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ENVIRONMENTAL CLEARANCE

PARIVESH

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

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

To,

The MANAGING DIRECTOR

KVPS PROPERTY DEVELOPERS PRIVATE LIMITED

Door No. 4-ABC, Sathyamoorthy Street, Tirunelveli Town, Tirunelveli - 627006

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/TN/MIS/150663/2020 dated 01 Jul 2020. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC22B038TN176751**
2.	**File No.**	7572
3.	**Project Type**	New
4.	**Category**	B2
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Proposed construction of Multistoried commercial building at Kakapallam Village, Ambattur Taluk, Thiruvallur District, Tamil Nadu.
7.	**Name of Company/Organization**	KVPS PROPERTY DEVELOPERS PRIVATE LIMITED
8.	**Location of Project**	Tamil Nadu
9.	**TOR Date**	N/A

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

Date: 12/07/2022

(e-signed)
Thiru.Deepak S.Bilgi
Member Secretary
SEIAA - (Tamil Nadu)

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

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सत्यमेव जयते

THIRU.DEEPAK S.BILGI, 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
Fax No. 044-24359975

ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA-TN/F.No. 7572/EC/8(a)/ 850/2022 dated: 22.06.2022

Sir,

Sub: SEIAA, TN - Environmental Clearance - Proposed Construction of Multistoried Commercial Building by M/s. KVPS Property Developers Private Limited at T.S. No. 44/2, 44/3, 45/1 & 46/2 (Old survey no. 2pt, 3pt, 4pt) of Kakapallam Village, Ambattur Taluk, Thiruvallur District, Tamil Nadu - Issued - Regarding.

Ref:
1. Online Proposal No. SIA/TN/MIS/150663/2020, dated: 05.06.2020
2. Your application for Environmental Clearance dated: 05.06.2020
3. Minutes of the 170th SEAC meeting held on 13.08.2020
4. Minutes of the 180th SEAC meeting held on 08.10.2020
5. Proponent reply dated: 30.11.2020
6. Minutes of the 188th SEAC meeting held on 18.12.2020
7. Proponent reply dated: 25.01.2021
8. Minutes of the 195th SEAC meeting held on 27.01.2021
9. Proponent reply dated: 11.02.2021
10. Minutes of the 424th SEIAA meeting held on 12.02.2021
11. Minutes of the 209th SEAC meeting held on 09.04.2021
12. Proponent reply dated: 24.06.2021 & 05.08.2021
13. Minutes of the 234th SEAC meeting held on 22.09.2021
14. Proponent reply dated: 07.10.2021

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15. Minutes of the 477th SEIAA meeting held on 28.10.2021
16. Minutes of the 241st SEAC meeting held on 03.11.2021
17. Minutes of the 484th SEIAA meeting held on 29.01.2022 & 31.01.2022
18. Minutes of the 276th SEAC meeting held on 21.05.2022
19. Proponent reply dated: 10.06.2022 &13.06.2022
20. Minutes of the 521st SEIAA meeting held on 17.06.2022
21. Proponent reply dated: 20.06.2022
22. Minutes of the 524th SEAC meeting held on 22.06.2022

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This has reference to your application 1st & 2nd cited, the proposal is for obtaining Environmental Clearance to Proposed Construction of Multistoried Commercial Building by M/s. KVPS Property Developers Private Limited under Category B2 and Schedule S.No. 8(a) under the Environment Impact Assessment Notification, 2006, as amended.

