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DIGITALLY VERIFIED RECORD

सत्यमेव जयते

File No: 13555

State Environment Impact Assessment Authority (SEIAA), Tamil Nadu

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Dated: **14/07/2026**

To,

Mr R Ramanarayanan
SREE DAKSHA PROPERTY DEVELOPERS INDIA PRIVATE LIMITED
No. 1, Gandhi Layout , Maruthamalai Road, Vadavalli, COIMBATORE - 641046, TAMIL NADU.
sreedakshamacie2023@gmail.com

Subject: Grant of prior Environmental Clearance (EC) under the provision of the EIA Notification 2006, as amended thereof-regarding.

Sir/Madam,

Sub: SEIAA, TN - Proposed Construction of Residential Apartment Multistory Building at S.F.Nos. 267/1B1B & 267/1B1A2 of Veerakeralam Village, Perur Taluk, Coimbatore District, Tamil Nadu, by M/s. Sree Daksha Property Developers (India) Private Limited – under category "B2" of Item 8(a) "Building and Construction Projects" of the schedule to the EIA Notification, 2006, as amended– Issue of Environmental Clearance – Regarding.

Ref:

1. Online Proposal No. SIA/TN/INFRA2/571753/2026, Dated: 13.03.2026.
2. Minutes of the 720th SEAC Meeting held on 22.05.2026.
3. Minutes of the 1019th Authority meeting held on 19.06.2026.
4. Proponent's reply date:30.06.2026.
5. Minutes of the 1022nd Authority meeting held on 01.07.2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3801TN5455397N
(ii) File No.	13555
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Proposed Construction of Residential Apartment Multistory Building @ Veerakeralam by M/s. Sree Daksha Property Developers (India) Private Limited

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5.	Max Height - (Height of tallest block)	36	M
6.	No of Building Blocks (Residential + Community facilities)	2 Block A: Residential Development Block B: Amenities Block	
7.	Max No of Floors	10	No.
8.	Expected Population (Residential + Floating)	Residential = 550 +61 = 611	Nos.
9.	Total Cost of Project	82.0356	Cr
10.	EMP	**Construction phase** Capital cost: Rs.7 lakhs per annum O & M: Rs.7 lakhs per annum **Operation phase** Capital cost: Rs.76.70 Lakhs Recurring cost: Rs. 56.25 Lakhs per annum	
11.	CER	Rs.82 Lakhs	
12.	Project Activity:	The project involves the construction of Residential Apartment consisting of 2 Blocks with, Block -A: Basement 1 + Stilt floor + Tenth upper floor + Terrace floor. • Basement Floor–1: Parking Area. • Stilt Floor: Parking Area • First Floor- Tenth Floor: Comprises of Dwelling Units. Total No. of. DU is 90 Nos • Terrace Floor– Swimming Pool Block–B: (Amenities Block) • Ground Floor–1: Communication Room, Indoor Badminton Court, Club, Gym, Association Office Room, Multipurpose Hall. • First Floor. • Terrace Floor. Guard Room: Ground Floor.	
AREA			
13.	Permissible Ground Coverage Area (%)	2689	SQMT
14.	Proposed Ground Coverage Area (%)	2531.42 (47.06%)	SQMT
15.	Permissible FSI Area	20167.5	SQMT
16.	Proposed FSI Area	18642.69	SQMT
17.	Other Non FSI Areas - including basement area, parking area etc.,	5369.57	SQMT
18.	OSR Area	-	SQMT
19.	Proposed Total Built Up Area	24012.26	SQMT
WATER			
Construction Phase			
20.	Water Requirement	20	KLD

