / **Quantity** / **Mode of Treatment/disposal**

MEMBER SECRETARY
SEIAA-TN

	Mode of treatment and Disposal	1	Biodegradable Waste	3,817 Kg/day	Treated in organic Waste Converter and used as Manure for gardening.
		2	Non-biodegradable Waste	2,545Kg/day	Sent to authorized recyclers.
		3	STP Sludge	139 Kg/day	Dewatered and used as Manure for Gardening.
20.	Quantity of E-Waste generation, Mode of treatment and Disposal	• E-Waste generation – 11.0 T/annum • Storage room having total area of 24 Sq.m is proposed for collection & Storage • E - Waste Will be Handed Over to Dismantlers / authorized Recyclers.			
21.	Quantity of Hazardous Waste generation, Mode of treatment and Disposal	• 1.2 T/annum of Spent Oil • will be Disposed to TNPCB authorized recyclers			
22.	Power Requirement	• Power requirement – 20.5 MVA • Source of power – TANGEDCO			
23.	Details of solar energy	612 KW Through Solar panels Covering 50% of rooftop Area.			
24.	Details of D.G. set with Capacity	• 12 Nos of 625 KVA • Stack Height to be Provided as per CPCB norms.			
25.	Details of Green Belt Area i) Total area of green belt	12,554.65 Sq.m			

MEMBER SECRETARY
SEIAA-TN

<table>
<tr><td></td><td>ii) No. of trees existing within the project site

iii) No. of trees proposed to be planted

iv) No. of trees to be transplanted/cut</td><td>-

1,045 Nos.

-</td></tr>
<tr><td>26.</td><td>Details of OSR Area</td><td>• 8475 Sq.m</td></tr>
<tr><td>27.</td><td>Details of Parking Area</td><td>Parking Proposed:
<table><tr><th rowspan="2">Parking</th><th colspan="2">Proposed to be provided</th></tr><tr><th>Parking (Nos)</th><th>Area (Sq.m)</th></tr><tr><td>Cars</td><td>3,009</td><td>37,613</td></tr><tr><td>Two Wheeler</td><td>370</td><td>666</td></tr></table></td></tr>
<tr><td>28.</td><td>Provision for rain water harvesting</td><td>No. of recharge wells Proposed – 25 Nos

Capacity of Storage Tank Proposed – 600 Cu.m</td></tr>
<tr><td>29.</td><td>EMP Cost (Rs.)</td><td>Construction Phase:

i) Capital Cost – Rs.540 lakhs/-
ii) Annual operational Expenses – Rs.143 Lakhs/-

Operation Phase:

i) Capital Expenses – Rs.2863 lakhs/-
ii) Annual Operation expenses – Rs.955 lakhs/-</td></tr>
<tr><td>30.</td><td>CER Cost</td><td>Rs. 160 Lakhs /-</td></tr>
</table>

AFFIDAVIT FURNHSED BY THE PROPONENT

M/s. Prestige Pallavaram Ventures, represented by its Authorized Signatory Mr. C. Nagaraj, Head – Business Operations having office at Prestige Polygon, No. 471, Top Floor, Annasalai, Nandhanam,

MEMBER SECRETARY
SEIAA-TN

Chennai – 600 035 proposed to construct Residential Building Complex at T.S. No. 9/20A, 9/20B, 10/5, 10/6, 10/7-1, 10/7-2, 10/7-3, 11/4, 11/5, 11/6, 11/7A, 11/7B,11/8, 11/10, 11/11, 12/9, 12/11, 12/12, 12/14, 13/1B, 13/2A, 13/3A, 13/4A1, 13/4B1, 13/4C1, 13/5A, 15/1B, 15/2A, 15/2B1, 15/4A, 15/4C, 15/5 and 16/1 of Block No.25 Ward C, Zamin Pallavaram and T.S.No..4/1, 4/3, 5/1, 5/2, 5/3, 5/4A1, 5/4A2, 5/4B, 5/5/2, 5/6, 5/7, 5/8, 5/9, 5/10/2, 6/1, 6/2, 6/3, 6/4/1, 6/11A1, & 6/12 of Block No. 19 Ward G, Nemilichery Village of Pallavaram Town, Pallavaram Taluk, Chengalpattu District. An application submitted by us seeking Environmental Clearance for proposed activity under the EIA Notification, 2006 is under scrutiny in the Authority. We are furnishing the following undertaking to the Authority.