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

Annexure 1

PROJECT DETAILS		
SL No	**Description**	**Details**
1)	Name of the Project proponent and address	The Managing Director M/s. KVPS Property Developers Private Limited 4-ABC Sathyamoorthy Street, Tirunelveli Town Tirunelveli-627006
2)	Proposed Activity	Proposed Construction of Multistoried Commercial Building
3)	Schedule No.	8(a)
4)	**Project Location**	
	i)Survey No	T.S. No. 44/2, 44/3, 45/1 & 46/2 (Old survey no. 2pt, 3pt, 4pt)

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	ii)Revenue Village	Kakapallam Village
	iii)Taluk	Ambattur Taluk
	iv)District	Thiruvallur District
	V) Latitude & Longitude	13°06'5.13"N & 80°11'18.19"E
5)	Area of the Land	Total Land Area – 22572 Sq.m Plot Coverage – 7967.22 Sq.m. Greenbelt Area – 3464.85 Sq.m. OSR – 2257.2 Sq.m. Open Parking Area – 3728.6 Sq.m. Internal Roads – 3421.5 Sq.m. Other Utility Area – 1587.23 Sq.m. Road widening area – 145.6 Sq.m.
6)	Built up Area	69867.75Sq.m

7) Brief description of the project

The project involves construction of 3 Blocks of combined basement in which Block A – Retail cum Office (Ground + 9 Floors), Block B – Dormitory (Stilt + 5 Floors) and Block C - Theatres (Ground + 1st Floor + Mezzanine floor) with total built up area of 69,867.75 Sq.m. and total land area of 22,572 Sq.m.

Expected Occupancies (including Visitors) - 9842 Nos.

Block Name	No.of Floors	Activities	Total (Sq.m)
Combined Basement		Parking	11595.14
Block A (Retail cum office)	Ground floor	Retail shop (Readymade show room)	5013.14
	1st floor	Retail shop (Readymade show room)	5093.99
	2nd floor	Retail shop (Readymade show room)	5093.99
	3rd floor	Retail shop (Readymade show room)	5093.99
	4th floor	Retail shop (Readymade show room)	5093.99
	5th floor	Retail shop (Readymade show	5093.99

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			room)	
		6th floor	Retail shop (Readymade show room)	5093.99
		7th floor	Retail shop (Readymade show room)	5093.99
		8th floor	office	5093.99
		9th floor	office	716.1
	Sub total			**46481.16**
	Block B (Dormitory)	Stilt floor	Parking	925.5
		1st floor	Kitchen cum Dining	1010.23
		2nd floor	Dormitory	1010.23
		3rd floor	Dormitory	1010.23
		4th floor	Dormitory	1010.23
		5th floor	Dormitory	1010.23
	Sub total			**5976.65**
	Block C	Ground floor	Theatre1 (446 seats), Theatre2 (446 seats), Theatre3 (446 seats) & Theatre4 (690 seats)	2261.37
		Mezzanine floor		664.65
		1st floor	Theatre5 (442 seats), Theatre6 (442 seats), Theatre7 (443 seats) & Theatre8 (690 seats)	2224.13
		Mezzanine floor		664.65
	Sub total			**5814.8**
	Grant total			**69867.75**
8)	Expected Occupancies (including Visitors)		9842Nos.	
9)	Green Belt area		3464.85 Sq.m	
10)	Parking facilities		Total parking area-16363.24Sq.m Two wheelers-970 Nos Four wheelers- 791 Nos	
11)	**UTILITIES-WATER**			
	Total Water Requirement		117 kLD	
	a) Source from where the water is proposed to be drawn		Local body/ Bore wells	

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	i) Domestic & Drinking water Purposes	99 kLD
	iii) Toilet Flushing (Recycled Water)	117 kLD
	iv) Green belt (Recycled Water)	12 kLD
	v) HVAC (Recycled Water)	77 kLD
12)	Waste Water	
	i) Sewage	Sewage Generation – 119 kLD Grey water gerneration-89 kLD
	ii) Details of Treatment	**GWTP capacity – 100 KLD** Bar screen chamber Oil skimmer chamber Collection tank Neutralization tank Filter feed tank UF permeate tank **STP capacity – 125 KLD** Bar screen chamber Collection tank Primary settling tank Aeration tank Secondary settling tank Clear water tank Sludge holding tank Treated water tank
	iii) Mode of Disposal with quantity	Treated water Flushing – 117 kLD Greenbelt development – 12 kLD HVAC-77 kLD
13)	**SOLID WASTE**	
	I) Municipal Solid Waste	
	i) Bio degradable -816 kg/day	Treated in Bio Methanation plant and Gas

