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सत्यमेव जयते

File No: 10699

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), TAMIL NADU)

***

Dated **20/05/2024**

To,

Venkatesh
CASAGRAND ASTUTE PRIVATE LIMITED
NO.111 NPL Devi, LB Road, Thiruvanmiyur, Chennai, CHENNAI, TAMIL NADU, 600041
casagrandastute@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Construction of residential Building by M/s. Casagrand Astute Private Limited submitted to SEIAA-TN vide proposal number SIA/TN/INFRA2/457564/2024 dated 04/04/2024.

Ref:1.Online Proposal No.SIA/TN/INFRA2/457564/2024, Dated:03.01.2024.
2.Your application for Environmental Clearance dated:14.02.2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801TN5226086N
(ii) File No.	10699
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Construction of residential Building by M/s. Casagrand Astute Private Limited
(viii) Name of Company/Organization	CASAGRAND ASTUTE PRIVATE LIMITED
(ix) Location of Project (District, State)	CHENGALPATTU, TAMIL NADU
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the SEIAA-TN for an appraisal under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) in the meeting held on 07.05.2024 .The minutes of the meeting and all the documents submitted [(viz. Form-1, EIA,EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The SEAC, based on the information viz: Form 1, EIA/EMP report etc., & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification,2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.

6. The SEIAA, has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Expert Appraisal Committee hereby accords Environment Clearance to the instant proposal of Thiru.VENKATESH under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)

7. The Ministry/SEIAA-TN reserves the right to stipulate additional conditions, if found necessary.

8. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to theproject.

9. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan,which forms part of this EC.

10. Validity of EC is for a period of 7 years from the date of issue of EC. In case the project proponent fails to complete the construction/proposed activities within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment.

11. **Salient features of the proposal are as follows:**

12.

S. No	Description	Details
1.	Name of the Project	Proposed Construction of Residential building by M/s. Casagrand Astute Private Limited.
2.	Location	S.No. 31/3D, 31/3E1, 33/4A, 33/4B, 33/4C, 33/5A, 33/5B and 32 of Vengambakkam Village, Tambaram Taluk, and Survey Number 577/39 of Nedunkundram Village, Vandalur Taluk, Chengalpattu District, Tamil Nadu.
3.	Type of Project	Category “B2” 8(a) Building & Construction Project
4.	Latitude & Longitude	

S. No	Latitude	Longitude
	12°52'53.53"N	80° 7'55.29"E
	12°52'53.96"N	80° 7'56.02"E
	12°52'54.91"N	80° 7'56.20"E
	12°52'54.77"N	80° 7'56.54"E
	12°52'54.17"N	80° 7'56.41"E
	12°52'55.53"N	80° 7'58.76"E
	12°52'54.66"N	80° 7'58.60"E
	12°52'54.79"N	80° 7'57.82"E
	12°52'53.92"N	80° 7'57.49"E
	12°52'53.72"N	80° 7'58.37"E
	12°52'51.80"N	80° 7'57.79"E

			12°52'51.71"N	80° 7'58.45"E
			12°52'50.09"N	80° 7'57.92"E
			12°52'50.27"N	80° 7'56.53"E
			12°52'49.56"N	80° 7'56.38"E
			12°52'49.65"N	80° 7'55.36"E
			12°52'53.43"N	80° 7'56.18"E

5.	Total Plot Area (in sq. m)	**Total Land Area- 9548.49 Sq.m**			
		S. No	**Description**	**Area (in Sq.m)**	**Percentage**
		Total Land Area For Proposed Development		9548.49 Sq.m	
			Road to be gifted if any	406.97	4%
			Total Ground Coverage Area of Buildings	4124.13	43%
			Driveway and Pavements Area	430.20	5%
			Security Room, Transformer yard, Solid Waste Disposal & Services	162.01	2%
			Greenbelt development Area	1744.55	18%
			Podium greenbelt development Area	1766.37	18%
			OSR Area (10 %)	914.26	10%
6.	Brief description of the project	The project involves construction of Residential Building with Ground Floor + 5 Floor with 182 Dwelling Units. Total land area is 9548.49 Sq.m & the total built-up area of the proposed residential development is 27331.64 Sq.m			
7.	Built up area details	**Total Built-Up Area – 27,331.64Sq.m.**			