The daily fresh water requirement (938 KLD) for domestic purpose & swimming pool top-up during the entire period of operation for the project shall be met through local body supply.

The wastewater (1385 KLD) generated from the project activity will be treated in the Sewage Treatment Plant (STP) with total capacity of 1580 KLD. The treated water (1385 KLD) from the STP will be recycled for Toilet Flushing (470 KLD) and for Gardening (60 KLD). The excess treated water (855 KLD) will be discharged into corporation sewer line.

The estimated solid waste generation from our project during operation is about 6,501 kg/day, in which Bio-degradable waste (3,817 Kg/day) will be treated in Organic Waste Converter (OWC) and used as manure for gardening & excess will be sold to vendors. The Non-Biodegradable waste (2,545 Kg/day) will be handed over to recyclers and the STP sludge (139 Kg/day) will be dewatered and processed in OWC and then used as manure for gardening. We shall dispose the solid waste as committed above without polluting the soil/ground water/adjacent canals/lakes/ponds etc.

We commit to the SEIAA that M/s. Prestige Pallavaram Ventures will be liable for operation and maintenance of Sewage Treatment Plant (STP) for 10 years from the date of operation of the project subject to the approval and concurrence of the residents association.

We commit to the SEIAA that our storm water drain will not carry any untreated (or) treated sewage generated from our project.

MEMBER SECRETARY
SEIAA-TN

We have allotted Rs. 540 Lakhs (capital expenses) and Rs. 143 Lakhs per annum (operational expenses) for carrying Environmental Management Plan (EMP) during construction phase. Also, we have allotted Rs. 2863 Lakhs (capital expenses) and Rs. 955 Lakhs per annum (operational expenses) for carrying Environmental Management Plan during operation phase. The details of budgetary allocation are as follows:

EMP Budgetary Allocation – Construction Phase

Description	Budgetary Allocation (Rs. In Lakhs)	
	Capital Expenses	Operational Expenses (Per Annum)
Drinking Water & Sanitation (Temporary Toilet) Facilities	232.49	42.4
Storm Water Management	60.90	7.0
Solid Waste/Debris Management	34.50	18.2
Environmental Monitoring	-	32.1
Dust Suppression Measures	182.11	31.5
Occupational Health & Safety	30.00	11.8
Total	**540.00**	**143.0**

EMP Budgetary Allocation – Operation Phase

Description	Budgetary Allocation (Rs. In Lakhs)	
	Capital Expenses (Per Annum)	Operational Expenses (Per Annum)
Sewage Treatment Plant & Recycling System	697	178
Rain Water Harvesting System	524	147
Solid Waste Management	501	155

MEMBER SECRETARY
SEIAA-TN

Environmental Monitoring	-	167
Energy Conservation	646	158
Greenbelt Development	495	150
Total	**2863**	**955**

We commit to SEIAA that Rs. 160 Lakhs is earmarked for Corporate Environmental responsibility (CER) activities (in addition to the EMP activities proposed for the Amendment Proposal), subject to the provisions of Office Memorandums dated 30.09.2020 & 25.02.2021. The CER amount of Rs. 140 Lakhs will be utilized for the infrastructure development in Government Schools and the remaining amount of Rs. 20 Lakhs will be utilized for reclamation of Kallukulam Tank, Pudukottai District.

We commit to SEIAA that the enclosed photographs of the site were taken on 25th day of August 2023. This photograph has been attested by me. It truly depicts the status of the site as on 25th day of August 2023.

We are aware that we can be prosecuted under relevant Act and Rules, if we do not adhere to the above commitment.

Commitment signed by me on 31st day of August 2023, as an Authorised signatory of the Project Proponent.

DISCUSSION BY SEIAA AND THE REMARKS: -

The subject was placed in the 652nd authority meeting held on 07.09.2023. Earlier, the subject was placed in the 640th authority meeting held on 19.07.2023. The authority noted that the subject was appraised in the 390th SEAC meeting held on 07.07.2023. SEAC has furnished its recommendations to the Authority for granting Environmental Clearance subject to the conditions stated therein.

The Authority, after detailed discussions, decided to consider the proposal after obtaining the following particulars from the project proponent:

i) The proponent shall furnish a duly signed commitment letter from the ULB/Metro Water towards supply of water and disposal of sewage water as indicated in the additional condition no.1 of SEAC minutes.

