Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), TAMIL NADU)

To,

The -1
APPASWAMY REAL ESTATES LIMITED
No.3, Mangesh street, T.Nagar, Chennai -600017

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/TN/INFRA2/419834/2023 dated 04 May 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B038TN155622**
2.	**File No.**	9887
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	M/S APPASWAMY REAL ESTATES LTD
7.	**Name of Company/Organization**	APPASWAMY REAL ESTATES LIMITED
8.	**Location of Project**	TAMIL NADU
9.	**TOR Date**	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 28/07/2023

(e-signed)
Thiru.Deepak S.Bilgi
Member Secretary
SEIAA - (TAMIL NADU)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

This is a computer generated cover page.

सत्यमेव जयते

THIRU. DEEPAK S. BILGI, I.F.S.
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY-TAMILNADU
3rd Floor, Panagal Maaligai,
No.1, Jeenis Road, Saidapet,
Chennai - 600 015.
Phone No. 044-24359973
Fax No. 044-24359975

ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA-TN/F.No.9887/EC/8(a)/954/2023 dated:05.07.2023

Sir,

Sub: SEIAA, TN – Environmental Clearance – Proposed Construction of Highrise Residential Development at T.S.No. 1/4, 1/5, 1/17, 1/18, 1/19, 1/20, 1/21, 1/23, 1/24, 1/25, 1/31, 1/32, Block No.64 of Koyambedu Village, Aminjikarai Taluk and Chennai District, Tamil Nadu by M/s. Appaswamy Real Estate Limited – For Environmental Clearance under Category "B2" and Schedule Sl. No. 8 (a) - Building and Construction Projects – Issued – Regarding.

Ref: 1. Online Proposal No. SIA/TN/INFRA2/419834/2023, dated: 24.02.2023
2. Your application for Environmental Clearance dated: 13.03.2023
3. Minutes of the 376th SEAC meeting held on 05.05.2023.
5. Minutes of the 623rd SEIAA meeting held on 30.05.2023.
6. Reply letter submitted by proponent on: 27.06.2023.
7. Minutes of the 635th SEIAA meeting held on 05.07.2023.

*****

This has reference to your application 1st & 2nd cited, the proposal is for obtaining Environmental Clearance to Proposed Construction of Highrise Residential Development by M/s. Appaswamy Real Estate Limited under Category B2 and Schedule S.No. 8(a) under the Environment Impact Assessment Notification, 2006, as amended.

The Competent Authority and Authorized Signatory furnished the detailed information in Form 1, Form 1A and liquidate enclosures are as Annexures:

MEMBER SECRETARY
SEIAA-TN

Annexure 1

<table>
<tr><th>S. No</th><th>Description</th><th>Details</th></tr>
<tr><td>1.</td><td>Name of the Project</td><td>Construction of Highrise Residential Development by M/s. Appaswamy Real Estate Limited</td></tr>
<tr><td>2.</td><td>Location</td><td>T.S.No. 1/4, 1/5, 1/17, 1/18, 1/19, 1/20, 1/21, 1/23, 1/24, 1/25, 1/31, 1/32, Block No.64 of Koyambedu Village, Aminjikarai Taluk and Chennai District</td></tr>
<tr><td>3.</td><td>Type of Project</td><td>Building and Construction Projects
Schedule 8 (a), Category "B2"</td></tr>
<tr><td>4.</td><td>Latitude & Longitude</td><td>13° 4'17.51"N, 80°12'9.58"E
13° 4'17.45"N, 80°12'8.56"E
13° 4'16.90"N, 80°12'8.26"E
13° 4'16.49"N, 80°12'7.85"E
13° 4'15.77"N, 80°12'8.14"E
13° 4'15.19"N, 80°12'8.36"E
13° 4'15.39"N, 80°12'10.62"E
13° 4'15.85"N, 80°12'10.55"E
13° 4'16.00"N, 80°12'11.38"E</td></tr>
<tr><td>5.</td><td>Total Area (in sq. m)</td><td>5140.511 Sq.m
<table>
<tr><th>S. No.</th><th>Description</th><th>Area (Sq.m.)</th><th>Percentage (%)</th></tr>
<tr><td>1</td><td>Total Land Area</td><td colspan="2">5140.511</td></tr>
<tr><td>2</td><td>Ground coverage</td><td>1,598.21</td><td>31</td></tr>
<tr><td>3</td><td>Roads and Pavements</td><td>1805.711</td><td>35</td></tr>
<tr><td>4</td><td>Surface Parking</td><td>293.57</td><td>6</td></tr>
<tr><td>5</td><td>Utilities area</td><td>150</td><td>3</td></tr>
<tr><td>6</td><td>Green belt development</td><td>776.86</td><td>15</td></tr>
<tr><td>7</td><td>OSR Area</td><td>516.16</td><td>10</td></tr>
</table></td></tr>
<tr><td>6.</td><td>Built up area</td><td>33158.32 Sq.m</td></tr>
<tr><td>7.</td><td>Cost of Project</td><td>Rs. 77.01 Crore</td></tr>
</table>

