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™



सत्यमेव जयते

File No: 10423

Government of India

Ministry of Environment, Forest and Climate Change

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

***

Date **13/03/2024**

To,

Perumal G
BAASHYAAM VENTURES PRIVATE LIMITED
No.87, G.N.Chetty Road, T.Nagar, Chennai-600017, CHENNAI, TAMIL NADU, 600017
baashyaamventures2023@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/TN/INFRA2/455561/2023 dated 25/11/2023 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC23B3812TN5290970N
(ii) File No.	10423
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Construction of High-Rise Group Development by M/s Baashyaam Ventures Private Limited and M/s Baashyaam Reality Private Limited
(viii) Name of Company/Organization	BAASHYAAM VENTURES PRIVATE LIMITED
(ix) Location of Project (District, State)	CHENNAI, TAMIL NADU
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/

EIA & EMP Reports were submitted to the SEIAA for an appraisal by the State Expert Appraisal Committee (SEAC) under the provisions of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Level Expert Appraisal Committee in the meeting held on 11.03.2024. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link click here.
5. The brief about the project as submitted by the Project Proponent in Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEAC are annexed to this EC as Annexure (1).
6. The SEAC, in its meeting held on 11.03.2024, based on information submitted viz: Form 1 (Part A, B and C), 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 provisions of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. 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 M/s. BAASHYAAM VENTURES PRIVATE LIMITED 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)
8. The Ministry/SEIAA-TN reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance 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 the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. Validity of EC for a period of 7 years from the date of issue of EC. In case the project proponent fails to complete the construction 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.
12. General Instructions:

    (a) 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 MoEF&CC/SEIAA website where it is displayed.

    (b) 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 has to display the same for 30 days from the date of receipt.

    (c) 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.

    (d) 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 perational 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.

    (e) 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.

    (f) The Regional Office of this Ministry 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.

    (g) 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.
13. This issues with the approval of the Competent Authority

Copy To

1. The Secretary, Environment& Forest Department, Government of India, Pariyavaran 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.
5. The Chair Person, TNPC Board,76, Mount Salai, Guindy, Chennai-32
6. EI Division, Ministry of Environment & Forests, Paryavaran Bhawan, New Delhi.
7. Integrated Regional Office of MoEF&CC, Sasthri Bhawan, Nungambakkam Chennai.
8. File Copy

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Area Development/township

S. No	EC Conditions
1.1	1. The PP shall furnish notorized affidavit stating that the proposed site does not attract the provisions of CRZ Notification 2011/2019 as per the approved CZMA map of Tamil Nadu and no widening of Buckingham canal proposed in CMDA 2nd/3rd Master plan to SEIAA before issue of EC. 2. The construction shall comply with Green Building norms and shall get minimum IGBC Gold rating. 3. STP shall be installed on 10-year BOOT basis, so that the construction and maintenance are combined in one single responsibility. 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 township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. 9. Project proponent should invest the CSR 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 DFO/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.

1. Air Quality Monitoring And Preservation

S. No	EC Conditions
1.1	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
1.2	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.
1.3	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.
1.4	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.
1.5	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.
1.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
1.7	Wet jet shall be provided for grinding and stone cutting.
1.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
1.9	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.
1.10	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.
1.11	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.
1.12	For indoor air quality the ventilation provisions as per National Building Code of India.

2. Miscellaneous

S. No	EC Conditions
2.1	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.
2.2	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.
2.3	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.
2.4	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.
2.5	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.
2.6	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.
2.7	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
2.8	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.
2.9	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.
2.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
2.11	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.

S. No	EC Conditions
2.12	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.
2.13	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.
2.14	The Ministry/SEIAA-TN may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
2.15	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.
2.16	The Regional Office of this Ministry 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.
2.17	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.
2.18	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.

3. Statutory Compliance

S. No	EC Conditions
3.1	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.
3.2	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.
3.3	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.
3.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
3.5	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.
3.6	A certificate of adequacy of available power from the agency supplying power to the project along

S. No	EC Conditions
	with the load allowed for the project should be obtained.
3.7	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.
3.8	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
3.9	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

4. Water Quality Monitoring And Preservation

S. No	EC Conditions
4.1	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.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.

S. No	EC Conditions
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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.
4.12	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.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	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.
4.16	No sewage or untreated effluent water would be discharged through storm water drains.
4.17	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.
4.18	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.19	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.

5. Noise Monitoring And Prevention

S. No	EC Conditions
5.1	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.
5.2	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.

S. No	EC Conditions
5.3	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.

6. Energy Conservation Measures

S. No	EC Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.

7. Waste Management

S. No	EC Conditions
7.1	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.
7.2	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.
7.3	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.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	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.
7.7	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

S. No	EC Conditions
	bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
7.8	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.
7.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
7.10	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.

8. Green Cover

S. No	EC Conditions
8.1	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).
8.2	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.
8.3	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.
8.4	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.

9. Transport

S. No	EC Conditions
9.1	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.
9.2	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

S. No	EC Conditions
	be operated only during non-peak hours.

10.

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

11. Human Health Issues

S. No	EC Conditions
11.1	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.
11.2	For indoor air quality the ventilation provisions as per National Building Code of India.
11.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
11.4	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.
11.5	Occupational health surveillance of the workers shall be done on a regular basis.
11.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

Additional EC Conditions

SEIAA Conditions:

Specific:

1. The PP shall furnish fresh water supply commitment letter and disposal of excess treated water from the local body /TWAD before obtaining CTE.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors before obtaining CTE.
3. A detailed traffic management and traffic decongestion plan from reputed Research and Academic Institution such as NIRM, IITs, NITs, Anna University Chennai-CEG Campus etc., shall be submitted before obtaining CTE.
4. The PP shall furnish the NOC for Fire and Safety, Disaster Management Plan and Evacuation plan before obtaining

CTE.

