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DIGITALLY VERIFIED RECORD

सत्यमेव जयते

File No:12725
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), TAMIL NADU)
****

Dated **17/10/2025**

To,

Thiru.Viju Varkey
M/s. L & T Realty Properties Limited,
L&T House N.M. Marg Ballard Estate, Mumbai, MAHARASHTRA, Mumbai-400001 India
sinduja.k@larsentoubro.com

Subject: Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

Sub: SEIAA-TN – Existing Residential cum Commercial building Avinya Enclave with 6 towers and combined basement at S.F. Nos. 115/16 & 117, in Ramapuram village, Maduravoyal Taluk and S.F. Nos. 22/1 & 23 in Manapakkam village, Alandur Taluk, Mount Poonamalle High Road, Manappakkam, Chennai District, Tamil Nadu by M/s. L&T Seawoods Limited – under Category "B1" and Schedule Sl. No. 8(b) "Townships/ Area Development Projects / Rehabilitation Centres" - under the EIA Notification, 2006 as amended – For Name Transfer of Environmental Clearance – Issued – Regarding.

Ref: 1. Earlier, EC issued vide EC Identification No. EC22B039TN110759 Dated: 26.11.2022.
2. Name transfer in EC issued vide EC Identification No. EC24B3812TN5219042T Dated 04.07.2024.
3. Amendment in EC issued vide EC Identification No: EC25B3812TN5416480A, Dated: 19.08.2025.
4. Transfer of Environmental Clearance Online Proposal No. SIA/TN/INFRA2/551389/2025 dated:12.09.2025.
5. Proponent application for Name transfer in Environmental Clearance dated: 12.09.2025.
6. Minutes of the 900th SEIAA meeting held on 09.10.2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812TN5154556T
(ii) File No.	12725
(iii) Clearance Type	Transfer of EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	"Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined

	basement with total built up area 1,73,815.49 Sq.m" by M/s. L&T Seawoods Limited to "Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area 1,73,815.49 Sq.m" by M/s. L&T Realty Properties Limited
(viii) Name of Company/Organization	
(ix) Location of Project (District, State)	CHENNAI, TAMIL NADU
(x) Issuing Authority	SEIAA
(xi) EC Date	16/10/2025
(xii) Details of Transferee	L&T Realty Properties Limited N.M. Marg Ballard Estate Mumbai-400001 India,Mumbai,482,27,400001
(xiii) Details of Transferor	L&T seawoods limited, L&T House N.M. Marg Ballard Estate Mumbai-400001 India MUMBAI MAHARASHTRA 400001,Mumbai,482,27,400001

Environmental Clearance was accorded vide EC Identification No. EC22B039TN110759 Dated: 26.11.2022 for the Proposed Residential building with 5 towers and combined basements at S.F. Nos. 115/16 & 117 of Ramapuram Village and S.F. Nos. 22/1 & 23 Manapakkam Village, Maduravoyal and Alandur Taluk, Mount Poonamalle High Road Chennai District, Tamil Nadu.

Now, the Proponent has applied for Transfer of Environmental Clearance vide Online proposal No. SIA/TN/INFRA2/551389/2025 dated:12/09/2025.

Discussion of SEIAA:

The proposal was placed in the **900th SEIAA meeting held on 09.10.2025**. The Authority noted the following:

i) Environmental Clearance was issued to the project proponent, M/s. L&T Innovation Campus (Chennai) Limited vide EC Identification No. EC22B039TN110759 Dated 26.11.2022 for the Proposed Residential building with 5 towers and combined basements at S.F. Nos. 115/16 & 117 of Ramapuram Village and S.F. Nos. 22/1 & 23 Manapakkam Village, Maduravoyal and Alandur Taluk, Mount Poonamalle High Road Chennai District, Tamil Nadu.

ii) Again, Name transfer in Environmental Clearance was issued to the project proponent, M/s. L&T Seawoods Limited vide EC Identification No. EC24B3812TN5219042T Dated 04.07.2024.

iii) Further, Amendment to Environmental Clearance was issued to the project proponent, M/s. L&T Seawoods Limited vide EC Identification No. EC25B3812TN5416480A Dated 19.08.2025 for the Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area 1,73,815.49 Sq.m at S.F. Nos. 115/16 & 117, in Ramapuram village, Maduravoyal Taluk and S.F. Nos. 22/1 & 23 in Manapakkam village, Alandur Taluk, Mount Poonamalle High Road, Manappakkam, Chennai District, Tamil Nadu.

iv) Now, the PP has submitted an application in Form-7 vide Application No. SIA/TN/INFRA2/551389/2025 dated 12.09.2025 requesting transfer of EC issued in the name of M/s. L&T Seawoods Limited to **M/s. L&T Realty Properties Limited.**

v) The PP has submitted the Certificate of Incorporation vide CIN: U45203MH2008PLC180029 dated 23.09.2024.

The Authority, taking into account, the details and documents submitted by the proponent and after detailed deliberations, decided to recommend the transfer of EC dated 26.11.2022 from **M/s. L&T Seawoods Limited to M/s. L&T Realty Properties Limited** subject to the following conditions:

All other conditions and validity mentioned in the EC dated 26.11.2022 shall remain unchanged and

unaltered.

Send Approval Copy To (In case of multiple use comma as separator)

Signature Not Verified

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

Date: 17/10/2025

सत्यमेव जयते

File No.: 12365
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), TAMIL NADU)
****

Dated **19/08/2025**

To,

Thiru .Viju Varkey
M/s. L&T Seawoods Limited M/s. L&T Innovation Campus (Chennai) Limited
L and T Construction Campus 2nd floor TC1 building Mount Poonamalle ,Manappakkam ,Chennai - 600089.
sinduja.k@larsentoubro.com

Subject: Amendment in Environmental Clearance (EC) granted to the project under the provision of the EIA Notification 2006 and as amended thereof-regarding.

Sir/Madam,

Sub:SEIAA-TN – Amendment to Environmental Clearance for the Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area 1,73,815.49 Sq.m at SF.Nos. 115/16 & 117, in Ramapuram village, Maduravoyal Taluk and 22/1 & 23 in Manapakkam village, Alandur Taluk, Mount Poonamalle High Road, Manappakkam, Chennai District, Tamil Nadu by M/s. L&T Seawoods Limited – under Category “B1” and Schedule Sl. No. 8(b) Townships/ Area Development Projects /Rehabilitation Centres under the EIA Notification, 2006 as amended – Amendment to Environmental Clearance – Issued – Regarding.

Ref:

1. Earlier EC issued Vide letter No SEIAA-TN/F.No.8849/EC/8(a)/878/2022 Dated: 08/11/2022.
2. Name transfer: EC vide EC24B3812TN5219042T dated: 04/07/2024
3. Online proposal No. SIA/TN/INFRA2/531268/2025, dated: 05/04/2025.
4. Proponent application for EC Amendment dated: 26.06.2025
5. Minutes of the 595th meeting of SEAC held on 21.07.2025.
6. Minutes of the 868th meeting of SEIAA held on 08.08.2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812TN5416480A
(ii) File No.	12365
(iii) Clearance Type	Amendment in EC
(iv) Category	B1

(v) Schedule No./ Project Activity	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Amendment in Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area - 1,73,815.49 Sq.m
(viii) Location of Project (District, State)	CHENNAI, TAMIL NADU
(ix) Issuing Authority	SEIAA
(x) EC Date	13/08/2025
(xi) Applicability of General Conditions	NO
(xii) Status of implementation of the project	

Environmental Clearance was accorded vide letter No SEIAA-TN/F.No.8849/EC/8(a)/878/2022 Dated: 08/11/2022 to **M/s. L&T Seawoods Limited** for the Proposed Residential cum commercial building Avinya Enclave with 5 towers and combined basement with total built up area 180,451.39 sq.m at SF.Nos. 115/16 & 117, in Ramapuram village, Maduravoyal Taluk and 22/1 & 23 in Manapakkam village, Alandur Taluk, Mount Poonamalle High Road, Manappakkam, Chennai District, Tamil Nadu.
Now, the Proponent has applied Amendment to Environmental Clearance vide Online proposal No. SIA/TN/INFRA2/531268/2025, Dated: 05/04/2025.

Discussion of SEIAA:

The Authority noted that the subject was placed in the 595th SEAC-I meeting held on 21/07/2025. The SEAC-I has furnished its recommendations for amending the EC dated.08.11.2022.
The Authority, taking into account, the recommendations of SEAC-I and after detailed deliberations, decided to issue the following Amendment in the EC dated 08.11.2022 subject to the condition that all other conditions and validity mentioned in the EC dated 08.11.2022 & 04.07.2024 shall remain unchanged and unaltered.

<table>
<tr><th>S. No</th><th>Description</th><th colspan="4">EC dated 08.11.2022</th><th colspan="4">Amendment recommended</th></tr>
<tr><td>1</td><td>Project Name</td><td colspan="4">Proposed Residential building with 5 tower & combined basements by M/s. L&T Seawoods Limited“
Total built up area: 180,451.39 sq.m</td><td colspan="4">Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area -1,73,815.49 Sq.m by M/s. L&T Seawoods Limited (Chennai) Limited.</td></tr>
<tr><td>4</td><td>Total site area</td><td colspan="4">28,109.23 Sq.m (6.94 acres)</td><td colspan="4">28,100 Sq.m (6.94 acres)</td></tr>
<tr><td>5</td><td>FSI</td><td colspan="4">4.32</td><td colspan="4">4.22</td></tr>
<tr><td rowspan="11">6</td><td rowspan="11">Total Built-up area</td><td>Block</td><td>Floor</td><td>Built up area (sq.m)</td><td>Total (Sq.m)</td><td>Block</td><td>Floor</td><td>Built up area (sq.m)</td><td>Total (Sq.m)</td></tr>
<tr><td rowspan="3">Combined Basement</td><td>Basement-1</td><td>23225.00</td><td rowspan="3">58275.00</td><td rowspan="3">Combined Basement</td><td>Basement-1</td><td>23158.46</td><td rowspan="3">47244.17</td></tr>
<tr><td>Basement-2</td><td>23250.00</td><td>Basement-2</td><td>23158.46</td></tr>
<tr><td>Basement-3</td><td>11800.00</td><td>Part Basement-3</td><td>927.25</td></tr>
<tr><td rowspan="5">Tower-1</td><td>Ground floor</td><td>1082.34</td><td rowspan="5">13837.80</td><td rowspan="6">Tower-1</td><td>Ground floor (Commercial)</td><td>1231.86</td><td rowspan="6">14667.43</td></tr>
<tr><td>First floor</td><td>734.88</td><td>First Floor (Commercial)</td><td>978.13</td></tr>
<tr><td>Typical floor – 2nd to 16th (795.89 Sq.m x 15)</td><td>11938.35</td><td>Service floor</td><td>1173.29</td></tr>
<tr><td>Terrace Floor</td><td>82.23</td><td>Second floor</td><td>805.89</td></tr>
<tr><td>Tower-2</td><td>Ground floor</td><td>1246.37</td><td>14001.83</td><td>Typical floor -3rd to 15th</td><td>10478.26</td></tr>
</table>

			First floor	734.88			(806.02 Sq.m x 13)		
			Typical floor – 2nd to 16th (795.89 Sq.m x 15)	11938.35			Terrace Floor	128.99	
			Terrace Floor	82.23		Tower-2&3	Ground floor	2576.41	26321.27
		Tower-3	Ground floor	1452.02	12605.49		First floor	2078.66	
			First floor	658.05			Second floor	1677.32	
			Typical floor – 2nd to 16th (695.31 Sq.m x 15)	10429.65			Typical floor -3rd to 16th (1518.83 Sq.m x 13)	19744.79	
			Terrace Floor	65.77			Terrace Floor	244.09	
		Tower-4	Ground floor	2328.75	38765.26	Tower-4	Ground floor	1749	29749.99
			First floor	2077.72			First floor	1589.2	
			Typical floor -2nd to 16th (2272.75 Sq.m x 15)	34091.25			Second floor	1744.55	
			Terrace Floor	267.54			Typical floor -3rd to 16th (1744.39 Sq.m x 14)	24421.46	
		Tower-5	Ground floor	2271.23	42966.01		Terrace Floor	245.78	
			First floor	2326.83		Tower-5	Ground floor	1978.46	28953.54
			Typical floor -2nd to 16th (2538.65 Sq.m x 15)	38079.75			First floor	1563.70	
			Terrace Floor	288.20			Second floor	1679.07	
		Total Builtup Area (Sq.m)			180,451.39		Typical floor -3rd to 16th (1678.06 Sq.m x 14)	23492.84	
							Terrace Floor	239.47	
						Tower-6*	Ground floor	1086.74	19627.67
							First floor	1031.81	
							Typical floor -2nd to 16th (1158.69 Sq.m x 15)	17380.35	
							Terrace Floor	128.77	
						Others	Sub-Structures in plot +compound wall area		3000
						Total built-up Area (Sq.m)			173815.49*
7	Ground coverage	9,323.52 Sq.m (FSI 4.32)				8,416.65 Sq.m (FSI 4.22)			
8	Greenbelt area	GB: 4,300.00 Sq.m (15.30%) OSR: 2,809.01 Sq.m (10.00%)				GB: 5,292.15 Sq.m (18.83%) OSR: 2,809.01 Sq.m (10.00%)			
12	No of Towers with floor and units	No of towers : 5 Nos No of flats:1059 No of floors: (Combined basement 1 + 2 + 3)+ G + 16 + Terrace				No of towers : 6 Nos No of flats:802 No of floor: Part 3rd Basement for STP + combined Basement 2 +G+16 floors + Terrace			
15	Estimated population	Construction Phase: Around 500 peoples will be engaged for the construction activities temporarily. Operation Phase: Population influx is 6443 Nos (Occupancy-5857 & Club house-586)				Construction Phase: Around 500 peoples will be engaged for the construction activities temporarily. Operation Phase: Population influx is 4963 Nos (Occupancy - 4513 & Visitor - 450)			
16	Water requirement	Construction phase: 150 KLD (Source: Private Tankers) Operation Phase: Total water requirement:				Construction phase: 150 KLD (Source: Private Tankers) Operation Phase: Total water requirement: 665			

<table>
<tr><td></td><td></td><td>895.3 KLD (Fresh water:547 KLD; Treated water:348 KLD)
Source: Chennai Metropolitan Water Supply and Sewage Board.</td><td>KLD (Fresh water:423 KLD; Treated water:242 KLD)
Source: Chennai Metropolitan Water Supply and Sewage Board</td></tr>
<tr><td>17</td><td>Mode of Disposal of treated water</td><td>Treated sewage: 666 KLD (toilet flushing: 275 KLD; Greenbelt:43 KLD; OSR:30KLD; Excess treated water shall be stored for campus landscape purpose: 318 KLD)</td><td>Treated sewage: 514.35 KLD (toilet flushing: 212 KLD; Greenbelt:20 KLD; OSR:10KLD; Excess treated water shall be stored for campus landscape purpose: 272.35 KLD)</td></tr>
<tr><td>18</td><td>Sewage generation</td><td>740 KLD</td><td>571.5 KLD</td></tr>
<tr><td>19</td><td>STP capacity</td><td>750 KLD</td><td>600 KLD</td></tr>
<tr><td>20</td><td>Power requirement</td><td><table><tr><th>Description</th><th>Quantity</th><th>Source</th></tr><tr><td>Power requirement (kVA)</td><td>6932.94</td><td>TANGEDCO</td></tr><tr><td>DG sets (kVA)</td><td>1x500
2x320
2x380
1x125</td><td>DG sets for power backup in case of power failure. DGs will be placed in the DG yard away from building.</td></tr><tr><td>Fuel (Diesel)</td><td>10 KLD</td><td>Local supplier-HP/IOCl/BP</td></tr></table></td><td><table><tr><th>Description</th><th>Quantity</th><th>Source</th></tr><tr><td>Power requirement (kVA)</td><td>8367</td><td>TANGEDCO</td></tr><tr><td>DG sets (kVA)</td><td>1x500
2x320
2x380
1x200</td><td>DG sets for power backup in case of power failure. DGs will be placed in the DG yard away from building.</td></tr><tr><td>Fuel (Diesel)</td><td>10 KLD</td><td>Local supplier-HP/IOCl/BP</td></tr></table></td></tr>
<tr><td>21</td><td>Solid waste-operational phase</td><td><table><tr><th>Description</th><th>Quantity in kg/Day</th></tr><tr><td>Organic waste</td><td>2309</td></tr><tr><td>Inorganic waste</td><td>1539</td></tr><tr><td>Total</td><td>3848</td></tr><tr><td>STP Sludge</td><td>75</td></tr></table></td><td><table><tr><th>Description</th><th>Quantity in kg/Day</th></tr><tr><td>Organic waste</td><td>1935.57</td></tr><tr><td>Inorganic waste</td><td>1290.38</td></tr><tr><td>Total</td><td>3225.95</td></tr><tr><td>STP Sludge</td><td>60</td></tr></table></td></tr>
<tr><td>26</td><td>Parking details</td><td><table><tr><th>Description</th><th>Required as per CMDA</th></tr><tr><td>Two wheelers</td><td>839</td></tr><tr><td>Four wheelers</td><td>1453</td></tr></table></td><td><table><tr><th>Description</th><th>Required as per CMDA</th></tr><tr><td>Two wheelers</td><td>535</td></tr><tr><td>Four wheelers</td><td>974</td></tr></table></td></tr>
</table>

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.

Signature Not Verified

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

Date: 19/08/2025

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.

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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

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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

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/tools

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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

Verified RealEstate
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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.