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TMT.P.RAJESWARI, I.F.S.,
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY – TAMIL NADU
3rd Floor, Panagal Maaligai,
No.1 Jeenis Road, Saidapet, Chennai-15.
Phone No.044-24359973

ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA-TN/F.No.7408/EC/8(a)/789/2021 dated:03.11.2021

To

M/s.Navin Housing & Properties Pvt. Ltd

No.802 & 804

Anna Salai

Nandanam, Chennai - 600 035

Sir,

Sub: SEIAA, TN - Environmental Clearance - Proposed Expansion of residential cum commercial development by M/s.Navin Housing & Properties Pvt. Ltd at S.F.Nos. 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 in Vengaivasal Village, Sholinganallur Taluk, Kancheepuram District, Tamil Nadu - Issued - Regarding.

Ref: 1. Earlier EC issued by SEIAA-TN vide Letter No. SEIAA-TN/F.864/EC/8(a)/219/2013 dated: 26.09.2013

2. Online Proposal No. SIA/TN/MIN/130857/2019, dated: 29.01.2020
3. Your application for Environmental Clearance dated: 04.02.2020
4. Minutes of the 157th SEAC meeting held on 20.06.2020
5. Proponent reply dated 11.02.2021 & 29.03.2021
6. Lr. No. SEIAA-TN/F. No.7408/2020 dated 24.06.2021
7. Proponent reply dated 13.07.2021
8. Minutes of the 223rd SEAC meeting held on 30.07.2021
9. Proponent reply dated 18.09.2021
10. Minutes of the 234th SEAC meeting held on 22.09.2021
11. Minutes of the 477th SEIAA meeting held on 28.10.2021

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This has reference to your application 2nd and 3rd cited, wherein you have submitted proposal for obtaining Environmental Clearance for the Proposed Expansion of residential cum commercial development 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 Annexure:

Annexure 1

PROJECT DETAILS		
SL No	**Description**	**Details**
1)	Name of the Project proponent and address	M/s. Navin Housing & Properties Private Limited, No. 802 & 804, Anna Salai, Nandanam, Chennai - 600 035.
2)	Proposed Activity	Proposed Expansion of residential cum commercial development
3)	Schedule No.	8(a)
4)	**Project Location**	
	i) Survey No	19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1
	ii) Revenue Village	Vengaivasal Village
	iii) Taluk	Sholinganallur Taluk
	iv) District	Kancheepuram District
	v) Latitude & Longitude	12° 54'14.86"N, 80°11'4.99"E 12° 54'22.70"N, 80°10'54.16"E 12° 54'28.25"N, 80°11'0.68"E 12° 54'19.43"N, 80°11'6.98"E
5)	Area of the Land	32,145 Sq.m (Existing EC - 32,145 Sq.m)
6)	Built up Area	1,45,910 Sq.m (Existing 1,34,735 Sq.m but only FSI area 99,543 Sq.m mentioned in EC obtained)
7)	Brief description of the project	The project involves Expansion of Residential cum Commercial development comprising 7 Residential Blocks as follows: Block A1 (B+S+14 Floors), Block A2 (B+S+14 Floors), Block A3 (B+S+21 Floors), Block A4 (B+S+21 Floors), Block A6 (B+S+14 Floors), Block B1 (B+S+14 Floors), Block B2 (B+S+14 Floors), Club House (B+S+3 Floors), Commercial Block I (B+G+2 Floors),

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Commercial Block II (Model Flat - G+1 Floors) with total built-up area of 1,45,910 Sq.m in the land extent of 32,145 Sq.m.

No. of dwelling units – 1216 Nos. (Existing EC - 958 Nos.)

Existing EC:

Blocks & No. of Floors	FSI Area (in Sq.m)	Non FSI & Parking Area (in Sq.m)	Total Built-up Area (in Sq.m)
Phase I			
Block B1 (B+S+14 Floors)	26,255	8,411	34,666
Block B2 (B+S+14 Floors)			
Commercial Block 1 (B+G+2 Floors)			
Commercial Block 2 (Model Flat – G+1 Floor)			
Phase II			
Block A1 (B+S+14 Floors)	35,886	13,625	49,511
Block A2 (B+S+14 Floors)			
Block A6 (B+S+14 Floors)			
Club House (B+S+3 Floors)			
Phase III			
Block A3 (B+S+14 Floors)	37,402	13,156	50,558
Block A4 (B+S+14 Floors)			
Block A5 (B+S+14 Floors)			
Total (in Sq.m)	**99,543 (area as mentioned in EC)**	**35,192**	**1,34,735**