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		will be used for cooking in kitchen
	ii) Non Bio degradable -1224 Kg/day	Sent to authorized recyclers or local bodies for recycling
	iii) STP sludge- 17 Kg/day	Used as manure for green belt development
14)	**POWER REQUIREMENT**	
	i) Electricity Board	10MVA from the TANGEDCO
	ii) DG sets	4 Nos. of 1500 kVA
	iii) stack Height	1500 KVA-48.7m from the GL,
15)	Provision for rain water harvesting	No of RWH pits - 35 nos.
16)	Project Cost	Rs. 148.92 crores
17)	EMP Cost	Operation phase Capital cost – 261.2 Lakhs Operation cost – 124 Lakhs per annum
18)	CER activities with the specific allocation of funds	Rs. 3 Crores The development of Dugong conservation programme

Annexure 2 - Affidavit

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

I, Sadayandi Ramesh, Managing Director, KVPS Property Developers Private Limited having office at Door No. 4-ABC, Sathyamoorthy Street, Tirunelveli Town,Tirunelveli - 627 006has proposed to constructMultistoried Commercial building atT. S.Nos.44/2, 44/3, 45/1 & 46/2 (Old survey no. 2pt, 3pt, 4pt) of Kakapallam Village, Ambattur Taluk, Thiruvallur District,Tamil Nadu. An application submitted by us seeking Environmental Clearance under the EIA Notification, 2006 is under scrutiny in the Authority. I am furnishing the following undertaking to the Authority.

I / We Sworn that

1. I shall supply the daily fresh water requirement to the tune of 99 KLD during the entire period of operation as per the approval letter issued by Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB). Based on the above commitment, I hereby undertake and commit that required water for the entire operation period will be obtained from the above Authority, before commissioning the project or

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before obtaining completion certificate from the competent authority, whichever is earlier. I shall commission the project, only after providing required water supply for the whole project as committed by the competent authority.

2. The treated sewage generated from the proposed project of 117 KLD will be reused for toilet flushing (117 KLD) and the treated grey water of 89 KLD will be utilized for Greenbelt development (12 KLD) and reused for HVAC (77 KLD).
3. The biodegradable waste of 1,224 kg/day shall be treated by Organic Waste Converter (OWC) and non-biodegradable waste of 816 kg/day shall be given to Authorized Recyclers. The reusable waste such as paper, plants etc., shall be collected by uncoiled twin bins by providing twin bin in each occupier area and disposed to such vendors for reuse. I shall dispose the solid waste as committed above without polluting the soil/ground water/adjacent canals/lakes/Ponds etc.,
4. We fully assure that Green Belt area of 3,464.85Sq.m which works out to be 15.07 % of the total plot area of 22,572 Sq.m will be allotted and will not be used for any other activities.
5. I also commit that green belt area has been earmarked in the revised plansubmitted to CMDA with dimensions and GPS Coordinates.
6. We fully assure that, 100 trees out of 244 trees will be replanted in Boundary and OSR Area ensuring 100% survival and if land not available tree transplant will be carried out in railway land or quarters with prior permission. The remaining 144 trees will be replanted in the ratio of 1:10 in Government Land in consultation with District Forest Officer and the relevant documents shall be submitted to the SEIAA before obtaining CTO.
7. We fully assure and commit ourselves to SEIAA, Tamil Nadu that maintenance of common facilities including greenbelt development, rain water harvesting, sewage disposal, solid waste disposal and environmental monitoring will be our responsibility. We shall consistently monitor the performance of the same and eventually the same shall be maintained for a period of 10 years.
8. About 3 Crores will be spent as CER as per MOEF&CC OM dated: 01.05.2018 and will be utilized for Dugong Conservation Programme.
9. I also commit that the site does not encroached by any water bodies / reserve forests / wetlands.