MEMBER SECRETARY
SEIAA-TN

ii) The proponent shall furnish details on the NBC (National Building Code of India) norms adopted, if any, with respect to the following:

a) Kitchen
b) Bathrooms
c) Basements
d) Garages
e) Stairways
f) open ways
g) fire safety & safety against fire escape routes
h) electric lines
i) roof top safety
j) car parking
k) visibility in exit areas

iii) The proponent shall furnish details on the no. of fire alarms provided and the automatic fire detection standards followed.

The proponent, vide letter dated.29.08.2023 furnished a reply for the above queries/details requested in the 640th authority meeting.

The Authority after examining the reply/details furnished by the proponent and also taking into account the recommendations of SEAC, decided to grant Environmental Clearance subject to the conditions as recommended by SEAC & normal conditions and the conditions in Annexure 'C' of this minutes.

Annexure 'C'

Climate Change

1. The proponent shall adopt strategies to decarbonize the building.
2. The proponent shall adopt strategies to reduce emissions during operation (operational phase and building materials).
3. The proponent shall adopt strategies to reduce temperature including the Building Façade.
4. The proponent shall adopt methodology to control thermal environment and other shocks in the building.

MEMBER SECRETARY
SEIAA-TN

5. The proponent shall adopt detailed plan to reduce carbon footprints and also develop strategies for climate proofing and climate mitigation.
6. The proponent shall adopt strategies to ensure the buildings in blocks are not trapping heat to become local urban heat islands.
7. The proponent shall ensure that the building does not create artificial wind tunnels creating cold water and uncomfortable living conditions resulting in health issues.
8. The activities should in no way cause emission and build-up Green House Gases. All actions to be eco-friendly and support sustainable management of the natural resources within and outside the campus premises.
9. The proponent shall ensure that the buildings should not cause any damage to water environment, air quality and should be carbon neutral building.

Health

10. The proponent shall adopt strategies to maintain the health of the inhabitants.

Energy

11. The proponent shall adopt strategies to reduce electricity demand and consumption.
12. The proponent shall provide provisions for automated energy efficiency.
13. The proponent shall provide provisions for controlled ventilation and lighting systems.
14. The proponent shall provide solar panels and contribute to the grid from the solar panel as proposed.
15. All the construction of Buildings shall be energy efficient and conform to the green building norms. The PP shall ensure that carbon neutral building.
16. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as to ensure continuous and efficient operation.

Regulatory Frameworks

17. The proponent shall adopt methodologies to effectively implement the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Dèmolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.
18. The project proponent shall ensure to provide adequate elevated closed area earmarked for collection, segregation, storage & disposal of wastes generated within the premises as per

MEMBER SECRETARY
SEIAA-TN

provisions of Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.

19. The proponent shall provide elevator as per rules CMDA/DTCP.

Database maintenance & audits

20. The database record of environmental conditions of all the events from pre-construction, construction and post-construction should be maintained in digitized format.
21. The proponent should maintain environmental audits to measure and mitigate environmental concerns.

Biodiversity

22. There should not be any impact due to the modification of the habitat on critically endangered species, biodiversity, etc,.
23. The proponent shall ensure that the proposed activities in no way result in the spread of invasive species.
24. The proponent shall adopt sustainability criteria to protect the micro environment from wind turbulences and change in aerodynamics since high rise buildings may stagnate air movements.
25. The proponent shall ensure almost safety for the existing biodiversity, trees, flora & fauna shall not disturb under any circumstances.
26. The proponent shall develop building-friendly pest control strategies by using non chemical measures so as to control the pest population thereby not losing beneficial organisms.
27. The proponent shall adopt strategies to prevent bird hits.

Safety measures

28. The proponent should develop an emergency response plan in addition to the disaster management plan.
29. The proponent shall develop detailed evacuation plan for disabled people and safety evacuation plan in emergencies.
30. All bio-safety standards, hygienic standards and safety norms of working staff and patients to be strictly followed as stipulated in EIA/EMP.
31. The disaster management and disaster mitigation standards to be seriously adhered to avoid any calamities.

MEMBER SECRETARY
SEIAA-TN

32. The proponent shall provide the emergency exit in the buildings.
33. The proponent shall adhere to the provision and norms regard to fire safety prescribed by competent authority.