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After Expansion:

Blocks & No. of Floors	FSI Area (in Sq.m)	Non FSI & Parking Area (in Sq.m)	Total Built-up Area (in Sq.m)
Phase I			
Block B1 (B+S+14 Floors)	28,785	5,881	34,666
Block B2 (B+S+14 Floors)			
Commercial Block 1 (B+G+3 Floors)			
Commercial Block 2 (Model Flat – G+1 Floor)			
Phase II			
Block A1 (B+S+14 Floors)	39,435	10,076	49,511
Block A2 (B+S+14 Floors)			
Block A6 (B+S+14 Floors)			
Club House (B+S+3 Floors)			
Phase III			
Block A3 (B+S+21 Floors)	50,511	11,222	61,733
Block A4 (B+S+21 Floors)			
Total (in Sq.m)	**1,18,731**	**27,179**	**1,45,910**

8)	Expected Occupancies (including Visitors)	Expected Occupancies is 6626 Nos. (Existing EC - 5260 Nos.)
9)	Green Belt area	4825 Sq.m (Existing EC - 4807.86 Sq.m)
10)	Parking facilities	11,549 Sq.m (Existing EC - 14,772 Sq.m)

Parking Location	Car Parking		Two Wheeler Parking	
	No. of car parks	Area (Sq.m)	No. of two wheeler parks	Area (Sq.m)
Surface / Stilt Parking	351	4388	657	1183

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		Basement Floor Parking	421	5263	398	716
		Total	**772**	**9650**	**1055**	**1899**
11)	**UTILITIES-WATER**					
	Total Water Requirement	863 kLD				
	Source from where the water is proposed to be drawn	Local Body / Tankers Supply				
	i) Fresh water requirement	553 kLD				
	Domestic purposes (Fresh water)	552 kLD				
	Swimming Pool Top Up (Fresh water)	1 kLD				
	ii) Recycled water	310 kLD				
	Toilet Flushing (Recycled water)	280 kLD				
	Green Belt Development (Recycled water)	30 kLD				
12)	Waste Water					
	i) Sewage	Sewage Generation – 589 kLD Grey water Generation – 159 kLD				
	ii) Details of Treatment	Sewage Treatment Plant – 760 kLD (1 No. of 600 kLD & 1 No. of 160 kLD) using Fluidized Bed Bio Reactor (FBBR) technology 1. Bar Screen Chamber 2. Collection Tank 3. Aeration Tank (FBBR) 4. Clarifier Tank 5. Sludge Holding Tank				

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		6. Clarified Water Tank 7. Pressure Sand Filter 8. Activated Carbon Filter 9. Treated Water Tank 10. Ultra Filtration System 11. UV Disinfection System 12. UF Treated Water Tank 13. Filter Press Grey water Treatment Plant – 175 kLD 1. Bar Screen Chamber 2. Equalization Tank 3. Flocculation Tank 4. Settling Tank 5. Aeration/Oxidation Tank 6. Treated Water Tank 7. Pressure Sand Filter 8. Activated Carbon Filter 9. Final Treated Water Tank
	iii) Mode of Disposal with quantity	Toilet Flushing – 280 kLD Greenbelt Development – 30 kLD Excess treated sewage & grey water decanted to nearest CMWSSB Pumping Station – 401 kLD
13)	**SOLID WASTE**	
	I) Municipal Solid Waste	3812 Kg/day
	i) Biodegradable - 2287 Kg/day	Treated in Organic Waste Converter (OWC) and used as manure for Green belt Development
	ii) Non-Biodegradable - 1525 kg/day	Handed over to local body
	iii) STP sludge - 76 kg/day	Dried, treated in the Organic Waste Convertor along with the biodegradable waste & used as manure for Green belt Development
14)	**POWER**	