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I also commit that there will not be any activity carried out in the site and the site is vacant and proposed site does not encroach nearby water bodies/reserve forest/wetlands. In this regard photograph of the project site taken on the12thday of May2022 is enclosed. This Photograph has been attested by me and notarized by an approved notary public. It truly depicts the status of the site as on this day.

As authorized signatory of this project I am aware that I can be prosecuted under relevant Act and Rules, if I am not ensuring the adherence of the above commitments.

SEAC Recommendations:

Proposed construction of multistoried commercial building in T. S. No. 44/2, 44/3, 45/1 & 46/2 (Old survey no. 2pt, 3pt, 4pt) Kakapallam Village, Ambattur Taluk, Tiruvallur District, Tamil Nadu by M/s. KVPS Property Developers Private Limited– For Environmental Clearance. (SIA/TN/MIS/150663/2020, dated: 05.06.2020)

The proposal was placed in the 276th SEAC Meeting held on 21.5.2022. The project proponent gave a detailed presentation. The details of the project furnished by the proponent are given on the website (parivesh.nic.in).

The SEAC noted the following:

1. The project proponent, M/s. KVPS Property Developers Private Limited has applied for Environmental Clearance for the proposed construction of multistoried commercial building in T.S.No. 44/2, 44/3,45/1 & 46/2(Old survey no. 2pt, 3pt, 4pt) of Kakapallam Village, Ambattur Taluk, Thiruvallur District, Tamil Nadu.
2. The project/activity is covered under Category "B" of item 8(a) "Building and Construction Projects" of the Schedule to the EIA Notification, 2006.
3. The proposed project consists of 3 Blocks of combined basement in which Block A – Retail cum Office (Ground + 9 Floors), Block B – Dormitory (Stilt + 5 Floors) and Block C - Theatres (Ground + 1st Floor + Mezzanine floor) with the total built-up area of 69,867.75 Sq.m & Plot area- 22572 Sq.m

Earlier, this proposal was placed in 170th SEAC Meeting held on 13.08.2020 & 180th SEAC Meeting held on 08.10.2020. The details furnished by the project Proponent are given in the website of http://parivesh.nic.in. Based on the presentation made and the documents furnished by the project proponent SEAC noted the following:

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1. Disinfection for the treated Sewage and grey water not proposed for both in STP and Grey water Treatment plant. Hence, the project proponent shall provide the disinfection for both STP and GWT system and accordingly furnish the revised design details for both STP and GWT system.
2. Water balance shall be revised as per the MoEF&CC guidelines and all the calculation shall be furnished.
3. A clear plan of action for the re-plantation of existing 326 trees in the project site (including proposal to plant, etc.) shall be furnished and accordingly, project proponent shall revise the EMP.
4. OSR land shall be demarcated in the layout plan and entry and exit provision shall be provided for the public access.
5. In the presentation the consultant informed that the proposal consists of office building also. But, the project proponent informed that no office building was proposed. Hence, the consultant shall clearly furnish the proposal in consultation with the project proponent about the above ambiguity. Further, the SEAC felt that the consultant has furnished mislead information.
6. Bio- degradable waste generation will be 1224 kg/day. But during presentation the consultant has informed that the Bio- degradable waste generation is 816 kg/day. SEAC felt that the consultant has furnished mislead information. The project proponent shall explore the possibility of providing Bio-Methanation plant for the treatment and disposal of 1224 kg/ day Bio-degradable waste as per the Solid Waste Management Rules, 2016.
7. The project proponent shall furnish detailed baseline monitoring data along with prediction exercise for modeling the impact of emissions due to air, Noise and Traffic sources etc.
8. The project proponent shall earmark the greenbelt area with dimension and GPS coordinates for the green belt area along the boundary of the project site (minimum 3m width) and the same shall be included in the layout plan.