Water/Sewage

34. The proponent shall ensure that no treated or untreated sewage shall be let outside the project site & shall find access to nearby water-bodies under any circumstances other than the permitted mode of disposal.
35. The proponent shall provide STP of adequate capacity as committed and shall continuously & efficiently operate STP so as to satisfy the treated sewage discharge standards prescribed by the TNPCB time to time.
36. The proponent shall periodically test the treated sewage the through TNPCB lab /NABL accredited laboratory and submit report to the TNPCB.
37. The proponent shall periodically test the water sample for the general water quality core parameters including fecal coliform within the proposed project site through TNPCB lab /NABL accredited laboratory and submit report to the concerned authorities.
38. The proponent shall ensure that provision should be given for proper utilization of recycled water.
39. The project proponent shall adhere to storm water management plan as committed.

Parking

40. The project proponent shall adhere to provide adequate parking space for visitors of all inmates including clean traffic plan as committed.

Solid waste Management

41. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time.
42. The proponent should strictly comply with, Tamil Nadu Government order regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.

EMP

43. The proponent shall ensure that the EIA/EMP and disaster management plan should be adhered strictly.

MEMBER SECRETARY
SEIAA-TN

44. The proponent shall ensure that all activities of EMP shall be completed before obtaining CTO from TNPCB.
45. The proponent shall provide and ensure the green belt plan is implemented as indicated in EMP. Also, the proponent shall explore possibilities to provide sufficient grass lawns.

Others

46. As per the 'Polluter Pay Principle', the proponent will be held responsible for any environmental damage caused due to the proposed activity including withdrawal of EC and stoppage of work.
47. The project proponent shall adhere to height of the buildings as committed.

Validity:

The SEIAA hereby accords Environmental Clearance to the above project under the provisions of EIA Notification dated 14th September, 2006 as amended, with validity for Seven years from the date of issue of EC, subject to the compliance of the terms and conditions stipulated below:

CONDITIONS IMPOSED BY SEAC:

1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.

MEMBER SECRETARY
SEIAA-TN

3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6. The project proponent shall obtain the necessary permission for drawing of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:

1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. The project proponent shall install a system to carry out Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 andPM25) covering upwind and downwind directions during the construction period.
4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall

MEMBER SECRETARY
SEIAA-TN

be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

5. Sand, murram, loose soil, cement, stored on site should be covered adequately so as to prevent dust pollution.
6. Wet jet shall be provided for grinding and stone cutting.
7. Unpaved surfaces and loose soil should be adequately sprinkled with water to suppress dust.
8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
9. The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring and Preservation:

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total freshwater use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity

MEMBER SECRETARY
SEIAA-TN

of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

6. At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total freshwater requirement shall be provided. In areas where ground water recharging is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharges should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record

MEMBER SECRETARY
SEIAA-TN

shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).

17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be taken to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring and Prevention:

1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2. Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of Half Yearly Compliance Report (HYCR).
3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures:

MEMBER SECRETARY
SEIAA-TN

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2. Outdoor and common area lighting shall be LED.
3. The proponent shall provide solar panels covering a minimum of 50% of terrace area as committed.
4. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.
7. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management:

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

MEMBER SECRETARY
SEIAA-TN

5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environmentally friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended from time to time. Ready mixed concrete must be used in building construction.
9. Any wastes from construction and demolition activities related thereto shall be managed to strictly conform to the Construction and Demolition Rules, 2016.
10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover:

1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3. Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

MEMBER SECRETARY
SEIAA-TN

5. A wide range of indigenous plant species should be planted as given in the Appendix-I, in consultation with the Government Forest/Horticulture Departments and State Agriculture University.

8. Transport:

1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
    a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
    b. Traffic calming measures.
    c. Proper design of entry and exit points.
    d. Parking norms as per local regulation.
2. Vehicles hired to bring construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues:

1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

MEMBER SECRETARY
SEIAA-TN

4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Corporate Environment Responsibility:

1. The PP shall complete the CER activities, as committed, before obtaining CTE.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of Half Yearly Compliance Report (HYCR).
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

11. Miscellaneous:

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

MEMBER SECRETARY
SEIAA-TN

2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit Half Yearly Compliance Reports (HYCR) on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Authority (SEIAA) of the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also during their presentation to the State Expert Appraisal Committee.
9. No further expansion or modifications to the plant shall be carried out without prior approval of the Authority (SEIAA).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time-bound manner shall implement these conditions.
13. The Regional Office of the MoEF&CC Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall be enforced, inter-alia under the provisions of the Water