MEMBER SECRETARY
SEIAA-TN

8.	Brief description of the project	Description	(FSI Area) Sqm	Non FSI Area Sqm	Parking Area & Others if any (Covered Built Up Area)	Total Built Up Area
		Basement 2	-	389.35	2887.89	3277.24
		Basement 1	-	389.35	2887.89	3277.24
		Stilt floor	-	561.32	982.63	1543.95
		1st	1,407.03			1,407.03
		2nd	1,407.03			1,407.03
		3rd	1,407.03			1,407.03
		4th	1,407.03			1,407.03
		5th	1,407.03			1,407.03
		6th	1,407.03			1,407.03
		7th	1,407.03			1,407.03
		8th	1,407.03			1,407.03
		9th	1,407.03			1,407.03
		10th	1,407.03			1,407.03
		11th	1,407.03			1,407.03
		12th	1,407.03			1,407.03
		13th	1,407.03			1,407.03
		14th	1,407.03			1,407.03
		15th	1,407.03			1,407.03
		16th	1,407.03			1,407.03
		17th	1,407.03			1,407.03
		18th (APT/CLUB)	1,140.38			1,140.38
		Total	**25,059.89**	**1340.02**		**33,158.32**
9.	a) Water requirement KLD	During Operation Total water requirement: 112 kLD Fresh water requirement: 71 kLD (Sourced from CMWSSB) Treated water: 41 kLD				
	b) Source	(Sourced from CMWSSB)				
10.	Quantity of Sewage KLD	Quantity of Sewage generation – 36klD Waste water generation – 55kLD STP Total Capacity – 60kLD Treated water 52kLD				
11.	Details of Sewage Treatment Plant	Sewage Treatment Plant – 60 kLD Bar Screen Chamber Equalization tank SBR Tank Sludge Holding Tank				

MEMBER SECRETARY
SEIAA-TN

<table>
<tr><td></td><td></td><td>Pressure Sand Filter
Activated Carbon Filter
Decant water Tank
Treated water tank
UF treated water tank
UV Disinfection system
Dewatering system – filter press with screw pumps</td></tr>
<tr><td>12.</td><td>Mode of Disposal of treated sewage with quantity</td><td>Treated water from treatment plant: 41 KLD
Toilet flushing – 36 KLD,
Greenbelt Development – 5 KLD
Excess treated sewage disposed to CMWSSB Sewer Line – 11 KLD</td></tr>
<tr><td>13.</td><td>Quantity of Solid Waste generated per day , Mode of treatment and Disposal of Solid Waste</td><td>
<table>
<tr><td>Description</td><td>Quantity (kg/day)</td><td>Mode of treatment / disposal</td></tr>
<tr><td>Biodegradable Waste (@40% of waste generated)</td><td>191</td><td>Will be treated in organic waste convertor within the project site. Manure generated will be used for landscaping purpose within project site</td></tr>
<tr><td>Non-Biodegradable waste (@60% of waste generated</td><td>287</td><td>Waste will be sold to recyclers.</td></tr>
<tr><td>STP Sludge</td><td>10 kg/day</td><td>Will be used as Manure for greenbelt development.</td></tr>
</table>
</td></tr>
<tr><td>14.</td><td>Power requirement</td><td>The total power requirement is about 1172.6 KW and sourced from TNEB grid</td></tr>
<tr><td>15.</td><td>Details of D.G. set with Capacity</td><td>DG sets of capacity 1 X 320 KVA

As per CPCB norms</td></tr>
</table>

MEMBER SECRETARY
SEIAA-TN

<table>
<tr><td>16.</td><td>Details of Green Belt Area</td><td>776.86 Sq.m</td></tr>
<tr><td>17.</td><td>Details of Parking Area</td><td>
<table>
<tr><th>Details</th><th>No. of Car parkings</th><th>No of two wheeler parkings</th></tr>
<tr><td>Total number of car parks in 2-basements & stilts floor</td><td>227</td><td>48</td></tr>
<tr><td>Total number of car parks in Ground level</td><td>23</td><td>-</td></tr>
<tr><td>Total number of Car Parks required as CMDA norms</td><td>227</td><td>-</td></tr>
<tr><td>10% Visitor Car parking provided</td><td>23</td><td>-</td></tr>
<tr><td>Total number of Car Parks provided</td><td>250</td><td>-</td></tr>
</table>
</td></tr>
<tr><td>18.</td><td>Provision for rain water harvesting</td><td>Total Rainwater Runoff– 3380 Cum
Rain water collection sump capacity- 35KLD (100% of the roof top collection per day is 33 KLD) – 33 cum
Remaining rain water will be recharge into recharge pit. Recharge pit : 10 Nos with Dia 1.2 m, depth 2m – 35cum</td></tr>
<tr><td>19.</td><td>EMP Cost (Rs.)</td><td>For Construction Phase:

Capital Cost: Rs. 9.8 Lakh
Operation Cost: Rs. 28.5 Lakh

For Operation Phase:
Capital Cost: Rs. 88 Lakh
Recurring Cost: Rs. 34.96 Lakh</td></tr>
<tr><td>20.</td><td>CER activities with the specific allocation of funds</td><td>Rs. 85 Lakh</td></tr>
</table>

MEMBER SECRETARY
SEIAA-TN

Annexure 2 - Affidavit

I, T.V.Sathianarayana, Authorized Signatory, represent M/s. Appaswamy Real Estate Limited, 3, Mangesh Street, T.Nagar, Chennai - 600 017. We have Proposed Construction of Construction of High rise building for residential purposes at T.S.No. 1/4,1/5,1/17,1/18,1/19,1/20,1/21,1/23,1/24,1/25,1/31,1/32 Block No.64 of Koyambedu Village, Aminjikarai Taluk and Chennai District. 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 fresh water requirement for our residential development is 71 KLD. The required water will be met through CMWSSB.