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21.	Source	Water Tankers	
22.	Mode of Disposal		
	Operation Phase		
23.	**Total Water Requirement** i. Fresh water requirement ii. Treated recycled water requirement	80 52 28	KLD KLD KLD
24.	**Fresh water requirement** i. Domestic ii. Swimming Pool	50 2	KLD KLD
25.	Wastewater Generation	70	KLD
26.	Treated Water Generation	66	KLD
27.	**Utilization of Treated Water** i. Flushing use ii. Greenbelt	**28** 25 3	KLD KLD
28.	Surplus treated water – Sent to CMWSSB	38 KLD disposed via Coimbatore Corporation Sewer Line	KLD
29.	**Source for Fresh Water Requirement**	Coimbatore Corporation	
	TREATMENT & DISPOSAL SYSTEM		
30.	Proposed Capacity of STP	80	KLD
	RAINWATER HARVESTING		
31.	Rainwater Harvesting - Recharge Pits	16	No.
32.	Rainwater Harvesting Sump Capacity	50	M^3
	PARKING & TRAFFIC MANAGEMENT		
33.	Total Parking Required as / Building Bye Laws	Car: 154 Two-Wheeler: - 2	ECS
34.	Proposed Total Parking	Car: 164 Two-Wheeler: 6	ECS
35.	Parking in Basements & Stilt	Car: 79 & 85 Two-Wheeler: 0 & 6	ECS
36.	Width of Adjacent Public Road	15.30	
37.	Number of Entry and Exit provided on approach road	1	Nos.
	GREEN AREA		
38.	Proposed Green Area (Minimum 15.0% of plot area)	806.7	SQMT
	Total area	5378	SQMT
	Existing trees on plot	66	Nos.
	Number of trees to be planted	70 + Compensatory afforestation 660	Nos.
	Number of trees to be transplanted/cut	66	
	WASTE MANAGEMENT		
	Waste Generation		
39.	**Total Waste Generation**		TPD
40.	**Solid Waste**	0.137	TPD

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	i. Biodegradable waste (Organic) ii. Non - Biodegradable	0.205	TPD
41.	Quantity of Sludge Generated from STP & Disposal	5	KG/DAY
42.	Quantity of E-Waste Generation & Disposal	550	KG/Annum
43.	Quantity of Hazardous waste Generation & Disposal	0.1	TPA
Mode of Treatment & Disposal			
44.	Organic waste	Will be treated in organic waste convertor within the project site. Manure generated will be used for landscaping purpose within project site	
45.	Sludge Generated from STP	Will be composted with biodegradable waste in OWC and the same will used as a Manure for greenbelt development	
46.	E-Waste	E waste will be sold to authorized recyclers & scrap vendors.	
47.	Hazardous waste	Tentative Vendors list TNPCB Authorized recyclers Silverton Metals Private Limited	
POWER REQUIREMENT			
48.	Total Power Requirement	1352.66	KVA
49.	DG set backup	1No. of 110 KVA & 1No. of 125 KVA	KVA
50.	DG Sets: No. and capacity of the DG sets: Fuel and its Quantity:	1No. of 110 KVA & 1No. of 125 KVA	Nos.
51.	Solar Panels – Roof Coverage	1266 (50%)	%
52.	Hot Water Requirement	NIL	
	Of which met by Solar Panels	50	%
53.	EV Charging Details		

POPULATION				
54.	Residential	DU'S	**Population/ Dwelling Unit**	**Total Population**
55.	Total Saleable Dwelling units	-	10 Dwelling units – 2 BHK 60 Dwelling units – 3 BHK 20 Dwelling Units – 4 BHK	550
56.	Total	-	90 DU	550
57.	Non-Residential	-	-	-
58.	CLUB house (Employees etc.)	-	-	-
59.	Club	-	-	-
60.	Commercial	-	-	-
61.	Facility Management Staff	-	-	-
62.	Total	-	550	550

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63.	Visitors	-	55	55
64.	Total Visitors	-		55
65.	Maintenance Staff	-	6	6
66.	Total Population	-		611

CER Activity

67.

S. No	CER Activity	Capital cost Allocation (in Lakhs)
1.	The following activities will be carried out for Narasampathi Lake through EMAT • Desilting of inlet and outlet channel. • Maintenance of the sluice gate. • Bund strengthening and green belt development along the bunds. • Development of walk way along the Bund. • Green belt development in the Bund	Rs. 82 Lakhs
Total		**Rs. 82 Lakhs**

9.General Instructions:

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

(ii)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.

(iii)The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing 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.

(iv)Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

(v)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.

The Regional Office of this SEIAA 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.

(vi)Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

10. This issue with an approval of the Competent Authority. For information on deliberations, refer to the minutes of SEAC and SEIAA available in the PARIVESH Portal.

Copy to:

1. The Secretary, Ministry of Environment Forest & Climate Change, Government of India, Shastri Bhawan, New Delhi.
2. The Additional Chief Secretary to Government, Environment and Forests Department, Tamil Nadu.