MEMBER SECRETARY
SEIAA-TN

(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

STANDARD CONDITIONS

Part - A – Common conditions applicable for Pre-construction, Construction and Operational Phases:

1. Any appeal against this Environmental Clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
2. The construction of STP, ETP, Solid Waste Management facility, E-waste management facility, DG sets, etc., should be made in the earmarked area only. In any case, the location of these utilities should not be changed later on.
3. The Environmental safeguards contained in the application of the proponent /mentioned during the presentation before the State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee should be implemented in the letter and spirit.
4. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State / Central Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project proponent from the concerned competent authorities.
5. The SEIAA reserves the right to add additional safeguard measures subsequently, if non-compliance of any of the EC conditions is found and to take action, including revoking of this Environmental Clearance as the case may be.
6. A proper record showing compliance of all the conditions of Environmental Clearance shall be maintained and made available at all the times.

MEMBER SECRETARY
SEIAA-TN

7. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company. The status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chennai by e-mail.
8. The Regional Office of the Ministry located at Chennai shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information / monitoring reports.
9. "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu.
10. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
11. The conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability Insurance Act, 1991, along with their amendments ,draft Minor Mineral Conservation & Development Rules , 2010 framed under MMDR Act 1957,National Commission for protection of Child Right Rules ,2006 and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/Hon'ble High Court of Madras and any other Courts of Law, including the Hon'ble National Green Tribunal relating to the subject matter.
12. The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.
13. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
14. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, Chennai, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; PM_{10}, $PM_{2.5}$, SO_2, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.

MEMBER SECRETARY
SEIAA-TN

15. The SEIAA, TN may cancel the Environmental Clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, if it is found or if it comes to the knowledge of this SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the Environmental Clearance.
16. The Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.
17. The SEIAA, TN may alter/modify the above conditions or stipulate any further condition in the interest of environment protection, even during the subsequent period.
18. The Environmental Clearance does not absolve the applicant/proponent of his obligation/requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.
19. Where the trees need to be cut, compensation plantation in the ratio of 1:10 (i.e. planting of 10 trees for every one tree that is cut) should be done with the obligation to continue maintenance.
20. A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive who will report directly to the Head of the Organization and the shortfall shall be strictly reviewed and addressed.
21. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually.
22. The Project Proponent has to provide adequate rain water harvesting pits as committed s to recover and reuse the rain water during normal rains as reported.
23. The project activity should not cause any disturbance & deterioration of the local bio diversity.
24. The project activity should not impact the water bodies. A detailed inventory of the water bodies and forest should be evaluated and fact reported to the Forest Department & PWD for monitoring.
25. All the assessed flora & fauna should be conserved and protected.
26. The proponent should strictly comply with, Tamil Nadu Government Order (Ms) No.84 Environment and forests (EC.2) Department dated 25.06.2018 regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.

MEMBER SECRETARY
SEIAA-TN

27. Necessary permission shall be obtained from the competent authority for the drawl / outsourcing of fresh water before obtaining consent from TNPCB.
28. The proponent shall appoint an Environmental Engineer with necessary qualification for the operation and maintenance of STP (Sewage Treatment Plant) and GWTP (grey water Treatment Plant)
29. The Proponent shall provide the dispenser for the disposal of Sanitary Napkins.
30. All the mitigation measures committed by the proponent for the flood management, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.
31. No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
33. The safety measures proposed in the report should be strictly followed.

Part - B – Specific Conditions – Pre construction phase:

1. **The project authorities should advertise with basic details at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of clearance. The press releases also mention that a copy of the clearance letter is available with the State Pollution Control Board and also at website of SEIAA, TN. The copy of the press release should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Chennai and SEIAA-TN.**
2. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
3. **A copy of the clearance letter shall be sent by the proponent to the Local Body. The clearance letter shall also be put on the website of the Proponent.**
4. The approval of the competent authority shall be obtained for structural safety of the buildings during earthquake, adequacy of firefighting equipments, etc. as per National Building Code including protection measures from lightning etc. before commencement of the work.
5. All required sanitary and hygienic measures for the workers should be in place before starting construction activities and they have to be maintained throughout the construction phase.
6. Design of buildings should be in conformity with the Seismic Zone Classifications.

MEMBER SECRETARY
SEIAA-TN

7. The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
8. No construction activity of any kind shall be taken up in the OSR area.
9. Consent of the local body concerned should be obtained for using the treated sewage in the OSR area for gardening purpose. The quality of treated sewage shall satisfy the bathing quality prescribed by the CPCB.
10. The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
11. The Project Proponent shall provide car parking exclusively for the visiting guest in the proposed residential apartments as per CMDA norms.
12. The project proponent shall ensure the entry of basement shall be above maximum flood level.
13. The proponent shall prepare completion plans showing Separate pipelines marked with different colours with the following details
    i. Location of STP, compost system, underground sewer line.
    ii. Pipe Line conveying the treated effluent for green belt development.
    iii. Pipe Line conveying the treated effluent for toilet flushing
    iv. Water supply pipeline
    v. Gas supply pipe line, if proposed
    vi. Telephone cable
    vii. Power cable
    viii. Strom water drains, and
    ix. Rain water harvesting system, etc. and it shall be made available to the owners
14. A First Aid Room shall be provided in the project site during the entire construction and operation phases of the project.
15. The present land use surrounding the project site shall not be disturbed at any point of time.
16. The green belt area shall be planted with indigenous native trees.
17. Natural vegetation listed particularly the trees shall not be removed during the construction/operation phase. In case any trees are likely to be disturbed, shall be replanted.
18. During the construction and operation phase, there should be no disturbance to the aquatic eco-system within and outside the area.
19. The Provisions of Forest conservation Act 1980, Wild Life Protection Act 1972 & Bio diversity Act 2002 should not be violated.

MEMBER SECRETARY
SEIAA-TN

20. There should be Firefighting plan and all required safety plan.

21. Regular fire drills should be held to create awareness among owners/ residents.

Part - C - Specific Conditions – Construction phase:

1. **Construction Schedule:**
   i) The Project proponent shall have to furnish the probable date of commissioning of the project supported with necessary bar charts to SEIAA-TN.
2. **Labour Welfare:**
   i) All the laborers to be engaged for construction should be screened for health and adequately treated before and during their employment on the work at the site.
   ii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contradictions due to exposure to dust and take corrective measures, if needed.
   iii) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly. The workers shall be provided with personnel protective measures such as masks, gloves, boots etc.
3. **Water Supply:**
   i) The entire water requirement during construction phase may be met from private tankers
   ii) Provision shall be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
   iii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The treatment and disposal of waste water shall be through dispersion trench after treatment through septic tank. The MSW generated shall be disposed through Local Body and the identified dumpsite only.
   iv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.

MEMBER SECRETARY
SEIAA-TN

v) Fixtures for showers, toilet flushing and drinking water should be of low flow type by adopting the use of aerators / pressure reducing devises / sensor based control.

4. Solid Waste Management:

i) In the solid waste management plan, the STP sludge management plan for direct use as manure for gardens is not acceptable; it must be co-composted with biodegradables.

ii) Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.

iii) Domestic solid wastes to be regularly collected in bins or waste handling receptacles and disposed as per the solid waste management rules 2016.

iv) No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.

v) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016 and subsequent amendment.

5. Top Soil Management:

i) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.

6. Construction Debris disposal:

i) Disposal of construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed off only in approved sites, with the approval of Competent Authority with necessary precautions for general safety and health aspects of the people. The construction and demolition waste shall be managed as per Construction & Demolition Waste Management Rules, 2016.

ii) Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate watercourses. The dump sites for such materials must be secured so that they should not leach into the adjacent land/ lake/ stream etc.

7. Diesel Generator sets:

i) Low Sulphur Diesel shall be used for operating diesel generator sets to be used during construction phase. The air and noise emission shall conform to the standards prescribed in the Rules under the Environment (Protection) Act, 1986, and the Rules framed thereon.

MEMBER SECRETARY
SEIAA-TN

ii) The diesel required for operating stand by DG sets shall be stored in barrels fulfilling the safety norms and if required, clearance from Chief Controller of Explosives shall be taken.

iii) The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, cooling water tower etc.

8. Air & Noise Pollution Control:

i) Vehicles hired for bringing construction materials to the site should be in good condition and should conform to air and noise emission standards, prescribed by TNPCB/CPCB. The vehicles should be operated only during non-peak hours.

ii) Ambient air and noise levels should conform to residential standards prescribed by the TNPCB, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. The pollution abatement measures shall be strictly implemented.

iii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. Parking shall be fully internalized and no public space should be utilized. Parking plan to be as per CMDA norms. The traffic department shall be consulted and any cost effective traffic regulative facility shall be met before commissioning.

iv) The buildings should have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation.

v) The project proponent should ensure that adequate Air Pollution Control measures shall be provided from buses and other vehicles, which will be entering the bus terminal. Further, water sprinkling system shall be provided and same shall be used at regular interval to control the dust emission within the project site.

9. Building material:

i) Fly-ash blocks should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27th August, 2003 and Notification No. S.O. 2807 (E) dated: 03.11.2009.

ii) Ready-mix concrete shall alone be used in building construction and necessary cube-tests should be conducted to ascertain their quality.

MEMBER SECRETARY
SEIAA-TN

iii) Use of glass shall be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, high quality double glass with special reflecting coating shall be used in windows.

10. Storm Water Drainage:

i) Storm water management around the site and on site shall be established by following the guidelines laid down by the storm water manual.

ii) Storm water management plan shall be obtained by engaging the services of Anna University/IIT.

11. Energy Conservation Measures:

i) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material, to fulfill the requirement.

ii) Opaque wall should meet prescribed requirement as per Energy Conservation Building Code which is mandatory for all air conditioned spaces by use of appropriate thermal insulation material to fulfill the requirement.

iii) All norms of Energy Conservation Building Code (ECBC) and National Building Code, 2005 as energy conservation have to be adopted Solar lights shall be provided for illumination of common areas.

iv) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting. A hybrids system or fully solar system for a portion of the apartments shall be provided.

v) A report on the energy conservation measures conforming to energy conservation norms prescribed by the Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology; R & U factors etc and submitted to the SEIAA in three month's time.

vi) Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

12. Fire Safety:

i) Adequate fire protection equipments and rescue arrangements should be made as per the prescribed standards.

ii) Proper and free approach road for fire-fighting vehicles upto the buildings and for rescue operations in the event of emergency shall be made.

MEMBER SECRETARY
SEIAA-TN

13. Green Belt Development:

i) The Project Proponent shall plant tree species with large potential for carbon capture in the proposed green belt area based on the recommendation of the Forest department well before the project is completed.

ii) The proponent has to earmark the greenbelt area with dimension and GPS coordinates for the green belt area all along the boundary of the project site with at least 3 meter wide and the same shall be included in the layout out plan to be submitted for CMDA/DTCP approval.

iii) The proponent shall develop the green belt as per the plan furnished and area earmarked for the greenbelt shall not be alter at any point of time for any other purpose.

14. Sewage Treatment Plant:

i) The Sewage Treatment Plant (STP) installed should be certified by an independent expert/ reputed Academic institutions for its adequacy and a report in this regard should be submitted to the SEIAA, TN before the project is commissioned for operation. Explore the less power consuming systems viz baffle reactor, etc., for the treatment of sewage.

ii) The Proponent shall install STP as furnished. Any alteration to satisfy the bathing quality shall be informed to SEIAA-TN.

iii) The project proponent shall operate and maintain the Sewage treatment Plant and Effluent treatment plant effectively to meet out the standards prescribed by the CPCB.

iv) The project proponent shall continuously operate and maintain the Sewage treatment plant and Effluent treatment plant to achieve the standards prescribed by the CPCB.

v) The project proponent has to ensure the complete recycling of treated Sewage &Effluent water after achieving the standards prescribed by the CPCB.

vi) The project proponent has to provide separate standby D.G set for the STP/GWTP for the continuous operation of the STP/GWTP in case of power failure.

15. Rain Water Harvesting:

i) The proponent shall ensure that roof rain water collected from the covered roof of the buildings, etc shall be harvested so as to ensure the maximum beneficiation of rain water harvesting by constructing adequate sumps so that 100% of the harvested water shall be reused.

MEMBER SECRETARY
SEIAA-TN

ii) Rain water harvesting for surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment with screens, settlers etc. must be done to remove suspended matter, oil and grease, etc.

iii) The Project Proponent has to provide adequate rain water harvesting pits as committed to recover and reuse the rain water during normal rains as reported.

i) The project activity should not cause any disturbance & deterioration of the local bio diversity.

16. Building Safety:

Lightning arrester shall be properly designed and installed at top of the building and where ever is necessary.