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	REQUIREMENT	
	i) Electricity Board	12 MVA from TANGEDCO
	ii) DG sets	Phase-I blocks (Existing): (i) 2 Nos. of 125 kVA (ii) 1 No. of 200 kVA Phase-II blocks (Existing): (iii) 1 No. of 200 kVA (iv) 1 No. of 250 kVA (v) 1 No. of 125 kVA Phase-III blocks (Proposed): (vi) 2 Nos. of 180 kVA (vii) 1 No. of 125 kVA
	iii) Stack Height	Existing: Phase I: (i) 2 Nos. of 125 KVA-51m , 1 No. of 250 KVA-51m, 1 No. of 125 KVA – 51 m from GL Phase II: (ii) 1 Nos. of 200 kVA – 13 m from GL 250KVA -51m, 125KVA – 13m Proposed: 2 Nos. of 180 kVA & 1 No. of 125 kVA – 69 m from GL
15)	Project Cost	Rs. 270.62 Crores
16)	Provision for rain water harvesting	Percolation pits – 32 Nos. Rainwater collection sump capacity – 240 Cu.m.
17)	EMP Cost	For Operation Phase: Capital Cost – Rs. 105.2 Lakhs Operation Cost – Rs. 60.7 Lakhs per annum
18)	CER activities with the specific allocation of funds	Rs. 202.96 Lakhs will be spent towards CER

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Annexure 2 - Affidavit

The proponent has furnished affidavit in Hundred Rupees stamp paper attested by the Notary stating that

M/s. Navin Housing & Properties Limited represented by its Authorized Signatory having office at office at No. 802 & 804, Anna Salai, Nandanam, Chennai – 600 035 has proposed for the Expansion of Residential cum Commercial development at Survey Nos. 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, Tambaram Taluk, Chengalpattu District. An application submitted by us seeking Expansion in Environmental Clearance under the EIA Notification, 2006 is under scrutiny in the State Environmental Impact Assessment Authority (SEIAA). We are furnishing the following undertaking to SEIAA.

We commit to the SEIAA that the daily fresh water requirement to the tune of 553 KLD for domestic purpose (552 KLD) and Swimming Pool (1 KLD) during the entire period of operation for the project will be met from the Local Body/Tankers Supply as proposed in the EMP Report. The necessary permission will been obtained from Local Body/ Tankers Supply for the same.

The treated sewage / grey water from the project will be recycled for the toilet flushing (280 KLD), Green Belt Development (30 KLD). The excess Treated sewage of 250 KLD & excess treated grey water (151 KLD) which totals to the tune of 401 KLD will be discharged into the nearest CMWSSB Pumping Station. The necessary permission has been obtained from CMWSSB.

The solid waste generated from our project during operation will be 3,812 Kg/day, in which 2,287 Kg/day is Bio-degradable waste, which will be treated in the Organic Waste Converter (OWC) and used as the manure for green belt development. The Non-Bio degradable waste 1,525 Kg/day will be handed over to local body and the STP sludge (76 Kg/day) generated from the Sewage & Grey Water Treatment Plants will be treated in OWC along with Biodegradable Waste after dewatering and drying. We shall dispose the solid waste as committed above without polluting the soil/ground water/adjacent canals/lakes/ponds etc.

We commit to the SEIAA that M/s. Navin Housing & Properties Private Limited will be liable for operation and maintenance of Sewage Treatment Plant (STP) & Grey Water Treatment Plant (GWTP) for 10 years from the date of operation of the project, subject to the consent and approval of the occupants (residents).

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We commit to the SEIAA that our storm water drain/trench will not carry any untreated (or) treated sewage generated from our project.

Corporate Environmental Responsibility (CER - 0.75 % of Project Cost)

Proposed CER Activity	Description of CER Activity	Budgetary Allocation (In Lakhs)
Government High School, Chithalapakkam, Chennai, Tamil Nadu - 600126	Establishment of digital library and delivering new books in the library	25
	Construction of Toilets	12.5
	Providing furniture's to the students	3.46
	Renovation and Painting of existing compound wall	4
Local Infrastructure creation and improvement	Fund Towards Beautification and Restoration of Chitheri Surplus Channel to Perumbakkam Lake	130
	Fund contribution to competent authorities Local infrastructure Development	15
	Avenue Tree Plantation	3
Total		**202.96 Lakhs**

We hereby assure that if the above affirmation is proved as incorrect / wrong at a later date, we may be punished according to law.