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Director

3. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-Cum-Office Complex, East Arjun Nagar, New Delhi-110 032.
4. The Chairman, TNPC Board,76, Mount Salai, Guindy, Chennai-32
5. EI Division, Ministry of Environment & Forests, Paryavaran Bhawan, New Delhi.
6. Integrated Regional Office of MoEF&CC, Sasthri Bhawan, Chennai.
7. File Copy.

Copy To

N/A

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Seac Conditions - Site Specific

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<u>Major conditions:</u>
I. During the meeting, the Project Proponent committed to undertaking additional plantation activities within the limits of the Coimbatore City Corporation. The PP shall comply with the same and inform this office along with the half-yearly compliance report (HYCR).
<u>Site specific conditions:</u>
1. The construction shall comply with Green Building norms and shall get minimum IGBC Gold rating.
2. The PP shall install STP as committed in the EMP and shall ensure that the treatment efficiency meets CPCB standards.
3. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water should not to be discharged outside the premises without the permission of the concerned authority.
4. As agreed by the project proponent, the CER cost is Rs. 82 Lakhs and the amount shall be spent for the following activities as committed within a period of 1 year from the date of issue of EC.
<table>
<tr><th>S. No</th><th>CER Activity</th><th>Capital cost Allocation (in Lakhs)</th></tr>
<tr><td>1.</td><td>The following activities will be carried out for Narasampathi Lake through EMAT
• Desilting of inlet and outlet channel.
• Maintenance of the sluice gate.
• Bund strengthening and green belt development along the bunds.
• Development of walk way along the Bund.
• Green belt development in the Bund</td><td>Rs. 82 Lakhs</td></tr>
<tr><td colspan="2">Total</td><td>Rs. 82 Lakhs/-</td></tr>
</table>
</td></tr>
</table>

2. Seiaa Specific Conditions :

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Director

S. No	EC Conditions
2.1	1. The UF and UV systems shall be incorporated into the revised STP flowchart, and the updated flowchart shall be submitted to the TNPCB prior to obtaining the Consent to Operate (CTO).

3. Seiaa Standard Conditions :

S. No	EC Conditions
3.1	**Major Conditions:** 1. The building plan & design should strictly adhere to LCA norms. 2. The building geometry, design & engineering should ensure congestion free atmosphere within and outside. 3. The building design should not impair the visibility of structures & features around. 4. There should be enough green space within and outside the building. 5. The building design and engineering should not lead to oxygen starvation. 6. Cool roofs should be provided to curtail heat absorption. 7. As per the OM vide F. No. IA3-22/1/2022-IA-III [E- 172624] Dated: 14.06.2022, the Project Proponents are directed to submit the six-monthly compliance on the Environmental conditions prescribed in the prior Environmental clearance letter(s) through newly developed compliance module in the PARIVESH Portal from the respective login. A copy of the half yearly compliance report shall be mailed to SEIAA-TN. 8. The plantation of saplings shall be carried out in the earmarked greenbelt area as a part of the tree plantation campaign "Ek Ped Ma Ke Naam" and the details of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in). **Climate Change** 9. The proponent shall adopt strategies to decarbonize the building, reduce carbon footprints and develop strategies for climate proofing and mitigation. 10. The proponent shall adopt strategies to reduce carbon & GHG emissions during operation (operational phase and building materials). 11. The proponent shall adopt methodology to control thermal Environment and other shocks in the building. 12. The proponent shall adopt strategies to ensure the buildings in blocks are not trapping heat to become local urban heat islands. 13. The proponent shall ensure that the building does not create artificial wind tunnels creating cold water and uncomfortable living conditions resulting in health issues. 14. 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. 15. The proponent shall ensure that the buildings does not cause any damage to water Environment, air quality and should be carbon neutral building. **Health** 16. The proponent shall adopt strategies to maintain the health of the inhabitants within and in the vicinity. **Energy** 17. The proponent shall adopt strategies to reduce electricity demand and consumption. 18. The proponent shall provide provisions for automated energy efficiency. 19. The proponent shall provide provisions for controlled ventilation and lighting systems. 20. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as to ensure continuous and efficient operation. **Regulatory Frameworks** 21. The proponent shall effectively implement and strictly adhere to the Solid Waste Management