5. The proponent shall provide details of sufficient grass lawns, Indoor games, Gym and play facilities for children before obtaining CTE.

6. The PP shall furnish details regarding number of visitors' parking that are provided within the premises & a detailed layout of the parking provided shall be furnished before obtaining CTE.

Standard Conditions:

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.
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.

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 stoppage of work.

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

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed Construction of High-Rise Group Development by M/s Baashyaam Ventures Private Limited and M/s Baashyaam Reality Private Limited
b.	Latitude and Longitude of the project site	12.94836762531861,80.24209419973727 12.95044434319496,80.2453707354801
c.	Land Requirement (in Ha) of the project or activity	**Nature of Land involved** / **Area in Ha** Non-Forest Land (A) / 3.7041 Forest Land (B) / 0 Total Land (A+B) / 3.7041
d.	Date of Public Consultation	Public consultation for the project was held on
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	97500
g.	EMP Cost (in lacs)	625
h.	Employment Details	

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Built up Area	Product	264229.48	sqm	Road	

PROJECT SUMMARY			
Sl. No.	Description	Total Quantity	Unit
	GENERAL		
1	Plot Area	40745.1	SQMT
2	Proposed Built Up Area	2,64,229.48	SQMT
3	Total no of Saleable DU's/Villas	906	No.
4	Max Height - (Height of tallest block)	106.8	M
5	No of Building Blocks (Residential + Community facilities)	6 blocks	
6	Max No of Floors	33	No.
7	Expected Population (XXX Residential + XXXX Floating)	7299 (5960 residential+885 Commercial + 658 visitors + 66 maintenance staffs)	No.
8	Total Cost of Project	975	CR
9	Project Activity:		
	AREAS		
10	Permissible Ground Coverage Area (xx%)	NA	SQMT
11	Proposed Ground Coverage Area (xx%)	15956.8 (43%)	SQMT
12	Permissible FSI Area (xxx)	1,20,383.25	SQMT
13	Proposed FSI Area	198674.17 (Premium FSI)	SQMT
14	Other Non FSI Areas - including basement area etc.	65555.31	SQMT
15	Proposed Total Built Up Area	2,64,229.48	SQMT

	WATER		
16	Total Water Requirement	909	KLD
17	Fresh water requirement	543	KLD
18	Treated Water Requirement	729	KLD
19	Wastewater Generation	767	KLD
20	Proposed Capacity of STP	835 KLD (1 No of 765 KLD & 1 No of 70 KLD)	KLD
21	Treated Water Available for Reuse	729	KLD
22	Treated Water Recycled	366	KLD
23	Surplus treated water to be discharged in Municipal Sewer with Prior permission, if any	363	KLD
	RAINWATER HARVESTING		
24	Rainwater Harvesting - Recharge Pits	58	No.
25	Rainwater Harvesting Sump Capacity	370	M^3
	PARKING		
25	Total Parking Required as / Building Bye Laws	1484	ECS
26	Proposed Total Parking	1993 cars, 151 two-wheeler parking	ECS
27	Parking in Basements	1490	ECS
	GREEN AREA		
28	Proposed Green Area (Minimum 15.0% of plot area)	**5926.56** (16%)	SQMT
	Total area	40745.1	sqm
	Existing trees on plot	-	-

	Number of trees to be planted	500	nos
	Number of trees to be transplanted/cut	-	-
	SOLID WASTE MANAGEMENT		
29	Total Solid Waste Generation	3.167	TPD
30	Organic waste	1.267	TPD
31	Mode of Treatment & Disposal	Will be treated in Organic Waste Converter and used as manure for gardening.	TPD
32	Quantity of Sludge Generated from STP & Disposal	38	KG/DAY
33	Quantity of E-Waste Generation & Disposal	-	KG/DAY
34	Quantity of Hazardous waste Generation & Disposal	-	LPD
	POWER / GREEN POWER		
34	Total Power Requirement	10250	kva
35	DG set backup	2 Nos of 750 KVA 2 Nos of 625 KVA	KVA
36	No of DG Sets	4	No.
37	Solar Panels – Roof Coverage	50%	%
38	Hot Water Requirement	14.2 KLD	
	Of which met by Solar Panels		

Population details:

POPULATION			

Residential	DU'S	POP/DU	TOTAL POPULATION
Total Saleable Du's	906	6 nos/3 BHK, 7 Nos/4BHK	5690
Total			**5690**
Non-Residential			
CLUB house (Employees etc.)	Area	-	-
Club			
Commercial			885
Facility Management Staff	-	-	66
Total			**951**
Visitors			
Residential	-	10% of Residential Population	569
Club/Community Hall	-	xx% of Residential Population	-
Commercial	-	-	89
Total Visitors			**658**
Total Population			7299

EMP Cost	Capital Cost – Rs. 773 Lakh Operation Cost – Rs. 62 Lakh
CER Cost	**Rs.10 Crore (PP has accepted to adopt Nandanam Arts College, Nandanam.)**

Details of CER Activities

S. No.	Description	Budgetary Allocation (in Lakh)	Action Plan
1.	Improvement to infrastructure facilities at Nandanam Arts College, Nandanam and maintenance of these facilities by adopting the College.	1000	One year from the date of issue of EC.
Total		**1000 Lakh**	

Signature Not Verified
Digitally Signed by : A R Rahul Nadh IAS
Member Secretary, SEIAA
Date: 13/03/2024



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