We commit to SEIAA that the Total quantity of wastewater generated from the proposed project is 55 KLD which will be treated in the 60 KLD sewage treatment plant, out of which 52 kLD of treated water will be generated, out of which 36 kLD will be used for flushing, 5 kLD will be used Greenbelt & OSR and 11 kLD will be disposed to CMWSSB Sewer Line Established In The Site Vicinity and the sewage generated from toilet flushing 36 KLD is disposed to CMWSSB Sewer Line Established In The Site Vicinity.

We commit to SEIAA that the necessary permission for fresh water (71 kLD) approval from CMWSSB and disposal of treated wastewater & sewage to CMWSSB Sewer Line (47 kLD) will be obtained before obtaining CTO from TNPCB.

We commit to SEIAA that the Total Municipal Solid waste generated from the development will be 478 Kg/day in which 191 Kg/day is Biodegradable waste, which will be treated in Organic waste Converter within the project site mixed with 10 Kg/day STP sludge and then used as manure for landscaping purpose within project site and 287 Kg/day is Non Biodegradable waste will be sold to recyclers.

We have allocated the CER fund of Rs. 70 Lakhs will be utilized for the following activities.

S. No.	CER Activity	Capital cost Allocation (in Lakhs)
1	Provision of Infrastructure & sanitation facilities such as Hygienic Toilets facilities, Classroom flooring, Furniture's, Environmental awareness books for students in library, Greenbelt development for ➢ Government Higher Secondary School, Arumbakkam – 1.5 km, NE ➢ Govt High School, Nerkundram – 2.25 km, W ➢ Chennai Govt school, Virugambakkam – 2 km, SW ➢ Govt school, Vadapalani – 2.32 km, S ➢ Govt School, Anna Nagar West – 1.61 km, N	85
Total Cost Allocation		85

MEMBER SECRETARY
SEIAA-TN

The capital cost of Rs. 85 Lakhs towards CER activities will be spent before applying CTO from TNPCB.

We assure that we are liable for the operation and maintenance of STP for a period of 10 year from the date of operation of the project.

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 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.

SEAC Recommendations:

Proposed Construction of Highrise Residential Development at T.S.No. 1/4, 1/5, 1/17, 1/18, 1/19, 1/20, 1/21, 1/23, 1/24, 1/25, 1/31, 1/32, Block No.64 of Koyambedu Village, Aminjikarai Taluk and Chennai District by M/s. Appaswamy Real Estate Limited–for Environmental Clearance. (SIA/TN/INFRA2/419834/2023, dated: 24.02.2023)

The proposal was placed in this 376th meeting of SEAC held on 05.05.2023. The project proponent gave a detailed presentation. The details of the project furnished by the proponent are available on the PARIVESH web portal (parivesh.nic.in).

The SEAC noted the following:

1. The Project Proponent, M/s. Appaswamy Real Estate Limited has applied seeking Environmental Clearance for the Proposed Construction of high rise Residential Development at T.S.No. 1/4, 1/5, 1/17, 1/18, 1/19, 1/20, 1/21, 1/23, 1/24, 1/25, 1/31, 1/32, Block No.64 of Koyambedu Village, Aminjikarai Taluk, Chennai District.
2. The project/activity is covered under Category "B2" of Item 8(a) "Building and Construction Projects" of the Schedule to the EIA Notification, 2006, as amended.

The Committee held detailed discussions and decided to **recommend the proposal for the grant of Environmental Clearance** subject to the following specific conditions in addition to normal conditions stipulated by MOEF&.CC,

1. The project proponent shall obtain IGBC Gold rating for the proposed construction project.
2. **The Project Proponent shall provide electrical vehicle charging units in the two-wheeler/four-wheeler parking area.**

MEMBER SECRETARY
SEIAA-TN

3. **The Project Proponent shall provide permeable pavements for covering the ground surfaces open to sky. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. shall be considered as previous surface.**
4. The project proponent shall maintain minimum 15% green belt as committed.
5. No construction shall be proposed obstructing the natural drainage through the site.
6. The proponent shall provide adequate organic waste disposal facility such as organic waste convertor waste within project site as committed and non- Biodegradable waste to authorized recyclers as committed.
7. Project proponent shall ensure that DG sets are run on minimum of 50% green energy sources instead of Diesel.
8. The height of the stacks of DG sets shall be provided as per the CPCB norms.
9. The project proponent shall submit structural stability certificate from reputed institutions like IIT, Anna University etc. to TNPCB before obtaining CTO.
10. The project proponent shall provide STP of capacity 60 kLD and make proper arrangements for the utilization of the treated water of 41 kLD for committed activities (i.e Toilet flushing – 36 kLD, Greenbelt Development – 5 kLD, excess treated sewage disposal to CMWSSB Sewer Line – 11 KLD) ensuring that the vital parameters conform to the standards prescribed by CPCB time to time.
11. The sludge generated from the Sewage Treatment Plant shall be collected and de-watered using filter press and the same shall be utilized as manure for green belt development after composting.
12. The purpose of Green belt around the project is to capture the fugitive emissions, carbon sequestration and to attenuate the noise generated, in addition to improving the aesthetics. A wide range of indigenous plant species should be planted as given in the appendix, in consultation with the DFO, State Agriculture University and local school/college authorities. The plant species with dense/moderate canopy of native origin should be chosen. Species of small/medium/tall trees alternating with shrubs should be planted in a mixed manner.
13. Taller/one year old Saplings raised in appropriate size of bags, preferably eco-friendly bags should be planted with proper spacing as per the advice of local forest authorities/botanist/Horticulturist with regard to site specific choices. The proponent shall earmark the greenbelt area with GPS coordinates all along the boundary of the project site with at least 3 meters wide and in between blocks in an organized manner.