SEAC Recommendations:

The proposal was placed in the 157th SEAC meeting held on 20.06.2020, 223rd SEAC meeting held on 30.07.2021 and 234th SEAC meeting held on 22.09.2021. Based on the presentation made and the documents furnished by the Project proponent, SEAC after detailed deliberations decided to recommend the project proposal to SEIAA for grant of Environmental Clearance subject to the following conditions. In addition to standard conditions stipulated by the MoEF & CC:

1. The project proponent shall provide adequate capacity of sewage treatment plant & Grey Water Treatment plant as committed to achieve the standards prescribed by the TNPCB/CPCB.
2. The proponent shall make proper arrangements for the disposal of the treated sewage and grey water from the proposed site for toilet flushing & green belt development.
3. The sludge generated from the sewage Treatment plant shall be collected and dewatered using filter press and the same shall be utilized as manure for green belt development after composting.

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4. The proponent shall provide the separate wall between the STP and OSR area as per the layout furnished and committed.
5. The project proponent shall measure the criteria air pollutants data due to traffic again before getting consent to operate from TNPCB.
6. The project proponent shall provide adequate DG set stack height as per CPCB Norms.
7. The project proponent shall provide adequate capacity of organic waste convertor for the food waste within the project premises and the compost shall be utilized for developing green belt area.
8. The project proponent shall adhere to the conditions stipulated in the PWD NOC issued regarding inundation point considering 2015 flood level.
9. The project proponent shall obtain the necessary authorization from TNPCB and strictly follow the Hazardous & Other Wastes (Management and Trans-boundary Movement) Ruler, 2016, as amended for the generation of Hazardous waste within the premises.
10. The project proponent shall allot necessary area for the collection of E-waste and strictly follow the E-Waste Management Rule, 2015, as amended for disposal of the E-waste generation within the premises.
11. The proponent shall earmark the greenbelt area with dimension and GPS coordinates all along the boundary of the project site with at least 3 meters wide and the same shall be included in the layout out plan to be submitted for CMDA/DTCP approval. The total green belt area should be minimum of 15% of the total area and the same shall not be used for car parking.
12. The Proponent shall provide rainwater harvesting sump of adequate capacity for collecting the runoff from rooftops as committed.
13. The proponent shall provide adequate storm water management provisions within the project site as committed.
14. The Proponent shall submit commitment letter for details of Solar power utilization, CER activities, & disposal of E- Waste to TNPCB authorized within the state for the proposed project site.
15. All the mitigation measures committed by the proponent for the flood management and to avoid pollution in Air, Noise, Solid waste disposal, Sewage treatment & disposal, etc., shall be followed strictly.
16. The project proponent shall provide entry and exit points for the OSR area, community Hall, play area as per the norms for the public usage as committed.

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17. The project proponent shall furnish commitment for post-COVID health management for construction workers as per ICMR and MHA or the State Government guidelines as committed for during SEAC meeting.
18. The project proponent shall appoint permanent medical officer in the project site for continuous monitoring the health of construction workers during COVID and Post - COVID period.
19. The Proponent shall provide the dispenser for the disposal of sanitary Napkins.
20. Solar energy application should be at least 10% (or) upto 15% of total energy utilization. Application of solar energy should be utilized maximum for illumination of common areas, street lighting, etc.
21. 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 furnish the detailed EMP mentioning all the activities as directed by SEAC in the CER and furnish the same.

SEIAA Recommendations

The subject was placed in the 477th SEIAA meeting held on 28.10.2021. After detailed discussions, the Authority accepted the recommendation of SEAC and decided to grant Environmental Clearance subject to the conditions as recommended by SEAC & normal condition in addition to the following condition.

1. 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 furnish the detailed EMP, mentioning all the CER activities for Rs. 202.96 Lakhs as committed. All the CER activity shall be carried out before obtaining CTO from TNPCB.
2. The project proponent shall not discharge treated/untreated sewage/grey water inside/outside the premises.

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.

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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:

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 shou'd 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

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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.
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.

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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.
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 rain water harvesting pits 32 Nos and rain water collection sump of 240 m^3 capacity to recover and reuse the rain water during normal rains as reported.
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

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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.

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, 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.

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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
    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.

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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:**
   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.

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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 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.

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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:

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.

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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.

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.

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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 Grey water / 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:

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.

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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 rain water harvesting pits 32 Nos and rain water collection sump capacity of 293 m^3 to recover and reuse the rain water during normal rains as reported.

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.
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.

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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.
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,

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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.

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Copy to:

1. The Principal Secretary to Government, Environment & Forests Dept, 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 - 110 032.
3. The Member Secretary, 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 - 110 003.
6. The Commissioner, Pallavaram Municipality, Kancheepuram District.
7. Stock File.

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Vastu & Property Management Tools

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