Floor	**Total Built-up Area Sq.m**	**Non FSI Area Sq.m**	**Parking Area Sq.m**	**FSI Sq.m**	**No. of units**
Basement	6,075.99	119.89	5956.10	-	-
Ground floor	3200.68	0.00	-	3200.68	28
1st floor	3168.93	0.00	-	3168.93	30
2nd floor	3210.43	0.00	-	3210.43	30
3rd floor	3027.87	0.00	-	3027.87	30
4th floor	3173.05	0.00	-	3173.05	32
5th floor	3173.05	0.00	-	3173.05	32
Terrace floor	200.00	200.00	-		
STP	347.93	273.44	-	74.49	-
WTP	147.21	81.09	-	66.12	-
Transformer Yard	105.79	105.79	-	-	-
Security Cabin	5.76	5.76	-	-	-
Compound Wall	137.13	137.13	-	-	-
Swimming Pool	396	396	-	-	-
Rain Water Harvesting	478.78	478.78-	-	-	
Head Room	90.67	90.67	-	-	-
Water Tank	90.67	90.67	-	-	-
Lift Machine Room	51.70	51.70	-	-	-
Other Utility Area	250	250	-	-	-
Total	**27331.64**	**2280.92**	**5956.10**	**19094.62**	**182**

8.	Maximum height of the project	24.01 m
9.	Maximum number of floors	5 Floors
10.	No. of blocks	1 Block

11.	Permissible FSI area	19100 Sq.m
12.	Proposed FSI area	19094.62 Sq.m
13.	Cost of Project	Rs. 82.5174 Crores
14.	No. of Saleable Units	182 Nos
15.	Expected Population	1137 Nos
16.	a) Water requirement (in KLD)	**S. No.** **Details** **Quantity KLD** 1. Total Water Requirement 159 2. Fresh water requirement for domestic purposes Non-Flushing) 93 3. Fresh water requirement for Swimming Pool top up 2 4. Treated wastewater requirement for Flushing purposes 47 5. Treated wastewater requirement for Gardening purposes 13 6. Treated wastewater requirement for OSR maintenance 2
17.	b) Source	St. Thomas Town panchayat union
18.	Details of Sewage generation and Treatment	Sewage generation – 131 KLD STP – 150 KLD **S.No** **Description** **Dimensions** **Volume in cu.m** Bar Screen Chamber 0.8 m x 2.2 m x 0.8 m - Equalization Tank 6.5 m x 3.6 m x 3.25 m LD + 1.25 m FB 76 SBR Tank-I 3.15 m x 5.7 m x 4 m LD+0.5m FB 71 SBR Tank-II 3.15 m x 5.7 m x 4 m LD+0.5m FB 71 Decant Tank 4.28 m x 3.5 m x 4.5m 67 Pressure Sand Filter 1000 mm (dia) x 1800 mm - Activated Carbon Filter 1100 mm (dia) x 2000mm - Sludge Holding Tank 1.5 m x 3.5 m x 4.0 m LD + 0.5 m FB 21 Treated Water Tank 3.15 m x 4 m x 4.0 m LD + 0.5 m FB 50 UF Treated Water Tank 3.15 m x 4 m x 4.0 m LD + 0.5 m FB 50 UV Disinfection system Adequate capacity as per site conditions Dewatering system – filter press with screw Pumps 10 plates (470 mm x 470mm)
19.	Mode of Disposal of treated sewage / effluent	Treated wastewater requirement for Flushing purposes - 47 KLD Treated wastewater requirement for Gardening purposes - 13 KLD Treated wastewater requirement for OSR maintenance - 4 KLD Treated wastewater to Avenue plantation – 61 KLD
20.	Quantity of Solid Waste generation, Mode of treatment and Disposal	**S. No.** **Description** **Quantity (kg/day)** **Mode of treatment / disposal** 1 Biodegradable @40% of waste generated) 0.255 Will be treated in Organic Waste Converter and used as manure for gardening. 2 Non -Biodegradable @ 60% of waste generated) 0.383 Sent to authorized recyclers or local bodies for recycling 3 STP sludge 12 kg/day will be composted along with OWC mixture and will be used for green development inside the site and excess will be given to organic manure vendor
21.	Quantity of E-Waste generation, Mode of	Not Applicable