MEMBER SECRETARY
SEIAA-TN

14. The unit shall ensure the compliance of land use classification is fit for construction.
15. The project proponent shall provide entry and exit points for the OSR area, play area as per the norms for the pubic usage and as committed.
16. The project proponent 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.
17. The Proponent shall provide rain water harvesting sump of adequate capacity for collecting the runoff from rooftops, paved and unpaved roads as committed.
18. The project proponent shall comply with the provisions given under Solid Waste Management Rules, 2016, as amended.
19. The project proponent shall strictly follow the Hazardous & Other Wastes (Management and Transboundary Movement) Rules, 2016, as amended.
20. The project proponent shall allot necessary area for the collection of E waste and strictly follow the E-Waste Management Rules 2016, as amended for disposal of the E waste generation within the premise.
21. No waste of any type to be disposed of in any other way other than the approved one.
22. All the mitigation measures committed by the proponent for the flood management, to avoid pollution in Air, Noise, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.
23. The project proponent shall furnish commitment for post-COVID health management for construction workers as per ICMR and MHA or the State Government guidelines.
24. The project proponent shall provide a medical facility, possibly with a medical officer in the project site for continuous monitoring the health of construction workers during COVID and Post - COVID period.
25. The project proponent shall 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.
26. The project proponent shall ensure minimum of 50% of roof area is covered with solar

MEMBER SECRETARY
SEIAA-TN

panels to conserve energy. Solar energy should be at least 25% of total energy utilization. Application of solar energy should be utilized maximum for illumination of common areas, street lighting etc.

27. **Solar water heating shall be provided to meet minimum of 50% the hot water demand of the residents or as per the requirement of the local building bye -laws, whichever is higher.**
28. That the grant of this E.C. is issued from the environmental angle only and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument in force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time-being in force, rests with the project proponent.
29. As per the MoEF&CC Office Memorandum F.No. 22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020, the proponent shall adhere the EMP as committed.
30. As accepted by the Project Proponent the CER cost is **Rs.85 Lakh** and the amount shall be spent for the committed activities before obtaining CTO from TNPCB.

SEIAA Recommendations

Proposed Construction of Highrise Residential Development at T.S.No. 1/4, 1/5, 1/17, 1/18, 1/19, 1/20, 1/21, 1/23, 1/24, 1/25, 1/31, 1/32, Block No.64 of Koyambedu Village, Aminjikarai Taluk and Chennai District by M/s. Appaswamy Real Estate Limited–for Environmental Clearance.

The subject was earlier placed in the 623rd meeting of Authority held on 30.05.2023. The Authority noted that the subject was appraised in 376th meeting of SEAC held on 05.05.2023 and SEAC has furnished its recommendations for the grant of Environmental Clearance for the project subject to the conditions stated therein. After detailed discussions, the Authority decided to call for the following additional details/documents from the project proponent:

1. Patta copy of the survey numbers.
2. Approval for fresh water supply and treated water disposal.
3. Traffic NOC
4. Fire NOC
5. Airport NOC
6. Evacuation plan
7. Disaster Management Plan

MEMBER SECRETARY
SEIAA-TN

On receipt of the details/documents sought above the Authority will further deliberate and decide on future course of action.

The additional details/documents sought above were received from the Project Proponent on 04.07.2023 and hence the subject was placed before the Authority discussion in this 635th meeting of SEAC held on 05.07.2023. After detailed discussions, the Authority decided to grant Environmental Clearance as recommended by the SEAC subject to the conditions stated therein & the normal conditions stated in **Annexure C** in addition to the following conditions:

1. The commitment letter from CMWSSB for fresh water supply and treated sewage disposal, Traffic NOC and Fire NOC shall be acquired before obtaining CTE from TNPCB.
2. The evacuation plan and disaster management plan shall be strictly adhered to by the Project Proponent.
3. The proponent shall deploy cost-effective technology to reduce GHG emissions.
4. The proponent shall adopt strategies to develop carbon-neutral or zero-carbon building.
5. The proponent shall adopt strategies to reduce emissions during operation (operational phase and building materials).
6. The proponent shall adopt strategies to decarbonize the building.
7. The proponent shall adopt strategies to maintain the health of the inhabitants.
8. The proponent shall adopt strategies to reduce electricity demand and consumption.
9. The proponent shall provide provisions for automated energy efficiency.
10. The proponent shall provide provisions for controlled ventilation and lighting systems.
11. The proponent shall adopt strategies to reduce temperature including the Building Façade.
12. 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, 2022.
13. The proponent shall provide solar panels and contribute to the grid from the solar panel as proposed.
14. The proponent shall adopt methodology to control thermal environment and other shocks in the building.
15. The proponent shall adopt strategies to reduce anthropogenic GHGs such as CO_2, CH_4, nitrous oxide, etc., resulting from human activities.
16. The database record of environmental conditions of all the events from pre-construction, construction and post-construction should be maintained in digitized format.

