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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Category of the Industry :

RED

CONSENT ORDER NO. 2201248674050 DATED: 14/12/2022.

PROCEEDINGS NO.T3/TNPCB/F.2680AMB/RL/AMB/A/2022 DATED: 14/12/2022

SUB: TNPC Board-Consent for Establishment-M/s. KVPS PROPERTY DEVELOPERS PRIVATE LIMITED , S.F. No. 44/2, 44/3, 45/1 & 46/2, Old S. Nos. 2pt, 3pt, 4pt, KAKKAPALLAM village, Ambattur Taluk and Chennai District - for the establishment or take steps to establish the industry under Section 21 of the Air(Prevention and control of Pollution)Act,1981, as amended in 1987(Central Act. 14 of 1981)-Issued -Reg.

REF: 1. Unit's application no. 48674050 dated: 31.10.2022
2. IR.No : F.2680AMB/RL/AE/AMB/2022 dated 07/12/2022
3. Minutes of the 207th TSC meeting vide item No. 207-09 dated:07.12.2022.

Consent to establish or take steps to establish is hereby granted under Section 21 of the Air (Prevention and control of Pollution) Act,1981, as amended in 1987 and the Rules and Orders made there under to

The Managing Director,
M/s . KVPS PROPERTY DEVELOPERS PRIVATE LIMITED
S.F No.44/2, 44/3, 45/1 & 46/2, Old S. Nos. 2pt, 3pt, 4pt,
KAKKAPALLAM Village,
Ambattur Taluk,
Chennai District.

Authorizing occupier to establish or take steps to establish the industry in the site mentioned below:

S.F No. 44/2, 44/3, 45/1 & 46/2, Old S. Nos. 2pt, 3pt, 4pt,
KAKKAPALLAM Village,
Ambattur Taluk,
Chennai District.

This Consent to establish is valid upto **June 22, 2029**, or till the industry obtains consent to operate under Section 21 of the Air (Prevention and control of Pollution) Act, 1981, as amended in 1987 whichever is earlier subject to special and general conditions enclosed.

RAMASAMY RAJAMANICKAM
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Date: 2022.12.14 13:48:51 +05'30'

For Member Secretary,
Tamil Nadu Pollution Control Board,
Chennai

To
The Managing Director,
M/s.KVPS PROPERTY DEVELOPERS PRIVATE LIMITED,
KVPS Property Developers Private Limited,
Door No. 4-ABC, Sathyamoorthy Street,
Town, Tirunelveli,
Pin: 627006

Copy to:

1.The Commissioner, CHENNAI-Corporation, Ambattur Taluk, Chennai District .

2. The District Environmental Engineer, Tamil Nadu Pollution Control Board, AMBATTUR.

3. The JCEE-Monitoring, Tamil Nadu Pollution Control Board, Chennai.

4. File

SPECIAL CONDITIONS

1. This consent to establish is valid for establishing the facility for the manufacture of products/ byproducts (Col. 2) at the rate (Col 3) mentioned below. Any change in the product/byproduct and its quantity has to be brought to the notice of the Board and fresh consent has to be obtained.

Sl. No.	Description	Quantity	Unit
	Product Details		
1.	THE DEVELOPMENT IS A MULTISTORIED COMMERCIAL COMPLEX WITH 3 BLOCKS COMPRISING OF BASEMENT, RETAIL [G+9 FLOORS], DORMITORY [S+5 FLOORS] AND THEATRE [G+MEZZANINE+1ST FLOOR+MEZZANINE] IN A TOTAL PLOT AREA OF 22,572 SQ.M WITH A TOTAL BUILTUP AREA OF	69867.75	SQ.M

2. This consent to establish is valid for establishing the facility with the below mentioned emission/noise sources along with the control measures and/or stack .Any change in the emission source/control measures/change in stack height has to be brought to the notice of the Board and fresh consent has to be obtained if necessary.

I	**Point source emission with stack :**			
Stack No.	**Point Emission Source**	**Air pollution Control measures**	**Stack height from Ground Level in m**	**Gaseous Discharge in Nm3/hr**
1	DG Set - 1500 KVA	Acoustic enclosures with stack	48.7	
2	DG Set - 1500 KVA	Acoustic enclosures with stack	48.7	
3	DG Set - 1500 KVA	Acoustic enclosures with stack	48.7	
4	DG Set - 1500 KVA	Acoustic enclosures with stack	48.7	
II	**Fugitive/Noise emission :**			
Sl. No.	**Fugitive or Noise Emission sources**	**Type of emission**	**Control measures**	
1.	DG Sets	Noise	Acoustic Enclosures with Stack	

3. **Special Additional Conditions:**

i. The unit shall install the approved retrofit emission control device/equipment with at least 70% Particulate matter reduction efficiency on all DG sets with capacity of 125 KVA and above or otherwise the unit shall be shift to gas based generators within the time frame prescribed in the notification No. TNPCB/Labs/DD(L)02151/2019 dated 10.06.2020 issued by TNPCB.

ii. The unit shall obtain No Objection Certificate (NOC) from the Tamil Nadu Bio Diversity Board /National Bio Diversity Authority if the unit is using any Biological resources or knowledge associated thereto as per the provisions of Biological Diversity Act 2002.

4. **Additional Conditions:**

1. The unit shall comply with the conditions as stipulated in the Environmental Clearance obtained from SEIAA, TN vide Lr. No. SEIAATN/F.No.7572/EC/8(a)/850/2022 dated 22.06.2022.
2. The unit shall restrict the construction of the proposed construction of multistoried commercial complex to an extent of total built up area of 69867.75 Sq.m for which Environmental Clearance obtained.
3. The unit shall obtain and furnish necessary land use reclassification, Building permission and Building plan approval from competent authority before CTO of the Board.
4. The unit shall provide stack with acoustic enclosure as APC measures for the DG set of 1500 KVA – 4 Nos. as proposed, so as to ensure that the emission achieves the standards prescribed by the Board.
5. The unit shall contain the dust emanated during demolition and construction activity by providing necessary wind net arrestor.
6. The unit shall use the recovered materials recovered (viz concrete, soil, bricks and mortar) from construction and demolition waste to a certain percentage subject to strict quality control and strict compliance of Construction and Demolition Waste Management Rules, 2016, as amended.
7. The unit shall develop adequate green belt with thick canopy surrounding the periphery of the project site.
8. The unit shall remit consent fee in case of revision by the Government.
9. This consent order does not absolve from obtaining necessary permission/clearance from other Authority or under other statues as applicable.

RAMASAMY RAJAMANICKAM

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For Member Secretary,
Tamil Nadu Pollution Control Board,
Chennai

GENERAL CONDITIONS

1. This consent to establish cannot be construed as consent to operate and the unit shall not commence the operation without obtaining the Consent to operate.
2. The applicant shall make a request for grant of consent to operate at least thirty days, before the commissioning of trial production.
3. Any Change in the details furnished in the conditions has to be brought to the notice of the Board and got approved by the Board, before obtaining consent to operate under the said Act.
4. The unit has to comply with the provisions of Public Liability Insurance Act, 1991 to provide immediate relief in the event of any hazard to human beings, other living creatures/plants and properties while handling and storage of hazardous substances (wherever applicable).
5. Consent to operate will not be issued unless the unit complies with the conditions of consent to establish.
6. The unit shall provide adequate water sprinklers for the control of dust emission during the loading and unloading of construction material so as to minimize the dust emission.
7. The unit shall provide water sprinklers along the temporary roads inside the premises to avoid fugitive dust emission during the vehicle movements.
8. The unit shall develop green belt of adequate width around the premises.
9. In case there is any change in the management, the unit shall inform the change with relevant documents immediately.

RAMASAMY RAJAMANICKAM
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For Member Secretary,
Tamil Nadu Pollution Control Board,
Chennai

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

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

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

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