	treatment and Disposal	
22.	Quantity of Biomedical Waste generation, Mode of treatment and Disposal	Not Applicable
23.	Quantity of Hazardous Waste generation, Mode of treatment and Disposal	Not Applicable
24.	Power requirement	Power requirement -1815 kVA , Source of Power –TANGEDCO
25.	Details of solar energy	**Description** / **Solar System Saving in Energy** — **Total KW** / **Efficiency** / **Total KW** Solar Roof Panel Area – 2062 Sq.m (50 % of the Roof top is provided for Solar) — 206 — 50% — 103 Energy Avg. Production per Hour-KWHr — 33 Energy Production per Day(8-Hours)-KWHr — 264 Energy Production per Annum-KWHr — 96360 **Energy savings / Annum (in KWHr)** — **96360** Ø Hot water requirement of 50 % of the total population will be met by Solar Water Heater. Ø 50% of population- 512 Persons Ø Hot Water demand- 5 litres per capita. Ø Therefore **2.5 KLD of Hot water** will be met through solar water heater.
26.	Details of D.G. set with Capacity	
27.	Details of Green Belt Area i) Total area of green belt 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	1744.55 Sq.m 0 200 0
28.	Details of OSR Area	914.26 Sq.m
29.	Details of Parking Area	**Details** / **No. of Car parking** / **No of two-wheeler parking** / **Area allotted for parking in (Sqm)** Total number of parking in Basement — 155 — 202 — 5956.10 Total number of parking required as CMDA norms — 71 — 198 — - Total number of parking provided — 155 — 202 — - 10% Visitor parking provided — 6 — - — -
30.	Provision for rain water harvesting	

	Description	Area in Sqm	Coefficient runoff	Annual Rainfall in m	Rainwater Runoff in Cum
	Roof Area	4124.13	0.85	1.1	3856
	Roads and Podium area	430.2	0.7	1.1	331
	Landscape area	1744.55	0.25	1.1	480
	Total Annual Rainwater Run-off				4667
	Considering 50 rainy days per Annum, per day rainwater runoff will be				93 cum
	Rainwater collection Tank provided for storing 100% of the roof area. Per day Roof area Rain fall collection is 77 Cum ($80\ m^3$ Underground Rainwater storage tank Proposed)				77 cum
	Remaining rainwater will be recharge into recharge well. Required Recharge pit: 7 Nos with Dia 1.2 m, depth 2 m Proposed Recharge pit: 24 Nos with Dia 1.2 m, depth 2 m				16 cum
	100 % of rainwater managed inside by storage and recharge within the site In critical weather condition, excess rainwater will be sent to roadside stormwater drain.				

31.	EMP Cost (Rs.)	**Construction Phase:** Capital cost – 7.3 Lakhs Recurring cost – 2.5 Lakhs **Operation Phase:** Capital cost – 85.95 Lakhs Recurring cost – 31.92 Lakhs

32. **CER Cost - Rs.100 Lakhs**

S.No.	CER Activity	Action Plan
1.	Government Higher Secondary School – Vengambakkam - 0.80 km, S - 25 Lakhs Improvement of school infrastructure, ✓ Sanitation facility, ✓ library, Drinking water treatment plant, ✓ Solar lighting & smart class (LED Projector with computer),	One year from the date of issue of EC.
	✓ Furniture, development of sports facilities, ✓ Greenbelt development with in school campus, Additional classrooms for schools and Maintenance of toilet for the schools mentioned upto construction phase of the Proposed Project	One year from the date of issue of EC.
2.	Government Primary School – Vengambakkam - 0.90 km, S -25 Lakhs Improvement of school infrastructure, ✓ Sanitation facility, ✓ library, Drinking water treatment plant, ✓ Solar lighting & smart class (LED Projector with computer),	One year from the date of issue of EC.
	✓ Furniture, development of sports facilities, ✓ Greenbelt development with in school campus, Additional classrooms for schools and Maintenance of toilet for the	One year from the date of issue of EC.

S.No.	CER Activity	Action Plan
	OLCOTT MEMORIAL HIGH SCHOOL	
1.	**No.2 Besant Avenue, Besant Nagar, Chennai-600090 – Rs.50 Lakhs**	One year from the date of issue of EC.

13. General Instructions:

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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 Additional Chief Secretary to Government, Environment, Climate Change and Forests Department, Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan,
CBD Cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
3. The Chairman, Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy, Chennai-600 032.
4. The APCCF (C), Regional Office, Ministry of Environment & Forest (SZ),
34, HEPC Building, 1st & 2nd Floor, Cathedral Garden Road, Nungambakkam, Chennai - 34.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests,
Paryavaran Bhavan, CGO Complex, New Delhi - 110003.
6. The Commissioner, Chengalpattu Municipality, Chengalpattu District.
7. Stock File.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Seiaa Standard Condition

S. No	EC Conditions
1.1	**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).

S. No	EC Conditions
	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. 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 Demolition 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 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

S. No	EC Conditions
	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. 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. 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

S. No	EC Conditions
	stoppage of work. 47. The project proponent shall adhere to height of the buildings as committed.

2. Seiaa Specific Condition

S. No	EC Conditions
2.1	1. The construction activity should not result in temperature rise, disturbance in air flow, geometry & orientation of the building, not result impact in thermal environment and should be carbon neutral building. 2. The proponent shall ensure that the building activities should not cause any damage to water environment, vegetation around. 3. The Building activity should in no way result in Urban Heat Island (UHI) effect. 4. The usage of glass and Air Conditioner should not impact the Temperature outside. 5. All efforts should be made to increase Green features by improving the design Engineering & Construction. 6. Efficient water consumption systems should be utilized to support water conservation. 7. Smart technologies like smart elevator appliance, smart meters etc., should be used for energy conservation. 8. Action to be initiated to provide green roofs. 9. The EMP should support all mitigation activities and promote reuse & recycle of the waste generated. 10. The precaution essential for seismic control and regularization should be in place 11. There should be enough tree plantation best for shading (15%).

3. Seac Conditions - Site Specific

S. No	EC Conditions
3.1	1. The construction of the proposed buildings shall comply with Green Building norms and shall get minimum IGBC Gold rating. 2. STP shall be installed on 10-year BOOT basis, so that the construction and maintenance are combined in one single responsibility. 3. As agreed by the project proponent, the CER cost is **Rs.100 Lakhs** and the amount shall be spent towards the activities committed and it should be done within one year from the date of issue of EC. 4. 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. The PP shall construct a pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a device which was crucial to the overall eco-system. 5. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading. 6. Project proponent should ensure that there will be no use of “Single use of Plastic” (SUP). 7. The proponent should provide the 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. 8. The project proponent should develop green belt in the project area as per the plan submitted and

S. No	EC Conditions
	also follow the guidelines of CPCB/Development authority for green belt as per the norms. 9. Project proponent should invest the CSR/CER amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment. 10. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF&CC/Director of Environment and other concerning authority regularly. 11. 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 not to be discharged outside the premises without the permission of the concerned authority. 12. 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. 13. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	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.
1.2	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 lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	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.
1.6	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.
1.7	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.8	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.9	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

S. No	EC Conditions
2.1	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.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power 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. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	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 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.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	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 Management Rules 2016.
2.10	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 emission standards.
2.11	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. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	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 rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water 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 six monthly Monitoring reports.
3.5	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 of water allotted to the project under consideration and the balance water available.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	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.
3.8	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.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water 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 fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse.
3.13	All recharge should be limited to shallow aquifer.