After the receipt of the above details, the project proponent shall re-present their case before the SEAC. On receipt of the said details from the proponent, the subject has again been placed for appraisal in the 188th meeting of SEAC held on 18.12.2020 & the

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committee decided to defer the subject and instruct the project proponent to necessarily submit the following details and shall make a re-presentation.

A clear plan of action for the re-plantation of existing 325 nos. of trees at the project site (including proposal to plant, etc.) shall be furnished in consultation with the DFO of the concerned District and accordingly the EMP shall be revised.

The project proposal was once again placed in the 195th SEAC meeting on 27.01.2021. The project proponent made detailed re-presentation. Based on the re-presentation made by the proponent and the reply letter dated 25.01.2021 furnished by project proponent, It is was clear that the project proponent is not willing to replant the trees and they themselves make a commitment that they are well grown developed trees which serves the purpose of absorbing lot of CO_2 and the clean the environment. Considering the no of trees (326 nos) after detailed debilitations the SEAC decided to recommend the proposal to SEIAA for grant of Environmental Clearance subject to the certain conditions in addition to standard conditions stipulated by the MoEF&CC.

The subject was placed before the 424th Authority meeting held on 12.02.2021. After detailed discussion, the Authority decided to forward the unit's reply to SEAC for their recommendations.

The subject was once again placed in the 209th SEAC meeting held on 09.04.2021. After detailed discussion the committee decided the following.

Recently, the Supreme Court observed that it would consider laying down a protocol to be followed for projects like road widening which require cutting of trees so that there is minimum damage to the environment. The protocol will be introduced so that there is minimum damage to the environment.

"Value of a tree is Rs.74,500 multiplied by its age: Supreme Court Panel"

"Setting a guideline on the valuation of trees for the first time in India, a supreme Court – appointed committee said a tree's monetary worth is its age multiplied by Rs.74,500. Out of this, the cost of Oxygen alone is Rs.45,000. The five-member committee added a heritage tree with lifespan of over 100 years could be valued at more than Rs. 1 crore".

Hence, it is recommended that the proponent to be asked to pay the damage to be caused due to cutting of trees in their site as per the observations of the Supreme Court.

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In this connection, the proponent has submitted reply vide letter dt:24.06.2021 stating as follows.

1) "As per the Hon'ble Committee and Authority's suggestion, 40 Nos of Neem trees has to be replanted within the project site and submit the proof of replantation before issuing of Environmental Clearance. The trees of these proposed site are very deep rooted in phase and the size of the trees are too huge to replant and replantation of these existing trees were tedious. Also, due to COVID pandemic situation the machineries for relocation were not available and it acquired abundant time for the relocation of trees.
2) As per Hon'ble Committee suggestion, replantation of 40 Nos. of Neem trees within the project site has been carried out and the photographs of the same and affidavit on the be maintenance of replanted trees are enclosed. The remaining 286 trees were not cut and remains the same within the site.
3) In view of the above, the PP has informed that activities of replantation for the 40 Nos. of neem trees have been carried out as per the 195th SEAC suggestion and requested the Hon'ble Committee not to take any further action as per 209th SEAC Minutes."

In view of the above it is submitted that, the PP has requested to consider the above and to grant Environmental Clearance. Hence, this proposal was forwarded by SEIAA (refer back) to SEAC so as to take further course of action on the proposal. The proponent has submitted request vide its Lr. Dt:09.08.2021.

The proposal was again placed for appraisal in this 234th meeting of SEAC held on 22.09.2021 and the SEAC decide to decline the said request sought by the proponent and the SEAC recommended that the proponent has to pay the compensation for the remaining 286 Nos. of trees as per the Supreme Court guidelines. Also, the committee noted that a total of 326 Nos. of trees of 17 nos. of species of well grown trees that may be very rare to find in the city which may be housing as oxygen supplier as well as CO_2 absorber from the environmental angle.

