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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

Memo

THIRU. A.R. RAHUL NADH, I.A.S.
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY-TAMILNADU
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No.1, Jeenis Road, Saidapet,
Chennai - 600 015.
Phone No. 044-24359973
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002700

## ENVIRONMENTAL CLEARANCE

**Lr.No. SEIAA-TN/F.No.7627/EC/8(a)/739/2020/Additional/2024/dated:06.08.2024**

P19 Dt 12.Jul.24

21 AUG 2024

Sir/Madam,

**Sub:** SEIAA-TN – Environmental Clearance issued for the Existing Construction of Mixed-Use Development (Residential & Commercial) at T.S.No.2, Block No.4 of Arumbakkam Village, Aminjikkarai Taluk (Earlier Egmore – Nungambakkam Taluk), Chennai District, Tamil Nadu by M/s. Tamil Nadu Housing Board under project category - "B2" and Schedule S.No. 8(a) "Building and Construction Projects" projects under EIA Notification, 2006 as amended – Additional conditions imposed – Regarding.

**Ref:**
1. Earlier EC issued vide Lr. No. SEIAA-TN/F-7627/EC/8(a)/739/2020 dated: 23.01.2021.
2. Hon'ble NGT (SZ) order dated.28.09.2022 in the Appeal No. 10 of 2021 (SZ) in the O.A. No. 91 of 2021(SZ)
4. Minutes of the 416th Meeting of SEAC held on 12.10.2023.
5. Minutes of the 476th Meeting of SEAC held on 13.06.2024.
6. Minutes of the 735th Meeting of SEIAA held on 02.07.2024.
7. Minutes of the 485th Meeting of SEIAA held on 25.07.2024.
8. Minutes of the 746th Meeting of SEIAA held on 06.08.2024.

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**REMARKS OF SEIAA:**

The authority noted that the subject was appraised in the 485th SEAC meeting held on 25.07.2024. The Committee, after detailed deliberations, decided to take on record the revised rough plan submitted by the proponent incorporating the suggestions recommended by the Sub-Committee. Further, in view of the revised rough plan & revised EMP Budget submitted

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by the proponent, the Committee decided to recommend to SEIAA to impose the additional conditions stipulated in the 476th SEAC meeting in addition to the conditions already imposed in the earlier issued EC vide Letter No. SEIAA-TN/F.No.7627/EC/8(a)/739/2020 dated 23.01.2021 in deference to the direction given by Hon'ble NGT (SZ) of order dated: 28.09.2022 in the Appeal No. 10 of 2021 (SZ) with O.A. No. 91 of 2021 (SZ).

The Authority, after detailed deliberations, accepted the decision of the SEAC and decided to impose the following additional conditions as recommended by SEAC in the EC dated.23.01.2021 in deference to the **direction given by Hon'ble NGT (SZ) in order dated: 28.09.2022 in the Appeal No. 10 of 2021 (SZ) with O.A. No. 91 of 2021 (SZ).**

1. The project proponent should raise the Bund between the retaining wall and the Coovum River upto 13 m MSL keeping 5 feet width at top with 1:2 Slope for a stretch of the project site and provide plantations above the bund for strengthening of the bund.
2. As requested by the project proponent, Sumps, GWTP & STP shall be provided in between the retaining walls on the northern side only and the southern side shall not be utilized for construction of civil structures.
3. Above the Sumps, GWTP & STP after providing slab and geomembrane plant, beautification should be developed with flower beds and native herbs.
4. The Baby canal which is present near the West side of the project site should be restored and the bund of the baby canal should be strengthened.
5. Near the East end side of the project site, walkway should be provided for pedestrians and cycling.
6. All other conditions imposed in EC vide Letter No. SEIAA-TN/F.No.7627/EC/8(a)/739/2020 dated 23.01.2021 remains unaltered.

**HERBACEOUS AND SEMI HERBACEOUS PLANTS RECOMMENDED FOR BEAUTIFICATION OF COVERED CANAL ROOF TOP**

| | |
|---|---|
| **Coleus forskoholii** | Marundhu Koorkan |
| **Eupatorium triplinerve** | Iyya Pana |
| **Polianthus tuberosus** | Sampangi |
| **Alpinia calacarata** | Sitrarathai |
| **Barleria cristata** | December Poo |

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**Centratherum punctatum** Kesavardhini

**Portulaca grandiflora** Pattu Roja

**Portulaca suffruticosa**

**Cyperus alternifolius subsp falbelliformis** Kudai Korai

**Ixoras** in different colours – Dwarf forms

Small herbaceous aquatic plants can be grown in water proof tubs:

**Nymphaea nouchali** Nelorpavam

***Nymphoides hydrophyllum*** Citraambal

The Retaining Wall Space may be used for Creating Environmental Awareness for Children and Public

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**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.
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, Nungambakkam, Chennai.
7. File Copy.

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.