S. No	EC Conditions
3.14	No ground water shall be used during construction phase of the project.
3.15	The quantity of fresh water 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 six monthly Monitoring reports.
3.16	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, no treated water shall be disposed in to municipal drain.
3.17	No sewage or untreated effluent water would be discharged through storm water drains.
3.18	Onsite sewage treatment of capacity of treating 100% waste water 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 waste water 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.
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	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.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	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

S. No	EC Conditions
5.1	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.
5.2	Outdoor and common area lighting shall be LED.
5.3	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.
5.4	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. Waste Management

S. No	EC Conditions
6.1	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.
6.2	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.
6.3	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.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment 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 environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to

S. No	EC Conditions
	strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	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

S. No	EC Conditions
7.1	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).
7.2	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.
7.3	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.
7.4	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.

8. Transport

S. No	EC Conditions
8.1	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.
8.2	Vehicles hired for bringing 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.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the

S. No	EC Conditions
	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.

10. Human Health Issues

S. No	EC Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. 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 has to display the same for 30 days from the date of receipt.
11.3	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.

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 reportand 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

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.

12. Specific Conditions

S. No	EC Conditions
12.1	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.

AFFIDAVIT FURNISHED BY THE PROPONENT:

I, Mr. S. Venkatesh, Authorized Signatory, located in No.111, NPL Devi, LB Road, Thiruvanmiyur, chennai 600 041. We proposed to construct Residential building in S.No. 31/3D, 31/3E1, 33/4A, 33/4B, 33/4C, 33/5A, 33/5B and 32 of Vengambakkam Village, Tambaram Taluk, and Survey Number 577/39 of Nedunkundram Village, Vandalur Taluk, Chengalpattu 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, hereby solemnly affirm and state as follows:-

We commit to SEIAA that the total freshwater requirement for our Residential development is 95 KLD. The required water will be met through St. Thomas Town panchayat union. We have obtained the required permission from the St. Thomas Town panchayat union for the supply of fresh water and excess treated sewage disposal to avenue plantation for entire period of operation.

We commit to SEIAA that the total sewage generation is 131 KLD which will be treated in the STP of 150 KLD capacity & out of which 47 KLD will be used for Flushing, 17 KLD for Greenbelt & OSR Gardening & 61 KLD will be sent to avenue plantation.

We commit to SEIAA that the Total Municipal Solid waste generated from the residential development will be 638 Kg/day in which 255 Kg/day is Biodegradable waste, which will be treated in Organic waste converter within the project site mixed with12 Kg/day STP sludge and then used as manure for landscaping purpose within project site and 383 Kg/day is non-Biodegradable waste will be sold to recyclers.

We have allocated the CER fund of Rs. 1 Crore will be utilized for the following activities.

S. No	CER Activity	Action Plan
1.	**Government Higher Secondary School – Vengambakkam - 0.80 km, S - 25 Lakhs**	
a)	Improvement of school infrastructure, ✓ Sanitation facility, ✓ library, Drinking water treatment plant, ✓ Solar lighting & smart class (LED Projector with computer),	6 month from the commencement of construction
b)	✓ Furniture, development of sports facilities, ✓ Greenbelt development with in school campus, Additional classrooms for schools and Maintenance of toilet for the schools mentioned upto construction phase of the Proposed Project.	6 month from the commencement of construction
2.	**Government Primary School – Vengambakkam - 0.90 km, S -25 Lakhs**	

a)	Improvement of school infrastructure, ✓ Sanitation facility, ✓ library, Drinking water treatment plant, ✓ Solar lighting & smart class (LED Projector with computer),	9 month from the commencement of construction
b)	✓ Furniture, development of sports facilities, ✓ Greenbelt development with in school campus, Additional classrooms for schools and Maintenance of toilet for the schools mentioned upto construction phase of the Proposed Project.	9 month from the commencement of construction
3.	**Greenbelt development in Olcott Memorial Higher Secondary School – 50 lakhs**	6 month from the commencement of construction
Total Cost Allocation- 100 Lakhs		

The capital cost of Rs. 1 Crore towards CER activities will be completed as per the action plan submitted.