In view of the above, the SEIAA may take appropriate decision especially in the city keeping in view that cutting of trees deprive the sustainability of ecology in the nearby areas. Also, it may be noted there are 17 species of trees which are very rare to locate in an urban environment.

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1. In the minutes of the 241st meeting of SEAC held on 03.11.2021, the SEAC reported as follows among others.
    a. SEAC states that committee has only mentioned/cited the action of Supreme Court that came in the newspaper regarding compensation for cutting of trees.
    b. SEAC after detailed deliberations has decided that project proponent shall work out the compensation for the said no. of trees as per age of trees proposed within the project site as mentioned in the SEAC minutes and remit compensation to SEIAA and the same may be utilized for afforestation/avenue plantation purpose within the Greater Chennai Corporation limit and SEIAA may decide further course of action accordingly.

Again this proposal was placed in the 484th Authority meeting held on 29.01.2022 & 31.01.2022. After detailed discussion, the Authority decided to request the Member Secretary, SEIAA to communicate the SEAC minutes to the project proponent with a request to work out the compensation for said number of trees as per age of trees proposed within the project site as mentioned in the SEAC minutes and remit compensation to SEIAA as recommended by SEAC. On receipt of details, the same may be placed before the Authority for taking further course of action

Now, the PP has furnished the reply vide Lr Dt. 15.03.202. This proposal has again been placed before 276th SEAC meeting held on 21.5.2022. Based on the presentation made and documents furnished by the project proponent, SEAC decided **to recommend the proposal for the grant of Environmental Clearance** subject to the following specific conditions, in addition to normal conditions stipulated by MOEF &CC

1. **The Committee noted that the Judgement of the Supreme Court was specific to the Petition before the Court and cannot be extended to all the cases. While leasing the land to the PP, the Railways Department was aware of the existence of trees on the said land and that the development of the land by PP would involve cutting of certain number of trees.**
2. **PP shall do tree plantation of 100 trees out of 244 trees in Boundary**

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& OSR area of the proposed project site with ensuring 100% survivability. If land is not available for this purpose, PP shall obtain permission from the concerned authorities and transplant the trees in other railway land/railway quarters. The remaining 144 trees, for every tree to be removed and not replanted, the PP shall plant ten trees in Government land in consultation with Revenue/Railway authorities/DFO concerned. The said activities shall be done before obtain CTO from TNPCB. PP shall furnish a sworn affidavit in this regard before obtaining EC.

3. The proponent shall obtain fresh water supply commitment letter from the competent authority before obtaining CTO.
4. The project proponent shall provide STP of capacity 125 KLD and GWTP capacity of 100 KLD and treated water shall be utilized for flushing and green belt and HVAC.
5. The treated/untreated sewage water shall not be let-out from the project premises.
6. **The building shall conform to minimum of Gold standard in IGBC/LEED green building norms and shall obtain IGBC/LEED certificate in this regard before obtaining CTO from TNPCB.**
7. The proponent shall provide adequate organic waste disposal facility such as organic waste convertor waste within project site as committed and non- Biodegradable waste to authorized recyclers as committed.
8. The height of the stacks of DG sets shall be provided as per the CPCB norms.
9. The project proponent shall submit structural stability certificate from reputed institutions like IIT, Anna University etc., to TNPCB before obtaining CTO.
10. The proponent shall make proper arrangements for the utilization of the treated water from the proposed site for Toilet flushing, Green belt development & OSR and no treated water be let out of the premise.
11. The sludge generated from the sewage treatment plant shall be collected and de-watered using filter press and the same shall be utilized as

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manure for green belt development after composting.