MEMBER SECRETARY
SEIAA-TN

17. There should not be any impact due to the modification of the habitat on critically endangered species, biodiversity, etc,.
18. The proponent should develop an emergency response plan in addition to the disaster management plan.
19. The proponent should maintain environmental audits to measure and mitigate environmental concerns.
20. 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.
21. The proponent shall ensure that the proposed activities in no way result in the spread of invasive species.
22. 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 stoppage of work.

Annexure-'C'

1. 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.
2. 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.
3. The proponent shall periodically test the treated sewage the through TNPCB lab /NABL accredited laboratory and submit report to the TNPCB.
4. 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.
5. All the construction of Buildings shall be energy efficient and conform to the green building norms. The PP shall ensure that carbon neutral building.
6. The project proponent shall adhere to provide adequate parking space for visitors of all inmates including clean traffic plan as committed.
7. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time.
8. All bio-safety standards, hygienic standards and safety norms of working staff and patients to be strictly followed as stipulated in EIA/EMP.

MEMBER SECRETARY
SEIAA-TN

9. The disaster management and disaster mitigation standards to be seriously adhered to avoid any calamities.
10. The project proponent shall adhere to height of the buildings as committed.
11. The proponent shall ensure that the EIA/EMP and disaster management plan should be adhered strictly.
12. 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.
13. 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.
14. The proponent shall ensure that provision should be given for proper utilization of recycled water.
15. The proponent shall ensure that the buildings should not cause any damage to water environment, air quality and should be carbon neutral building.
16. All the Buildings shall be energy efficient and confirm to the green building norms.
17. The proponent shall ensure almost safety for the existing biodiversity, trees, flora & fauna shall not disturb under any circumstances.
18. The proponent shall ensure that the all activities of EMP shall be completed before obtaining CTO from TNPCB.
19. The proponent shall ensure that the activities undertaken should not result in carbon emission, and temperature rise, in the area.
20. The proponent shall ensure that the buildings and activities should not result in Environmental damages, nor result in temperature rise.
21. 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.
22. 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.
23. The proponent shall provide the emergency exit in the buildings.

MEMBER SECRETARY
SEIAA-TN

24. The proponent shall provide elevator as per rules CMDA/DTCP.
25. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as to ensure continuous and efficient operation.
26. The proponent shall adhere to the provision and norms regard to fire safety prescribed by competent authority.
27. The project proponent shall adhere to storm water management plan as committed.

Annexure 'C'

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).
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.

MEMBER SECRETARY
SEIAA-TN

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 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.

MEMBER SECRETARY
SEIAA-TN

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.

MEMBER SECRETARY
SEIAA-TN

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 stoppage of work.
47. The project proponent shall adhere to height of the buildings as committed.

Environmental Clearance along with the conditions containing four parts namely

Part - A – Common conditions applicable for Pre-construction, Construction and Operational Phases

Part - B – Specific Conditions – Pre construction phase

Part - C – Specific Conditions – Construction phase

Part - D – Specific Conditions – Operational Phase/Post constructional Phase / Entire life of the project.

Validity:

The SEIAA hereby accords Environmental Clearance to the above project under the provisions of EIA Notification dated 14th September, 2006 as amended, with validity for Seven years from the date of issue of EC, subject to the compliance of the terms and conditions stipulated below:

Part - A – Common conditions applicable for Pre-construction, Construction and Operational Phases:

MEMBER SECRETARY
SEIAA-TN

1. Any appeal against this Environmental Clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
2. The construction of STP, ETP, Solid Waste Management facility, E-waste management facility, DG sets, etc., should be made in the earmarked area only. In any case, the location of these utilities should not be changed later on.
3. The Environmental safeguards contained in the application of the proponent /mentioned during the presentation before the State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee should be implemented in the letter and spirit.
4. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State / Central Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project proponent from the concerned competent authorities.
5. The SEIAA reserves the right to add additional safeguard measures subsequently, if non-compliance of any of the EC conditions is found and to take action, including revoking of this Environmental Clearance as the case may be.
6. A proper record showing compliance of all the conditions of Environmental Clearance shall be maintained and made available at all the times.
7. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company. The status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chennai by e-mail.
8. The Regional Office of the Ministry located at Chennai shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information / monitoring reports.
9. "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu.
10. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.