EMP cost:

Construction Phase:

Type	Pollution Control & Other Environment Infrastructure	Cost In Rs. Lakhs Per Year
Capital Cost	Site Barricading	2.0
	Personal Protective Equipment	0.5
	Site Sanitation: (Mobile toilets)	0.8
	Debris Management	4
	Total	**7.3**
O & M Cost (Per Annum)	Water for Dust Suppression	0.5
	Site Sanitation, Disinfection, Safety	1.2
	Environmental Monitoring	0.6
	Health Check up	0.2
	Total	**2.5**

Operation phase: Capital Cost:

S. No.	Description	Quantity	Rate	Cost (Lakhs)
1	**Sewage Treatment Plant (150 KLD)**			**38**
	Civil	-		25

	Electrical & Mechanical	-		13
2	**Solid Waste Management**	**1**		**14**
	OWC	-		5
	Civil			1
	Dumper Bins			8
3	**Greenbelt Development**			**1.7**
	Seedings/ Plants	200	150	0.30
	Guards	200	200	0.40
	Establishing cost	--	--	1
4	**Energy Conservation measures**			**21**
	i) Solar Street Lights, Solar Panels, Solar water heater	--	--	15
	ii)Installation Cost	-	-	6
5	**Rainwater harvesting**			**8.25**
	RWH Sumps & Storm water drains	-	-	8
	RWH Pits	5	5000	0.25
6	**OSR Temple Pond**			**3**
	Total			**85.95**

Operation phase: Recurring Cost:

S. No.	Description	Qty	Rate (Rs.)	Cost (Lakhs)
1	**Sewage Treatment Plant (150 KLD)**			**18**
	Power consumption cost	20 KW x 22 hrs x 365 days	8	13
	Man power cost	2 x 12 months	10000	2
	Consumables / Chemicals	-	-	2
	Miscellaneous	-	-	2
2	**Solid Waste Management**			**6**
	Door to Door collection-Garbage			2
	Maintenance			4
3	**Greenbelt development**			**1.96**

	Gardener (1No for every 2500sqmts)	1x 12 months	8000	0.96
	Maintenance			1
4	**Rain Water harvesting**			**1.96**
	Maintenance Staffs	1 x 12 months	8000	0.96
	Misc.			1
5	**Environmental Monitoring**			**4**
	Sampling-Sewage(once in a month)	12 samples	1250	0.6
	Water - Once in a month (1 No x 12)	12 samples	5000	1.2
	Air – Once in a month (1 No x 12)	12 samples	3000	1.0
	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	0.6
	Total per Annum			**31.92**

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 from operation of the project.

We assure that a temple pond in OSR will be maintained and surplus rainwater runoff will be drained into the pond.

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 will attain 50% of roof coverage with solar panels

We assure that we will submit structural stability certificate from reputed institutions like IT, Anna University etc. to TNPCB before obtaining CTO.

We assure that we will measure the criteria air pollutants data (including CO) due to traffic again before getting consent to operate from TNPCB and submit a copy of the same to SEIAA.

We also assure that the storm water drain would not carry any untreated or treated sewage.

We also assure that no litigations are pending against the project.

I am aware that I can be prosecuted under relevant Act and Rules, if I am not ensuring the adherence of the above commitment.

Commitment signed by me as an Authorized signatory of the Project Proponent before the SEIAA, Tamil Nadu.

Signature Not Verified

Digitally Signed by: A R Rahul Nadh IAS
Member Secretary, SEIAA

Date: 20/05/2024

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

Verified RealEstate
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+91 9996 12 9996

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.