Part – D - Specific Conditions – Operational Phase/Post constructional phase/Entire life of the project:

1. There should be Firefighting plan and all required safety plan.
2. Regular fire drills should be held to create awareness among owners/ residents.
3. Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.
4. The building should not spoil the green views and aesthetics of surroundings and should provide enough clean air space.
5. Solar energy saving shall be increased to atleast10% of total energy utilization.
6. The Project proponent has to spend the CER as committed in the affidavit. The above activity shall be carried out before obtaining CTO from TNPCB.
7. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually
8. The EMP cost shall be printed in the Brochure / Pamphlet for the preparation of the sale of the property and should also mention the component involved.
9. The Project proponent shall get due permission from the wetland Authority before the commencement of the work, if applicable.
10. The Project proponent should discuss with the wet land Authority, Tamil Nadu Forest Department, PWD and support lake restoration cum improvement, awareness and conservation programs.
11. The project activities should in no way disturb the manmade structures.

MEMBER SECRETARY
SEIAA-TN

12. The Proponent shall do afforestation/ restoration programme contemplated to strengthen the open spaces shall preferably include native species along with the financial forecast for planting and maintenance for 5 years.
13. "Consent to Operate" should be obtained from the Tamil Nadu pollution Control Board before the start of the operation of the project and copy shall be submitted to the SEIAA-TN.
14. Raw water quality to be checked for portability and if necessary RO plant shall be provided.
15. The Proponent should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage treatment and disposal, solid waste disposal and environmental monitoring including terrace gardening for a period of 3 years. Within one year after handing over the flats to all allottees a viable society or an association among the allottees shall be formed to take responsibility of continuous maintenance of all facilities with required agreements for compliance of all conditions furnished in Environment Clearance (EC) order issued by the SEIAA-TN or the Proponent himself shall maintain all the above facilities for the entire period. The copy of MOU between the buyers Association and proponent shall be communicated to SEIAA-TN.
16. The ground water level and its quality should be monitored and recorded regularly in consultation with Ground Water Authority.
17. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. The treated sewage shall conform to the norms and standards for bathing quality laid down by CPCB irrespective of any use. Necessary measures should be made to mitigate the odour and mosquito problem from STP.
18. The Proponent shall operate STP continuously by providing stand by DG set in case of power failure.
19. It is the sole responsibility of the proponent that the treated sewage water disposed for green belt development/ avenue plantation should not pollute the soil/ ground water/ adjacent canals/ lakes/ ponds, etc
20. Adequate measures should be taken to prevent odour emanating from solid waste processing plant and STP.
21. The e - waste generated should be collected and disposed to a nearby authorized e-waste centre as per E- waste (Management & Handling), Rules 2016 as amended.
22. Diesel power generating sets proposed as source of back-up power during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act,

MEMBER SECRETARY
SEIAA-TN

1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets.

23. The noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
24. Spent oil from D.G sets should be stored in HDPE drums in an isolated covered facility and disposed as per the Hazardous & other Wastes (Management & Transboundary Movement) Rules 2016. Spent oil from D.G sets should be disposed off through registered recyclers.
25. The proponent is required to provide a house hold hazardous waste / E-waste collection and disposal mechanism.
26. The proponent shall ensure that storm water drain provided at the project site shall be maintained without choking or without causing stagnation and should also ensure that the storm water shall be properly disposed off in the natural drainage / channels without disrupting the adjacent public. Adequate harvesting of the storm water should also be ensured.
27. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
28. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
29. The Environmental Clearance is issued based on the documents furnished by the project proponent. In case any documents found to be incorrect/not in order at a later date the Environmental Clearance issued to the project will be deemed to be revoked/ cancelled.

MEMBER SECRETARY
SEIAA-TN

Copy to:

1. The Secretary, Ministry of Mines, Government of India, Shastri Bhawan, New Delhi.
2. The Additional Chief Secretary to Government, Environment and Forests Department, Tamil Nadu.
3. The Additional Chief Secretary to Government, Industries Department, Tamil Nadu.

4. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-Cum-Office Complex, East Arjun Nagar, New Delhi-110 032.
5. The Chairman, TNPC Board,76, Mount Salai, Guindy, Chennai-32
6. The Commissioner Pallavaram Municipality Office, 3rd Main Road, Chrompet, Chennai – 600 044.
7. EI Division, Ministry of Environment & Forests, Paryavaran Bhawan, New Delhi.
8. File Copy

Signature Not Verified
Digitally signed by Thiru.Deepak S.Bilgi
Member Secretary
Date: 9/27/2023 7:44:00 PM



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate