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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

Category of the Industry :

**RED**

**CONSENT ORDER NO. 2201148674050 DATED: 14/12/2022.**

**PROCEEDINGS NO.T3/TNPCB/F.2680AMB/RL//AMB/W/2022 DATED: 14/12/2022**

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**SUB:** TNPC Board-Consent for Establishment-M/S KVPS PROPERTY DEVELOPERS PRIVATE LIMITED S.F No. 44/2, 44/3, 45/1 & 46/2, Old S. Nos. 2pt, 3pt, 4pt, KAKKAPALLAM Village, Ambattur Taluk, Chennai District - for the establishment or take steps to establish the industry under Section 25 of the Water (Prevention and control of Pollution)Act,1974, as amended in 1988(Central Act 6 of 1974)- Issued- Reg.

**REF:** 1. Unit's application no. 48674050 dated: 31.10.2022
2. IR.No : F.2680AMB/RL/AE/AMB/2022 dated 07/12/2022
3. Minutes of the 207th TSC meeting vide item No. 207-09 dated:07.12.2022.

Consent to establish or take steps to establish is hereby granted under Section 25 of the Water (Prevention and control of Pollution) Act,1974, as amended in 1988(Central Act 6 of 1974) (hereinafter referred to as 'The Act') and the Rules and Orders made there under to

The Managing Director,
KVPS PROPERTY DEVELOPERS PRIVATE LIMITED

Authorizing occupier to establish or take steps to establish the industry in the site mentioned below:

S.F. No.44/2, 44/3, 45/1 & 46/2, Old S. Nos. 2pt, 3pt, 4pt,
KAKKAPALLAM Village,
Ambattur Taluk,
Chennai District.

This Consent to establish is valid upto **June 22, 2029**, or till the industry obtains consent to operate under Section 25 of the Water (Prevention and control of Pollution) Act, 1974, as amended in 1988 whichever is earlier subject to special and general conditions enclosed.

RAMASAMY RAJAMANICKAM
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Date: 2022.12.14 13:51:19 +05'30'

**For Member Secretary,**
**Tamil Nadu Pollution Control Board,**
**Chennai**

To
The Managing Director,
M/s.KVPS PROPERTY DEVELOPERS PRIVATE LIMITED,
KVPS Property Developers Private Limited,
Door No. 4-ABC, Sathyamoorthy Street,
Town, Tirunelveli,
Pin: 627006

**Copy to:**

1.The Commissioner, CHENNAI-Corporation, Ambattur Taluk, Chennai District .
2. The District Environmental Engineer, Tamil Nadu Pollution Control Board, AMBATTUR.
3. The JCEE-Monitoring, Tamil Nadu Pollution Control Board, Chennai.

4. File

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## SPECIAL CONDITIONS

1. This consent to establish is valid for establishing the facility for the manufacture of products/ byproducts (Col. 2) at the rate (Col 3) mentioned below. Any change in the product/byproduct and its quantity has to be brought to the notice of the Board and fresh consent has to be obtained.

| Sl. No. | Description | Quantity | Unit |
|---|---|---|---|
| | **Product Details** | | |
| 1. | THE DEVELOPMENT IS A MULTISTORIED COMMERCIAL COMPLEX WITH 3 BLOCKS COMPRISING OF BASEMENT, RETAIL [G+9 FLOORS], DORMITORY [S+5 FLOORS] AND THEATRE [G+MEZZANINE+1ST FLOOR+MEZZANINE] IN A TOTAL PLOT AREA OF 22,572 SQ.M WITH A TOTAL BUILTUP AREA OF | 69867.75 | SQ.M |