12. The proponent shall provide the separate wall between the STP and OSR area as per the layout furnished and committed.
13. The purpose of Green belt around the project is to capture the fugitive emissions, carbon sequestration and to attenuate the noise generated, in addition to improving the aesthetics. A wide range of indigenous plant species should be planted as given in the appendix, in consultation with the DFO, State Agriculture. The plant species with dense/moderate canopy of native origin should be chosen. Species of small/medium/tall trees alternating with shrubs should be planted in a mixed manner.
14. Taller/one year old saplings raised in appropriate size of bags, preferably eco-friendly bags should be planted as per the advice of local forest authorities/botanist/Horticulturist with regard to site specific choices. The proponent shall earmark the greenbelt area with GPS coordinates all along the boundary of the project site with at least 3 meters wide and in between blocks in an organized manner
15. The Proponent shall provide rain water harvesting sump of adequate capacity for collecting the runoff from rooftops, paved and unpaved roads as committed.
16. The project proponent shall allot necessary area for the collection of E waste and strictly follow the E-Waste Management Rules 2016, as amended for disposal of the E waste generation within the premise.
17. The project proponent shall obtain the necessary authorization from TNPCB and strictly follow the Hazardous & Other Wastes (Management and Transboundary Movement) Rules, 2016, as amended for the generation of Hazardous waste within the premises.
18. No waste of any type to be disposed off in any other way other than the approved one.
19. All the mitigation measures committed by the proponent for the flood management, to avoid pollution in Air, Noise, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.
20. The project proponent shall furnish commitment for post-COVID health

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management for construction workers as per ICMR and MHA or the State Government guidelines as committed for during SEAC meeting.

21. The project proponent shall provide a medical facility, possibly with a medical officer in the project site for continuous monitoring the health of construction workers during COVID and Post - COVID period.
22. The project proponent shall measure the criteria air pollutants data (including CO) due to traffic again before getting consent to operate from TNPCB and submit a copy of the same to SEIAA.
23. Solar energy should be at least 10% of total energy utilization. Application of solar energy should be utilized maximum for illumination of common areas, street lighting etc and ensure that entire roof of the shed shall be covered with solar panel.
24. That the grant of this E.C. is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument in force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time-being in force, rests with the project proponent.
25. 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 include demolishing plan & its mitigation measures in the EMP and adhere the same as committed.
26. As accepted by the Project Proponent the CER cost is Rs. 3 Corer and the amount shall be utilized for Dugong Conservation programme before obtain CTO from TNPCB.

SEIAA Recommendations

The details submitted by the project proponent dated 20.06.2022 was placed in the 524th SEIAA meeting held on 22.06.2022. After detailed deliberations, the Authority accepts the recommendation of SEAC and decided to grant Environmental Clearance subject to the conditions as recommended by SEAC in addition to the following condition.

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1. The project proponent shall strictly follow the commitment made Environment Management plan and budget for implementation of EMP (capital cost- 261.2 lakhs & operation cost – 124 lakhs)
2. All the construction of Buildings shall be energy efficient and conform to the green building norms.
3. The project proponent shall adhere to provide adequate parking space for visitors of all inmates including clean traffic plan as committed.
4. The proponent shall ensure that no treated or untreated trade effluent/sewage shall be discharged outside the premises under any circumstances
5. All bio-safety standards, hygienic standards and safety norms of working staff and patients to be strictly followed as stipulated in EIA/EMP.
6. The disaster management and disaster mitigation standards to be seriously adhered to avoid any calamities.
7. The project proponent shall adhere to height of the buildings as committed.
8. The proponent shall ensure that the EIA/EMP and disaster management plan should be adhered strictly.
9. 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.
10. 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.
11. The proponent shall ensure that provision should be given for proper utilization of recycled water.
12. The proponent shall ensure that all trees & biodiversity listed in EIA report to be protected within the premises.
13. The proponent shall ensure that the buildings should not cause any damage to water environment, air quality and should be carbon neutral building.
14. All the Buildings shall be energy efficient and confirm to the green building norms.
15. The proponent shall ensure almost safety for the existing biodiversity, trees, flora & fauna shall not disturb under any circumstances.