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Director

S. No	EC Conditions
	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. 22. The proponent shall provide elevator as per rules CMDA/DTCP. **Database maintenance & audits** 23. The database record of Environmental conditions of all the events from pre- construction, construction and post-construction should be maintained in digitized format. 24. The proponent should maintain Environmental audits to measure and mitigate Environmental concerns. **Biodiversity** 25. The proponent shall ensure that the proposed activities in no way result in the spread of invasive species. 26. 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. 27. The proponent shall ensure utmost safety for the existing biodiversity, trees, flora & fauna and the critically endangered species & endangered species shall not disturb under any circumstances. 28. 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. 29. The proponent shall adopt strategies to prevent birds getting hit by the high buildings. **Safety measures** 30. The proponent should develop an emergency response plan & safety evacuation plan (including disabled people) in addition to the disaster management plan. 31. All bio-safety standards, hygienic standards and safety norms of working staff to be strictly followed as stipulated in EIA/EMP. 32. The disaster management/disaster mitigation standards& fire safety standards as prescribed by competent authorities. 33. The proponent shall provide the emergency exit in the buildings. **Water/Sewage** 34. The proponent shall ensure that no untreated sewage is let outside the project site under any circumstances. Further, the treated water shall not be disposed off through any other means 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 & RO of MoEF&CC. 37. The proponent shall ensure that provision should be given for proper utilization of recycled water. 38. The project proponent shall adhere to storm water management plan as committed. **Parking** 39. The project proponent shall provide sufficient parking space for the visitors and sufficient space shall be made inside the project area for free turn of vehicles, so as to avoid traffic congestion inside the premises. Separate In-gate and out gate shall be provided for the vehicular movement. **Solid waste Management** 40. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time. 41. 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** 42. The proponent shall strictly adhere to the EIA/EMP report.

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S. No	EC Conditions
11.4	The project proponent shall submit six-monthly reports 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.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for 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 six-monthly report.
11.6	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 report to the head of the organization.
11.7	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 Six Monthly Compliance Report
11.8	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.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, 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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC)/SEIAA-TN.
11.13	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.
11.14	The Ministry/SEIAA-TN may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry/SEIAA-TN reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The

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Director

S. No	EC Conditions
	project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall 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, 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.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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Director

Annexure II

Standard Environmental Clearance Conditions for Construction Projects - SEAC
1. The project proponent shall provide entry and exit points for the OSR area, play area as per the norms for the public usage and as committed, if applicable. 2. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP). 3. The proponent should provide sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same. 4. The project proponent should develop green belt as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. 5. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.

AFFIDAVIT FURNHSED BY THE PROPONENT

I, Mr. R. Ramanarayanan, Authorized signatory, represent M/s. Sree Daksha Property Developers (India) Private Limited at No. 1, Gandhi Layout, Maruthamalai Main Road, Vadavalli, Coimbatore North 641046. We have proposed for a fresh appraisal of the Proposed Construction of Residential Apartment Multistory Building in S.F. No: 267/1B1B and 267/1B1A2, Veerakeralam Village, Perur Taluk, Coimbatore Corporation West Zone, Coimbatore District, Tamil Nadu. An application submitted by us seeking Environmental Clearance under the EIA Notification, 2006 is under scrutiny in the Authority. I am furnishing the following undertaking to the Authority and hereby solemnly affirm and state as follows: -
We hereby commit to SEIAA that the total freshwater requirement for our Proposed Construction of Residential Apartment Multistory Building project is 52 KLD. The Water commitment letter for 52 KLD have been obtained from Coimbatore Corporation.

We commit to SEIAA that, the total sewage generated from the proposed residential development will be 70 KLD, which will be treated in an STP of 80 KLD capacity. Out of which 66 KLD of treated wastewater will be generated. The treated wastewater of 25 KLD will

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Director

be reused for toilet flushing, 3 KLD will be utilized for greenbelt development and the remaining 38 KLD will be disposed of through Coimbatore Corporation sewer line.

We commit to SEIAA that the Total Municipal Solid waste generated from the Residential development will be 342 kg/day, out of which 137 Kg /day of Biodegradable waste will be treated in organic waste converter within the project site, 205 Kg / day of non-biodegradable waste will be sold to recyclers. STP dry sludge of 5 kg/day will be used as manure for gardening.