MEMBER SECRETARY
SEIAA-TN

11. The conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability Insurance Act, 1991, along with their amendments ,draft Minor Mineral Conservation & Development Rules , 2010 framed under MMDR Act 1957,National Commission for protection of Child Right Rules ,2006 and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/Hon'ble High Court of Madras and any other Courts of Law, including the Hon'ble National Green Tribunal relating to the subject matter.
12. The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.
13. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
14. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, Chennai, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; PM_{10}, $PM_{2.5}$, SO_2, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.
15. The SEIAA, TN may cancel the Environmental Clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, if it is found or if it comes to the knowledge of this SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the Environmental Clearance.
16. The Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.
17. The SEIAA, TN may alter/modify the above conditions or stipulate any further condition in the interest of environment protection, even during the subsequent period.
18. The Environmental Clearance does not absolve the applicant/proponent of his obligation/requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.
19. Where the trees need to be cut, compensation plantation in the ratio of 1:10 (i.e. planting of 10 trees for every one tree that is cut) should be done with the obligation to continue maintenance.

MEMBER SECRETARY
SEIAA-TN

20. A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive who will report directly to the Head of the Organization and the shortfall shall be strictly reviewed and addressed.
21. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually.
22. The Project Proponent has to provide adequate number of rain water harvesting pits to recover and reuse the rain water during rainy days as committed.
23. The project activity should not cause any disturbance & deterioration of the local bio diversity.
24. The project activity should not impact the water bodies. A detailed inventory of the water bodies and forest should be evaluated and fact reported to the Forest Department & PWD for monitoring.
25. All the assessed flora & fauna should be conserved and protected.
26. The proponent should strictly comply with, Tamil Nadu Government Order (Ms) No.84 Environment and forests (EC.2) Department dated 25.06.2018 regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.
27. Necessary permission shall be obtained from the competent authority for the drawl / outsourcing of fresh water before obtaining consent from TNPCB.
28. The proponent shall appoint an Environmental Engineer with necessary qualification for the operation and maintenance of STP (Sewage Treatment Plant) and GWTP (grey water Treatment Plant)
29. The Proponent shall provide the dispenser for the disposal of Sanitary Napkins.
30. All the mitigation measures committed by the proponent for the flood management, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.
31. No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
33. The safety measures proposed in the report should be strictly followed.
34. The project proponent shall carryout CER activity as committed as per MoEF & CC O.M F.No.22-65/2017-IA.III dated: 30.09.2020 & 20.10.2020 before obtaining CTO from TNPCB.

Part - B – Specific Conditions – Pre construction phase:

1. **The project authorities should advertise with basic details at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned,**

MEMBER SECRETARY
SEIAA-TN

within 7 days of the issue of clearance. The press releases also mention that a copy of the clearance letter is available with the State Pollution Control Board and also at website of SEIAA, TN. The copy of the press release should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Chennai and SEIAA-TN.

2. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
3. **A copy of the clearance letter shall be sent by the proponent to the Local Body. The clearance letter shall also be put on the website of the Proponent.**
4. The approval of the competent authority shall be obtained for structural safety of the buildings during earthquake, adequacy of firefighting equipments, etc. as per National Building Code including protection measures from lightning etc. before commencement of the work.
5. All required sanitary and hygienic measures for the workers should be in place before starting construction activities and they have to be maintained throughout the construction phase.
6. Design of buildings should be in conformity with the Seismic Zone Classifications.
7. The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
8. No construction activity of any kind shall be taken up in the OSR area.
9. Consent of the local body concerned should be obtained for using the treated sewage in the OSR area for gardening purpose. The quality of treated sewage shall satisfy the bathing quality prescribed by the CPCB.
10. The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
11. The Project Proponent shall provide car parking exclusively for the visiting guest in the proposed residential apartments as per CMDA norms.
12. The project proponent shall ensure the entry of basement shall be above maximum flood level.
13. The proponent shall prepare completion plans showing Separate pipelines marked with different colours with the following details
    i. Location of STP, compost system, underground sewer line.
    ii. Pipe Line conveying the treated effluent for green belt development.
    iii. Pipe Line conveying the treated effluent for toilet flushing
    iv. Water supply pipeline
    v. Gas supply pipe line, if proposed
    vi. Telephone cable

MEMBER SECRETARY
SEIAA-TN

vii. Power cable

viii. Strom water drains, and

ix. Rain water harvesting system, etc. and it shall be made available to the owners

14. A First Aid Room shall be provided in the project site during the entire construction and operation phases of the project.
15. The present land use surrounding the project site shall not be disturbed at any point of time.
16. The green belt area shall be planted with indigenous native trees.
17. Natural vegetation listed particularly the trees shall not be removed during the construction/operation phase. In case any trees are likely to be disturbed, shall be replanted.
18. During the construction and operation phase, there should be no disturbance to the aquatic eco-system within and outside the area.
19. The Provisions of Forest conservation Act 1980, Wild Life Protection Act 1972 & Bio diversity Act 2002 should not be violated.
20. There should be Firefighting plan and all required safety plan.
21. Regular fire drills should be held to create awareness among owners/ residents.