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16. The proponent shall ensure that the all activities of EMP shall be completed before obtaining CTO from TNPCB.
17. The proponent shall ensure that the activities undertaken should not result in carbon emission, and temperature rise, in the area.
18. The proponent shall ensure that the buildings and activities should not result in Environmental damages, nor result in temperature rise.
19. 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 and play facilities for children.
20. The proponent shall provide the emergency exit in the buildings.
21. The proponent shall provide elevator as per rules CMDA/DTCP.
22. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as ensure continues and efficient operation.
23. The proponent shall adhere to the provision and norms regard to fire safety prescribed by competent authority.
24. The project proponent shall adhere to storm water management plan as committed.

Environmental Clearance along with the conditions containing four parts namely

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

Part - B – Specific Conditions – Pre construction phase

Part - C – Specific Conditions – Construction phase

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

Validity:

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

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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 should be implemented in the letter and spirit.
4. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State / Central Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project proponent from the concerned competent authorities.
5. The SEIAA reserves the right to add additional safeguard measures subsequently, if non-compliance of any of the EC conditions is found and to take action, including revoking of this Environmental Clearance as the case may be.
6. A proper record showing compliance of all the conditions of Environmental Clearance shall be maintained and made available at all the times.
7. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company. The status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chennai by e-mail.

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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

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knowledge of this SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the Environmental Clearance.

16. The Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.
17. The SEIAA, TN may alter/modify the above conditions or stipulate any further condition in the interest of environment protection, even during the subsequent period.
18. The Environmental Clearance does not absolve the applicant/proponent of his obligation/requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.
19. Where the trees need to be cut, compensation plantation in the ratio of 1:10 (i.e. planting of 10 trees for every one tree that is cut) should be done with the obligation to continue maintenance.
20. A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive who will report directly to the Head of the Organization and the shortfall shall be strictly reviewed and addressed.
21. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually.
22. The Project Proponent has to provide adequate number of rain water harvesting pits to recover and reuse the rain water during rainy days as committed.
23. The project activity should not cause any disturbance & deterioration of the local bio diversity.
24. The project activity should not impact the water bodies. A detailed inventory of the water bodies and forest should be evaluated and fact reported to the Forest Department & PWD for monitoring.
25. All the assessed flora & fauna should be conserved and protected.

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26. The proponent should strictly comply with, Tamil Nadu Government Order (Ms) No.84 Environment and forests (EC.2) Department dated 25.06.2018 regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.
27. Necessary permission shall be obtained from the competent authority for the drawl / outsourcing of fresh water before obtaining consent from TNPCB.
28. The proponent shall appoint an Environmental Engineer with necessary qualification for the operation and maintenance of STP (Sewage Treatment Plant) and GWTP (grey water Treatment Plant)
29. The Proponent shall provide the dispenser for the disposal of Sanitary Napkins.
30. All the mitigation measures committed by the proponent for the flood management, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.
31. No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
33. The safety measures proposed in the report should be strictly followed.
34. The project proponent shall carryout CER activity as committed as per MoEF & CC O.M F.No.22-65/2017-IA.III dated: 30.09.2020 & 20.10.2020 before obtaining CTO from TNPCB.

Part - B – Specific Conditions – Pre construction phase:

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

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

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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.

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

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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.

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

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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.

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

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

10. Storm Water Drainage:

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

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

11. Energy Conservation Measures:

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

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

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

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

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

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

12. Fire Safety:

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

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

13. Green Belt Development:

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

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

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

14. Sewage Treatment Plant:

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

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

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

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

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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.

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

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

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

16. Building Safety:

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

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

1. There should be Firefighting plan and all required safety plan.
2. Regular fire drills should be held to create awareness among owners/ residents.
3. Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.

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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.
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

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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, 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.

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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 - 110032.
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 - 110003.
6. The Commissioner, Thiruvallur District.
7. Stock File.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.