EMP – CONSTRUCTION PHASE:

Type	**Pollution Control & other Environnent Infrastructure**	**Cost in Rs. Lakhs Per Year**
During Construction Phase:		
Capital Cost	Site Barricading	2.0
	Personal Protective Equipment	1.5
	Site Sanitation: (Mobile toilets)	2.0
	Debris Management	1.5
	Total	**7.0**
O & M Cost (Per Annum)	Water for Dust Suppression	2.0
	Site Sanitation, Disinfection, Safety	2.0
	Environmental Monitoring	1.5
	Health Check up	1.5
	Total	**7.0**

EMP – OPERATIONAL PHASE CAPITAL COST:

S. No.	**Description**	**Quantity**	**Rate**	**Cost (Lakhs)**
1	**Sewage Treatment Plant (80 KLD)**	**1**	**-**	**30.0**
	Civil	-	-	22.0
	Electrical & Mechanical	-	-	8
2	**Solid Waste Management**	**1**	**-**	**7.5**
	OWC with curing system	-	-	5

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	Civil	-	-	1
	Dumper Bins	-	-	1.5
3	**Greenbelt Development**	-	-	**7.55**
	Seedings/ Plants	70	150	0.105
	Guards	70	200	0.14
	Compensatory Afforestation	660	150	0.99
	Guards	660	200	1.32
	Establishing cost	-	-	5
4	**Energy Conservation measures**			**32.2**
	i) Solar Panel	-	-	19.2
	ii)Installation Cost	-	-	8
5	**Rainwater harvesting**			**6.60**
	i)RWH trench	-	-	5.0
	ii)RWH recharge well	16	10000	1.60
	iii) Storm water drain line	-	-	5
6	**APC Measures**	-	-	**5**
	Total			**88.85**

EMP – OPERATIONAL PHASE RECURRING COST:

S. No.	Description	Qty	Rate (Rs.)	Cost (Lakhs)
1	**Sewage Treatment Plant (80 KLD)**			**19.25**
	Power consumption cost	20 KW x 22 hrs x 365 days	8	12.85
	Manpower cost	2 x 12 months	10000	2.4
	Consumables / Chemicals	-	-	2
	Miscellaneous	-	-	2
2	**Solid Waste Management**			7
	Door to Door Collection-Garbage	-	-	3
	Maintenance	-	-	4
3	**Greenbelt development**	-	-	**4.2**

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	Gardener (1 No. for every 2500 Sqm)	1 x 12 months	10,000	1.2
	Maintenance	-	-	3.0
4	**Rainwater harvesting**	**-**	**-**	**11.2**
	Maintenance Staffs	2 x 12 months	10,000	1.2
	Misc.(Maintenance of internal & external trench)	-	-	10
5	**Environmental Monitoring**	**-**	**-**	**3.6**
	Sampling-Sewage (once in a month)	12 samples	5000	0.6
	Water - Once in a month (1 No x 12)	12 samples	10000	1.2
	Air – Once in a month (1 No x 12)	12 samples	8000	0.96
	Noise - Once in a month (5 No x 12)	60 samples	1000	0.6
	Soil - Once in a month (1 No x 12)	12 samples	2000	0.24
6	**Solar Panel Maintenance**			**11**
	Total per Annum			**56.25**

We have allocated the CER fund of Rs.120.00 Lakhs which will be utilized for the following activities.

S. No	CER Activity	Capital cost Allocation (in Lakhs)
1.	The following activities will be carried out for Narasampathi Lake. • Desilting of inlet and outlet channel. • Maintenance of the sluice gate. • Bund strengthening and green belt development along the bunds. • Development of walkway along the Bund.	82.00

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	• Green belt development in the Bund.	
Total cost		**82.00**

- The capital cost of Rs. 82.00 Lakhs towards CER activities will be spent before applying to CTO from TNPCB.
- We assure that we will adopt IGBC Gold certification.
- We assure that we are liable for the operation and maintenance of STP for a period of 10 years.
- We also assure that the storm water drain would not carry any untreated or treated sewage.
- We also assure that our project site does not encroach any water bodies such as rivers, canals, nallas, lakes, ponds, tanks, etc., from its original boundary.
- We assure that the pavements/parking pavements will be green/permeable pavements.
- We will attain 50% of roof coverage with solar panels
- We assure that CER activities will be completed as per the action plan submitted.
- There is no litigations against this project.

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

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Director

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.
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.

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Director

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.
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.

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Director

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.
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.**

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Director

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.
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

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Director

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.
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.

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Director

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.

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:**

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Director

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.

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.

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Director

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.

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

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Director

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.

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.

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Director

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.

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.

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Director

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.
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

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Director

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, 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

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Director

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
30.

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Director

Signed by
Asha Ajith
Date: 14-07-2026 16:25:21
Reason: Verified and signed

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.