Part - C - Specific Conditions – Construction phase:

1. **Construction Schedule:**
   i) The Project proponent shall have to furnish the probable date of commissioning of the project supported with necessary bar charts to SEIAA-TN.
2. **Labour Welfare:**
   i) All the laborers to be engaged for construction should be screened for health and adequately treated before and during their employment on the work at the site.
   ii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contradictions due to exposure to dust and take corrective measures, if needed.
   iii) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly. The workers shall be provided with personnel protective measures such as masks, gloves, boots etc.
3. **Water Supply:**

MEMBER SECRETARY
SEIAA-TN

i) The entire water requirement during construction phase may be met from private tankers

ii) Provision shall be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The treatment and disposal of waste water shall be through dispersion trench after treatment through septic tank. The MSW generated shall be disposed through Local Body and the identified dumpsite only.

iv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.

v) Fixtures for showers, toilet flushing and drinking water should be of low flow type by adopting the use of aerators / pressure reducing devises / sensor based control.

4. Solid Waste Management:

i) In the solid waste management plan, the STP sludge management plan for direct use as manure for gardens is not acceptable; it must be co-composted with biodegradables.

ii) Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.

iii) Domestic solid wastes to be regularly collected in bins or waste handling receptacles and disposed as per the solid waste management rules 2016.

iv) No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.

v) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016 and subsequent amendment.

5. Top Soil Management:

i) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.

6. Construction Debris disposal:

i) Disposal of construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed off only in approved sites, with the approval of Competent Authority with necessary precautions for general safety and health

MEMBER SECRETARY
SEIAA-TN

aspects of the people. The construction and demolition waste shall be managed as per Construction & Demolition Waste Management Rules, 2016.

ii) Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate watercourses. The dump sites for such materials must be secured so that they should not leach into the adjacent land/ lake/ stream etc.

7. Diesel Generator sets:

i) Low Sulphur Diesel shall be used for operating diesel generator sets to be used during construction phase. The air and noise emission shall conform to the standards prescribed in the Rules under the Environment (Protection) Act, 1986, and the Rules framed thereon.

ii) The diesel required for operating stand by DG sets shall be stored in barrels fulfilling the safety norms and if required, clearance from Chief Controller of Explosives shall be taken.

iii) The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, cooling water tower etc.

8. Air & Noise Pollution Control:

i) Vehicles hired for bringing construction materials to the site should be in good condition and should conform to air and noise emission standards, prescribed by TNPCB/CPCB. The vehicles should be operated only during non-peak hours.

ii) Ambient air and noise levels should conform to residential standards prescribed by the TNPCB, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. The pollution abatement measures shall be strictly implemented.

iii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. Parking shall be fully internalized and no public space should be utilized. Parking plan to be as per CMDA norms. The traffic department shall be consulted and any cost effective traffic regulative facility shall be met before commissioning.

iv) The buildings should have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation.

v) The project proponent should ensure that adequate Air Pollution Control measures shall be provided from buses and other vehicles, which will be entering the bus terminal. Further, water sprinkling system shall be provided and same shall be used at regular interval to control the dust emission within the project site.

9. Building material:

MEMBER SECRETARY
SEIAA-TN

i) Fly-ash blocks should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27th August, 2003 and Notification No. S.O. 2807 (E) dated: 03.11.2009.

ii) Ready-mix concrete shall alone be used in building construction and necessary cube-tests should be conducted to ascertain their quality.

iii) Use of glass shall be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, high quality double glass with special reflecting coating shall be used in windows.

10. Storm Water Drainage:

i) Storm water management around the site and on site shall be established by following the guidelines laid down by the storm water manual.

ii) Storm water management plan shall be obtained by engaging the services of Anna University/IIT.

11. Energy Conservation Measures:

i) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material, to fulfill the requirement.

ii) Opaque wall should meet prescribed requirement as per Energy Conservation Building Code which is mandatory for all air conditioned spaces by use of appropriate thermal insulation material to fulfill the requirement.

iii) All norms of Energy Conservation Building Code (ECBC) and National Building Code, 2005 as energy conservation have to be adopted Solar lights shall be provided for illumination of common areas.

iv) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting. A hybrids system or fully solar system for a portion of the apartments shall be provided.

v) A report on the energy conservation measures conforming to energy conservation norms prescribed by the Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology; R & U factors etc and submitted to the SEIAA in three month's time.

vi) Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

MEMBER SECRETARY
SEIAA-TN

12. Fire Safety:

i) Adequate fire protection equipments and rescue arrangements should be made as per the prescribed standards.

ii) Proper and free approach road for fire-fighting vehicles upto the buildings and for rescue operations in the event of emergency shall be made.

13. Green Belt Development:

i) The Project Proponent shall plant tree species with large potential for carbon capture in the proposed green belt area based on the recommendation of the Forest department well before the project is completed.

ii) The proponent has to earmark the greenbelt area with dimension and GPS coordinates for the green belt area all along the boundary of the project site with at least 3 meter wide and the same shall be included in the layout out plan to be submitted for CMDA/DTCP approval.

iii) The proponent shall develop the green belt as per the plan furnished and area earmarked for the greenbelt shall not be alter at any point of time for any other purpose.