2. The unit shall provide Sewage Treatment Plant and /or Effluent Treatment Plant as indicated below.

| a | Sewage Treatment Plant: | | |
|---|---|---|---|
| Treatment status: Individual STP | | | |
| SL. No. | Name of the Treatment Unit | No. of Units | Dimensions in metres |
| 1. | GWTP - 100 KLD - Bar Screen Chamber | 1 | 1.00 x 1.00 x 1.00 |
| 2. | GWTP - 100 KLD - Oil & Grease Chamber | 1 | 2.00 x 2.00 x 1.00 |
| 3. | GWTP - 100 KLD - Collection Tank | 1 | 4.00 x 4.00 x 3.00 |
| 4. | GWTP - 100 KLD - Neutralization Tank | 1 | 3.00 x 3.00 x 2.50 |
| 5. | GWTP - 100 KLD - Filter Feed Tank | 1 | 3.00 x 3.00 x 2.50 |
| 6. | GWTP - 100 KLD - Pressure Sand Filter | 1 | 0.80 Dia x 1.50 Ht |
| 7. | GWTP - 100 KLD - Activated Carbon Filter | 1 | 0.80 Dia x 1.70 Ht |
| 8. | GWTP - 100 KLD - Filtered Water Tank | 1 | 3.00 x 3.00 x 2.50 |
| 9. | GWTP - 100 KLD - UF Feed Tank | 1 | 10 KL HDPE Tank |
| 10. | GWTP - 100 KLD - UF System | 1 | 5 Cum/Hr |
| 11. | GWTP - 100 KLD - UF Permeate Tank | 1 | 10 KL HDPE Tank |
| 12. | STP - 125 KLD - Bar Screen Chamber | 1 | 1.00 x 1.00 x 1.00 |
| 13. | STP - 125 KLD - Collection Tank | 1 | 4.00 x 4.00 x 3.00 |
| 14. | STP - 125 KLD - Primary Settling Tank | 1 | 3.50 x 3.50 x 2.50 |
| 15. | STP - 125 KLD - MBBR Aeration Tank | 1 | 3.50 x 3.50 x 2.50 |
| 16. | STP - 125 KLD - Secondary Settling Tank | 1 | 3.50 x 3.50 x 2.50 |
| 17. | STP - 125 KLD - Clear Water Tank | 1 | 3.50 x 3.50 x 2.50 |
| 18. | STP - 125 KLD - Pressure Sand Filter | 1 | 0.90 Dia x 1.50 Ht |
| 19. | STP - 125 KLD - Activated Carbon Filter | 1 | 0.90 Dia x 1.70 Ht |
| 20. | STP - 125 KLD - Sludge Holding Tank | 1 | 3.00 x 3.00 x 2.50 |
| 21. | STP - 125 KLD - Treated Water Tank | 1 | 3.50 x 3.50 x 2.50 |
| 22. | STP - 125 KLD - Filter Press | 1 | 0.35 x 0.35 |
| b | Effluent Treatment Plant: | | |
| Treatment status: No trade effluent and hence does not arise | | | |

| SL. No. | Name of the Treatment Unit | No. of Units | Dimensions in metres |
|---|---|---|---|
| 1. | | | |

3. This consent to establish is valid for establishing the facility with the below mentioned outlets for the discharge of sewage/trade effluent. Any change in the outlets and the quantity has to be brought to the notice of the Board and fresh consent has to be obtained.

| **Outlet No.** | **Description of Outlet** | **Maximum daily discharge in KLD** | **Point of disposal** |
|---|---|---|---|
| **Effluent Type : Sewage** | | | |
| 1. | Treated Sewage - I | 117.0 | Utilizing for Toilet flushing |
| 2. | Treated Sewage - II | 77.0 | Cooling Tower make up |
| 3. | Treated Sewage - III | 12.0 | On land for gardening |
| **Effluent Type : Trade Effluent** | | | |

4. **Special Additional Conditions:**

The unit shall obtain No Objection Certificate (NOC) from the Tamil Nadu Bio Diversity Board /National Bio Diversity Authority if the unit is using any Biological resources or knowledge associated thereto as per the provisions of Biological Diversity Act 2002.

5. **Additional Conditions:**

1. The unit shall comply with the conditions as stipulated in the Environmental Clearance obtained from SEIAA, TN vide Lr. No. SEIAATN/F.No.7572/EC/8(a)/850/2022 dated 22.06.2022.
2. The unit shall restrict the construction of the proposed construction of multistoried commercial complex to an extent of total built up area of 69867.75 Sq.m for which Environmental Clearance obtained.
3. The unit shall obtain and furnish necessary land use reclassification, Building permission and Building plan approval from competent authority before CTO of the Board.
4. In accordance with Item No.9 of the EIA Notification, 2006, the unit shall possess valid EC while applying for CTO of the Board.
5. In accordance with Item No.11 of the EIA Notification, 2006, any new industry shall obtain NOC from MoEF/ SEIAA in the event of transfer of original EC in a different name.
6. The unit shall spend the CER amount of Rs. 3 crores as committed in the EC and furnish the details while applying for CTO of the Board.
7. The EMP cost of Rs.261.2 lakhs (Capital Cost) and Rs.124 lakhs (Operation Cost) shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB.
8. This CTE is issued for the construction of the building project as per the approval of Environmental Clearance issued by SEIAA Lr. No. SEIAATN/F.No.7572/EC/8(a)/850/2022 dated 22.06.2022. Any revision in the construction of the project, fresh consent of TNPCB and ECshall be obtained.
9. The issue of CTE to the project shall not be construed as CTO and shall not commission the project without obtaining CTO from the Board.
10. The unit shall start its establishment activities only after getting the necessary project/building approvals from the competent authorities.
11. This consent order does not absolve from obtaining necessary permission/clearance from other Authority or under other statues as applicable.
12. The unit shall obtain necessary clearances from the appropriate authorities for the stability of all the structures and STP/GWTP.
13. The unit shall furnish the Building completion certificate as obtained from competent authority before applying for CTO.
14. The unit shall undertake all safety precautions during the construction phase and adequate dust control measures (Netlon wind net)/ barrier shall be provided to control dust emission during construction phase.
15. The unit shall provide adequate sanitary facilities for the labours to be employed for the construction activity along with septic tank and soak pit arrangement for the treatment and disposal of sewage.
16. The unit shall furnish the Grey water treatment plant and Sewage treatment plant design & standard operating procedure for STP operation with safety measures approved by Academic / Research institution
17. The unit shall provide UV disinfection component in the Sewage/grey water treatment plants.
18. The unit shall provide Sewage Treatment Plant and Grey water treatment plant of 125 KLD & 100 KLD capacity respectively as proposed above ground level to treat the sewage to achieve the standards prescribed by the Board.
19. The unit shall make arrangements to utilize the treated Sewage 117 KLD for Toilet Flushing - 18 KLD and treated grey water of 89 KLD out of which 77 KLD for HVAC and Greenbelt development - 12 KLD as proposed after satisfying the standards prescribed by the Board.
20. The unit shall obtain and furnish permission for supply of fresh water from competent authority, while applying for CTO of the Board.
21. The unit shall install the OCEMS in the proposed STP by following the procedure and guidelines for OCEMS 2018 as recommended by CPCB and to carry out periodical calibrations of the same, to ensure continuous and efficient operation.
22. The unit shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP/GWTP and at the disposal points of the treated sewage for gardening, toilet flushing.
23. The unit shall ensure that the water supply from the local body is sourced from the approved sources.
24. The unit shall provide energy meter for the continuous operation of STP/GWTP.
25. The unit shall not clean the STP/GWTP tanks manually and it should be carried out only by mechanical system.
26. The unit shall provide rain water harvesting facility in the premises
27. The unit shall provide Organic Waste Converter (OWC) for the treatment of biodegradable waste and make provisions to utilize the treated compost as manure
28. The bio degradable solid waste, non bio degradable solid waste, STP sludge, etc generated from the project activity shall be properly collected, segregated and disposed as per the provision of Solid waste(Management and Handling) Rules, 2016.
29. The plastic wastes shall be segregated and disposed as per the provisions of Plastic Waste

(Management and Handling) Rules, 2016.
30. The unit shall apply for authorization under the Hazardous and other Wastes (M&TM) Rules, 2016.
31. The unit shall install solar panel of RoHS standards for the street lights and for office building to the extent possible.
32. The unit shall comply with the E-Waste Management Rules 2016. E-waste as listed in Schedule-I, generated by them shall be channelized through collection centre or dealer of authorized producer or dismantler or recycler or through the designated take back service provider of the producer to authorized dismantler or recycler. The unit shall maintain records of e-waste generated by them in Form-2 and make such record available for scrutiny by the TNPCB. The unit shall file annual returns in Form-3, to the TNPCB on or before the 30th day of June following the financial year.
33. The unit shall not "Use and throw plastic" such as plastic sheets used for food wrapping, spreading on dining table etc., Plastic plates, plastic coated tea cups, plastic tumbler, water pooches and packets, plastic straw, plastic carry bag and plastic flags irrespectively of thickness, within the industry premises. Instead unit shall encourage use of eco friendly alternatives such as banana leaf, arecanut palm plate, stainless steel, glass, porcelain plates/cups, cloth bag, jute bag etc.
34. The unit shall remit consent fee in case of revision by the Government.

RAMASAMY RAJAMANICKAM
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Date: 2022.12.14 13:51:47 +05'30'

**For Member Secretary,**
**Tamil Nadu Pollution Control Board,**
**Chennai**

## GENERAL CONDITIONS

1. This consent to establish cannot be construed as consent to operate and the unit shall not commence the operation without obtaining the Consent to operate.
2. The applicant shall make a request for grant of consent to operate at least thirty days, before the commissioning of trial production.
3. Any Change in the details furnished in the conditions has to be brought to the notice of the Board and got approved by the Board, before obtaining consent to operate under the said Act.
4. The unit has to comply with the provisions of Public Liability Insurance Act, 1991 to provide immediate relief in the event of any hazard to human beings, other living creatures/plants and properties while handling and storage of hazardous substances (wherever applicable).
5. Consent to operate will not be issued unless the unit complies with the conditions of consent to establish.
6. The unit shall provide adequate water sprinklers for the control of dust emission during the loading and unloading of construction material so as to minimize the dust emission.
7. The unit shall provide water sprinklers along the temporary roads inside the premises to avoid fugitive dust emission during the vehicle movements.
8. The unit shall develop green belt of adequate width around the premises.
9. In case there is any change in the management, the unit shall inform the change with relevant documents immediately.

RAMASAMY RAJAMANICKAM

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Date: 2022.12.14 13:52:09 +05'30'

**For Member Secretary,**
**Tamil Nadu Pollution Control Board,**
**Chennai**

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

Verified RealEstate™

# 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.