14. Sewage Treatment Plant:

i) The Sewage Treatment Plant (STP) installed should be certified by an independent expert/ reputed Academic institutions for its adequacy and a report in this regard should be submitted to the SEIAA, TN before the project is commissioned for operation. Explore the less power consuming systems viz baffle reactor, etc., for the treatment of sewage.

ii) The Proponent shall install STP as furnished. Any alteration to satisfy the bathing quality shall be informed to SEIAA-TN.

iii) The project proponent shall operate and maintain the Sewage treatment Plant and Effluent treatment plant effectively to meet out the standards prescribed by the CPCB.

iv) The project proponent shall continuously operate and maintain the Sewage treatment plant and Effluent treatment plant to achieve the standards prescribed by the CPCB.

v) The project proponent has to ensure the complete recycling of treated Sewage &Effluent water after achieving the standards prescribed by the CPCB.

vi) The project proponent has to provide separate standby D.G set for the STP/GWTP for the continuous operation of the STP/GWTP in case of power failure.

15. Rain Water Harvesting:

MEMBER SECRETARY
SEIAA-TN

i) The proponent shall ensure that roof rain water collected from the covered roof of the buildings, etc shall be harvested so as to ensure the maximum beneficiation of rain water harvesting by constructing adequate sumps so that 100% of the harvested water shall be reused.

ii) Rain water harvesting for surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment with screens, settlers etc. must be done to remove suspended matter, oil and grease, etc.

iii) The Project Proponent has to provide adequate number of rain water harvesting pits to recover and reuse the rain water during rainy days as committed.

iv) The project activity should not cause any disturbance & deterioration of the local bio diversity.

16. Building Safety:

Lightning arrester shall be properly designed and installed at top of the building and where ever is necessary.

Part – D - Specific Conditions – Operational Phase/Post constructional phase/Entire life of the project:

1. There should be Firefighting plan and all required safety plan.
2. Regular fire drills should be held to create awareness among owners/ residents.
3. Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.
4. The building should not spoil the green views and aesthetics of surroundings and should provide enough clean air space.
5. Solar energy saving shall be increased to atleast10% of total energy utilization.
6. The Project proponent has to spend the CER as committed in the affidavit. The above activity shall be carried out before obtaining CTO from TNPCB.
7. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually
8. The EMP cost shall be printed in the Brochure / Pamphlet for the preparation of the sale of the property and should also mention the component involved.
9. The Project proponent shall get due permission from the wetland Authority before the commencement of the work, if applicable.

MEMBER SECRETARY
SEIAA-TN

10. The Project proponent should discuss with the wet land Authority, Tamil Nadu Forest Department, PWD and support lake restoration cum improvement, awareness and conservation programs.
11. The project activities should in no way disturb the manmade structures.
12. The Proponent shall do afforestation/ restoration programme contemplated to strengthen the open spaces shall preferably include native species along with the financial forecast for planting and maintenance for 5 years.
13. "Consent to Operate" should be obtained from the Tamil Nadu pollution Control Board before the start of the operation of the project and copy shall be submitted to the SEIAA-TN.
14. Raw water quality to be checked for portability and if necessary RO plant shall be provided.
15. The Proponent should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage treatment and disposal, solid waste disposal and environmental monitoring including terrace gardening for a period of 3 years. Within one year after handing over the flats to all allottees a viable society or an association among the allottees shall be formed to take responsibility of continuous maintenance of all facilities with required agreements for compliance of all conditions furnished in Environment Clearance (EC) order issued by the SEIAA-TN or the Proponent himself shall maintain all the above facilities for the entire period. The copy of MOU between the buyers Association and proponent shall be communicated to SEIAA-TN.
16. The ground water level and its quality should be monitored and recorded regularly in consultation with Ground Water Authority.
17. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. The treated sewage shall conform to the norms and standards for bathing quality laid down by CPCB irrespective of any use. Necessary measures should be made to mitigate the odour and mosquito problem from STP.
18. The Proponent shall operate STP continuously by providing stand by DG set in case of power failure.
19. It is the sole responsibility of the proponent that the treated sewage water disposed for green belt development/ avenue plantation should not pollute the soil/ ground water/ adjacent canals/ lakes/ ponds, etc
20. Adequate measures should be taken to prevent odour emanating from solid waste processing plant and STP.
21. The e - waste generated should be collected and disposed to a nearby authorized e-waste centre as per E- waste (Management & Handling), Rules 2016 as amended.

MEMBER SECRETARY
SEIAA-TN

22. Diesel power generating sets proposed as source of back-up power during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets.
23. The noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
24. Spent oil from D.G sets should be stored in HDPE drums in an isolated covered facility and disposed as per the Hazardous & other Wastes (Management & Transboundary Movement) Rules 2016. Spent oil from D.G sets should be disposed off through registered recyclers.
25. The proponent is required to provide a house hold hazardous waste / E-waste collection and disposal mechanism.
26. The proponent shall ensure that storm water drain provided at the project site shall be maintained without choking or without causing stagnation and should also ensure that the storm water shall be properly disposed off in the natural drainage / channels without disrupting the adjacent public. Adequate harvesting of the storm water should also be ensured.
27. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
28. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
29. The Environmental Clearance is issued based on the documents furnished by the project proponent. In case any documents found to be incorrect/not in order at a later date the Environmental Clearance issued to the project will be deemed to be revoked/ cancelled.

MEMBER SECRETARY
SEIAA-TN

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 District Collector, Chennai District.
7. Stock File.

Signature Not Verified
Digitally signed by Thiru.Deepak S.Bilgi
Member Secretary
Date: 7/28/2023 7:00:14 PM



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate