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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 EXECUTIVE ENGINEER
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD - DIVISION V
TNSCB-DIVISION VI, R.K. MUTT ROAD, PILLAYAR KOVIL THOTTAM, MYLAPORE -600024

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/TN/INFRA2/453679/2023 dated 10 Jan 2024. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B038TN190200**
2.	**File No.**	10589
3.	**Project Type**	Expansion
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Proposed expansion of residential buildings at R.K. Mutt Road, Venkatakrishnan Road, Andimanyam Thottam, Mylapore, Chennai bearing R.S. No. 4123/1(pt) of Block 89, Mylapore Village, Chennai District, Tamil Nadu
7.	**Name of Company/Organization**	TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD - DIVISION V
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: 17/04/2024

(e-signed)
A R Rahul Nadh IAS
Member Secretary
SEIAA - (TAMIL NADU)

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

This is a computer generated cover page.

THIRU. A.R. RAHUL NADH, I.A.S.
MEMBER SECRETARY

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

ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA-TN/F.No.10589/EC/8(a)/1025/2024 dated:02.04.2024

Sir/Madam,

Sub: SEIAA, TN - Environmental Clearance – Proposed expansion of residential buildings at R.K. Mutt Road, Venkatakrishnan Road, Andimanyam Thottam, Mylapore, Chennai bearing R.S. No. 4123/1(pt) of Block 89, Mylapore Village, Chennai District, Tamil Nadu by M/s. Tamil Nadu Urban Habitat Development Board (TNUHDB) - For Environmental Clearance under Category "B2" and Schedule Sl. No. 8(a) - Building and Construction Projects – Issued – Regarding

Ref:
1. Online Proposal No. SIA/TN/INFRA2/453679/2023, Dated: 10.01.2024
2. Your application for Environmental Clearance dated: 14.12.2023
3. Minutes of the 440th SEAC meeting held on 11.01.2024
4. Minutes of the 697th SEIAA meeting held on 15.02.2024
5. Minutes of the 450th SEAC meeting held on 08.03.2024
6. Minutes of the 708th authority meeting held on 02.04.2024

*****

This has reference to your application 1st & 2nd cited, the proposal is for obtaining Environmental Clearance to Proposed expansion of residential buildings by M/s. Tamil Nadu Urban Habitat Development Board (TNUHDB) under Category B2 and Schedule S.No.8(a) under the Environment Impact Assessment Notification, 2006, as amended.

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

MEMBER SECRETARY
SEIAA-TN

Salient Features of the proposal

<table>
<tr><th>S. No</th><th>Description</th><th>Details</th></tr>
<tr><td>1.</td><td>Name of the Project</td><td>Proposed expansion of residential buildings at R.K. Mutt Road, Venkatakrishnan Road, Andimanyam Thottam, Mylapore, Chennai bearing R.S. No. 4123/1(pt) of Block 89, Mylapore Village, Chennai District, Tamil Nadu by Tamil Nadu Urban Habitat Development Board</td></tr>
<tr><td>2.</td><td>Location</td><td>Mylapore, Chennai District, Tamil Nadu</td></tr>
<tr><td>3.</td><td>Type of Project</td><td>Residential Buildings – 8(a)-Building & Construction</td></tr>
<tr><td>4.</td><td>Latitude & Longitude</td><td>13°1'36.06"N & 80°15'54.36"E</td></tr>
<tr><td>5.</td><td>Total Plot Area (in sq. m)</td><td>
<table>
<tr><th>Description</th><th>Area (m^2)</th><th>%</th></tr>
<tr><td>Ground coverage of proposed blocks</td><td>2,264.93</td><td>19.6</td></tr>
<tr><td>Ground coverage of existing blocks</td><td>596.51</td><td>5.17</td></tr>
<tr><td>OSR</td><td>1,155.4</td><td>10</td></tr>
<tr><td>Greenbelt</td><td>1,739.23</td><td>15.05</td></tr>
<tr><td>Roads & Pavement</td><td>4,655.11</td><td>40.29</td></tr>
<tr><td>Open Parking</td><td>975.93</td><td>8.45</td></tr>
<tr><td>Public purposes (Existing Temple)</td><td>132.44</td><td>1.15</td></tr>
<tr><td>Transformer yard</td><td>25</td><td>0.22</td></tr>
<tr><td>Solid waste management</td><td>9</td><td>0.07</td></tr>
<tr><td>Total</td><td>11,553.55</td><td>100%</td></tr>
</table>
</td></tr>
<tr><td>6.</td><td>Brief description of the project</td><td>Tamil Nadu Urban Habitat Development Board (TNUHDB) has proposed expansion of residential buildings at R.K. Mutt Road, Venkatakrishnan Road, Andimanyam Thottam, Mylapore, Chennai bearing R.S. No. 4123/1(pt) of Block 89, Mylapore Village, Chennai District, Tamil Nadu. The total built up of area and plot area of the proposed project is 29,584.37 Sq.m and 11,553.55 Sq.m respectively. Since the proposed activity constitutes construction of buildings in an area greater than 20,000 Sq. m., and less than 1,50,000 Sq.m. it requires Environmental Clearance from State Environment Impact Assessment Authority (SEIAA) under sector 8(a) of EIA Notification 2006.</td></tr>
</table>

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<table>
<tr><td>7.</td><td>Built up area details</td><td colspan="5"><table>
<tr><th colspan="2">Name of Block</th><th>No. of floors/block</th><th>Total no. of units/block</th><th>Area (Sq.m.)</th></tr>
<tr><td rowspan="3">Existing</td><td>Block – A1</td><td>G + 03</td><td>24</td><td>860.4</td></tr>
<tr><td>Block – A2</td><td>G + 03</td><td>24</td><td>860.4</td></tr>
<tr><td>Block – A3</td><td>G + 02</td><td>12</td><td>482.78</td></tr>
<tr><td>Total Existing (A)</td><td>3 blocks</td><td></td><td>60</td><td>2,203.58</td></tr>
<tr><td rowspan="4">Proposed in expansion</td><td>Block A</td><td>PS + 12</td><td>236</td><td>9,163.99</td></tr>
<tr><td>Block B</td><td>PS + 13</td><td>430</td><td>16,792.21</td></tr>
<tr><td>Block C</td><td>PS + 3</td><td>20</td><td>785.63</td></tr>
<tr><td>Block D</td><td>PS + 3</td><td>16</td><td>638.96</td></tr>
<tr><td>Proposed in Expansion (B)</td><td>4 blocks</td><td></td><td>702</td><td>27,380.79</td></tr>
<tr><td>Total after expansion (A+B)</td><td>7 blocks</td><td></td><td>762</td><td>29,584.37</td></tr>
</table></td></tr>
<tr><td>8.</td><td>Maximum height of the project</td><td colspan="5">43 m</td></tr>
<tr><td>9.</td><td>Maximum number of floors</td><td colspan="5">PS+13</td></tr>
<tr><td>10.</td><td>No. of blocks</td><td colspan="5">7 blocks (existing-3 & proposed-4)</td></tr>
<tr><td>11.</td><td>Permissible FSI area</td><td colspan="5">32,349.94 Sq.m.</td></tr>
<tr><td>12.</td><td>Proposed FSI area</td><td colspan="5">29,584.37 Sq.m. (existing – 2,203.58 m^2 & proposed – 27,380.79 m^2)</td></tr>
<tr><td>13.</td><td>Cost of Project</td><td colspan="5">118.53 Cr (existing -85.41 Cr & proposed-33.12 Cr)</td></tr>
<tr><td>14.</td><td>No. of Saleable Units</td><td colspan="5">762 (existing-60 & proposed-702)</td></tr>
<tr><td>15.</td><td>Expected Population</td><td colspan="5">4,191</td></tr>
<tr><td>16.</td><td>a) Water requirement (in KLD)</td><td colspan="5">526.15 KLD</td></tr>
<tr><td></td><td>b) Source</td><td colspan="5">CMWSSB</td></tr>
</table>

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<table>
<tr><td>17.</td><td>Details of Sewage generation and Treatment</td><td>The estimated amount of wastewater generation is 468.35 KLD which will be disposed through existing CMWSSB Sewer line.</td></tr>
<tr><td>18.</td><td>Mode of Disposal of treated sewage /effluent</td><td>The entire wastewater of 468.35 KLD will be disposed through existing CMWSSB Sewer line.</td></tr>
<tr><td>19.</td><td>Quantity of Solid Waste generation, Mode of treatment and Disposal</td><td>
<table>
<tr><th>S.No</th><th>Description</th><th>Total Population</th><th>Quantity of per capita per day waste generation</th><th>Municipal solid waste generated (kg/day)</th></tr>
<tr><td>1.</td><td>Residential</td><td>3810</td><td>0.5</td><td>1,905</td></tr>
<tr><td>2.</td><td>Visitors</td><td>381</td><td>0.05</td><td>19.05</td></tr>
<tr><td colspan="4">Total</td><td>1,924.05</td></tr>
</table>
<table>
<tr><th>Sl.No.</th><th>Description</th><th>Quantity (kg/day)</th><th>Method of Treatment / Disposal</th></tr>
<tr><td>1</td><td>Biodegradable Waste (40%)</td><td>769.62</td><td rowspan="2">Disposed through GCC</td></tr>
<tr><td>2</td><td>Non-biodegradable Waste (60%)</td><td>1,154.43</td></tr>
</table>
</td></tr>
<tr><td>20.</td><td>Quantity of E-Waste generation, Mode of treatment and Disposal</td><td>Nil</td></tr>
<tr><td>21.</td><td>Quantity of Biomedical Waste generation, Mode of treatment and Disposal</td><td>Nil</td></tr>
<tr><td>22.</td><td>Quantity of Hazardous Waste generation, Mode of treatment and Disposal</td><td>Nil</td></tr>
</table>

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<table>
<tr><td>23.</td><td>Power Requirement</td><td>Power will be availed from Tamil Nadu Generation and Distribution Corporation (TANGEDCO) to the tune of 780 kW.</td></tr>
<tr><td>24.</td><td>Details of solar energy</td><td>Solar lights & water heaters</td></tr>
<tr><td>25.</td><td>Details of D.G. set with Capacity</td><td>4 Nos. of 62.5 kVA</td></tr>
<tr><td>26.</td><td>Details of Green Belt Area
Total area of green belt
i) No. of trees existing within the project site
ii) No. of trees proposed to be planted
iii) No. of trees to be transplanted/cut</td><td>The total area of greenbelt proposed is 1,739.23 Sq.m. (15.05%)

No. of trees to be planned – 145 Nos.
No tree cutting is involved in the proposed project.</td></tr>
<tr><td>27.</td><td>Details of OSR Area</td><td><table><tr><th>Description</th><th>Area (m^2)</th><th>%</th></tr><tr><td>OSR Area</td><td>1,155.4</td><td>10</td></tr></table></td></tr>
<tr><td>28.</td><td>Details of Parking Area</td><td><table><tr><th>Description</th><th>Required</th><th>Provided</th></tr><tr><td>Two wheeler parking</td><td>773</td><td>773</td></tr></table></td></tr>
<tr><td>29.</td><td>Provision for rain water harvesting</td><td>Volume of the pit = 8 m^3
Total No. of Rain water harvesting Pits proposed= 14 No's</td></tr>
<tr><td>30.</td><td>EMP Cost (Rs.)</td><td>The EMP capital cost is earmarked as 130 lakhs and the recurring cost is about 16 lakhs per annum.</td></tr>
<tr><td>31.</td><td>CER Cost</td><td>The CER cost of Rs. 25 lakhs is earmarked for the project towards construction of ICDS and study rooms within the scheme.</td></tr>
</table>

AFFIDAVIT

FOR DRAWAL OF FRESH WATER SUPPLY, SEWAGE DISPOSAL, SOLID WASTE DISPOSAL, CURRENT STATUS OF THE SITE, STP OPERATION, STORM WATER MAINTENANCE, GREEN BELT DEVELOPMENT, CER COST FOR THE PROJECT (10589) UNDER APPRAISAL IN STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA)

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I, Mr. N. Senthamarai Kannan, Executive Engineer, Division – V represent M/s. Tamil Nadu Urban Habitat Development Board (TNUHDB) who has "Proposed the expansion of residential buildings at R.K. Mutt Road, Venkatakrishnan Road, Andimanyam Thottam, Mylapore, Chennai bearing R.S. No. 4123/1(pt) of Block 89, Mylapore Village, Chennai District, Tamil Nadu" having total land area of 11,553.55 m^2 with proposed built up area after expansion of 29,584.37 m^2 (Existing – 2,203.58 m^2 & Proposed – 27,380.79 m^2). The site has three existing blocks with 2 Nos. of blocks G+3 floors and G+2 floors with 60 Dwelling units which will be retained. The four blocks proposed will be PS+12, PS+13, PS+3 & PS+3 respectively with 702 Dwelling Units. The No. of Dwelling units after the proposed expansion will be 762 Numbers. An application submitted by us seeking Environmental Clearance under the EIA Notification, 2006 is under scrutiny with the Authority.

I / We furnish the following undertakings to the Authority.

I / We Sworn that

1. We fully assure that Green Belt Area of 1,739.23 m^2 which works out to be 15.05 % of the total site area will be allotted and will not be used for any other activities. We ensure we will earmark the greenbelt area with dimension and GPS coordinates all along the boundary of the project site. A wide range of indigenous plant species shall be planted in and around the premise in consultation with DFO, District/ State Agriculture University.
2. We shall draw the total water requirement of 526.15 KLD during the entire period of operation from Chennai Metropolitan Water Supply and Sewerage Board. We hereby undertake and commit that required water for the entire period of operation will be obtained from the above Authority, before commissioning the project or before handing over the project, whichever is earlier. We shall commission the project, only after providing required water supply for the whole project as committed.
3. Quantity of sewage generated during operational phase is estimated to be 468.35 KLD. It is planned that the entire wastewater will be disposed through existing CMWSSB sewer line since the proposed project is reconstruction. We hereby undertake and commit that the wastewater generated during the entire period of operation will be disposed through existing CMWSSB Sewer Line. We shall commission the project, only after providing wastewater disposal letter for the whole project as committed.
4. We ensure the height of the stacks of DG sets will be provided as per the CPCB norms
5. We assure that domestic solid wastes will be regularly collected in bins or waste handling receptacles and disposed of as per the solid waste management rules, 2016. The biodegradable

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waste of 769.62 kg/day and non-biodegradable waste of 1,154.43 kg/day will be disposed through Greater Chennai Corporation (GCC).

6. We assure that, the existing structures will not be disturbed and suitable preventive measures will be taken during the construction of proposed blocks.
7. We fully assure that all the recyclable waste including used batteries and metal scraps etc. will be properly collected for eventual re-use and recycling as per the Hazardous Waste Management Rules, 2016.
8. We commit that no waste will be disposed of in any watercourse including drains, canals, and to the surrounding environment.
9. We ensure the strict adherence of safety measures as prescribed in the report.
10. We fully avoid any traffic congestion near the entry and exit points from the roads adjoining with the strict adherence to the traffic measures since the project is reconstruction of existing residential buildings.
11. We fully ensure the proper disposal of E-waste through an authorized vendor as per E-waste (Management and Handling) Rules, 2016 and subsequent amendment.
12. As per the MoEF&CC, Office Memorandum F. No. 22-65/2017-IA.III dated 30.09.2020 and 20.10.2020 the detailed EMP mentioning all the activities as proposed in the CER is prepared and furnished here under:

S.no	Corporate Environmental Responsibility Activity	Amount (in lakhs)
1.	Construction of ICDS and study rooms within the scheme	25
Total		**25**

13. We also commit that the site does not encroach any water bodies / reserve forests / wetlands.
14. We also commit that no proposed construction activities was carried out at the site and site is vacant. In this regard, photographs of the project site were taken on the 23rd Day of February of the Year 2024 are enclosed and the same has been attested by me.
15. Site Photographs

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.

Discussion by SEIAA and the Remarks:

The subject was placed in the 708th authority meeting held on 02.04.2024. The authority noted that the subject was appraised in the 450th meeting of SEAC held on 08.03.2024 and SEAC has furnished its recommendations for granting Environmental Clearance subject to the conditions stated therein.

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After detailed discussions, the Authority accepts the recommendation of SEAC and decided to grant Environmental Clearance subject to the following specific conditions and conditions as recommended by SEAC & amp; normal/standard conditions stipulated by MoEF & amp; CC and the conditions in Annexure 'C' of this minutes.

1. The PP shall furnish the revised water balance with respect to water consumption and sewage generation before obtaining CTE from TNPCB.
2. The PP shall furnish the solid waste management details before obtaining CTE from TNPCB.
3. The PP shall furnish the details of Waste water treatment details before obtaining CTE from TNPCB.
4. The PP shall obtain traffic NOC from the competent authority before obtaining CTE from TNPCB.

Annexure 'C'

Climate Change

1. The proponent shall adopt strategies to decarbonize the building.
2. The proponent shall adopt strategies to reduce emissions during operation (operational phase and building materials).
3. The proponent shall adopt strategies to reduce temperature including the Building Façade.
4. The proponent shall adopt methodology to control thermal environment and other shocks in the building.
5. The proponent shall adopt detailed plan to reduce carbon footprints and also develop strategies for climate proofing and climate mitigation.
6. The proponent shall adopt strategies to ensure the buildings in blocks are not trapping heat to become local urban heat islands.
7. The proponent shall ensure that the building does not create artificial wind tunnels creating cold water and uncomfortable living conditions resulting in health issues.
8. The activities should in no way cause emission and build-up Green House Gases. All actions to be eco-friendly and support sustainable management of the natural resources within and outside the campus premises.
9. The proponent shall ensure that the buildings should not cause any damage to water environment, air quality and should be carbon neutral building.

Health

10. The proponent shall adopt strategies to maintain the health of the inhabitants.

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Energy

11. The proponent shall adopt strategies to reduce electricity demand and consumption.
12. The proponent shall provide provisions for automated energy efficiency.
13. The proponent shall provide provisions for controlled ventilation and lighting systems.
14. The proponent shall provide solar panels and contribute to the grid from the solar panel as proposed.
15. All the construction of Buildings shall be energy efficient and conform to the green building norms. The PP shall ensure that carbon neutral building.
16. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as to ensure continuous and efficient operation.

Regulatory Frameworks

17. The proponent shall adopt methodologies to effectively implement the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.
18. The project proponent shall ensure to provide adequate elevated closed area earmarked for collection, segregation, storage & disposal of wastes generated within the premises as per provisions of Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.
19. The proponent shall provide elevator as per rules CMDA/DTCP.

Database maintenance & audits

20. The database record of environmental conditions of all the events from pre-construction, construction and post-construction should be maintained in digitized format.
21. The proponent should maintain environmental audits to measure and mitigate environmental concerns.

Biodiversity

22. There should not be any impact due to the modification of the habitat on critically endangered species, biodiversity, etc,.

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23. The proponent shall ensure that the proposed activities in no way result in the spread of invasive species.
24. The proponent shall adopt sustainability criteria to protect the micro environment from wind turbulences and change in aerodynamics since high rise buildings may stagnate air movements.
25. The proponent shall ensure almost safety for the existing biodiversity, trees, flora & fauna shall not disturb under any circumstances.
26. The proponent shall develop building-friendly pest control strategies by using non chemical measures so as to control the pest population thereby not losing beneficial organisms.
27. The proponent shall adopt strategies to prevent bird hits.

Safety measures

28. The proponent should develop an emergency response plan in addition to the disaster management plan.
29. The proponent shall develop detailed evacuation plan for disabled people and safety evacuation plan in emergencies.
30. All bio-safety standards, hygienic standards and safety norms of working staff and patients to be strictly followed as stipulated in EIA/EMP.
31. The disaster management and disaster mitigation standards to be seriously adhered to avoid any calamities.
32. The proponent shall provide the emergency exit in the buildings.
33. The proponent shall adhere to the provision and norms regard to fire safety prescribed by competent authority.

Water/Sewage

34. The proponent shall ensure that no treated or untreated sewage shall be let outside the project site & shall find access to nearby water-bodies under any circumstances other than the permitted mode of disposal.
35. The proponent shall provide STP of adequate capacity as committed and shall continuously & efficiently operate STP so as to satisfy the treated sewage discharge standards prescribed by the TNPCB time to time.
36. The proponent shall periodically test the treated sewage the through TNPCB lab /NABL accredited laboratory and submit report to the TNPCB.

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37. The proponent shall periodically test the water sample for the general water quality core parameters including fecal coliform within the proposed project site through TNPCB lab /NABL accredited laboratory and submit report to the concerned authorities.
38. The proponent shall ensure that provision should be given for proper utilization of recycled water.
39. The project proponent shall adhere to storm water management plan as committed.

Parking

40. The project proponent shall adhere to provide adequate parking space for visitors of all inmates including clean traffic plan as committed.

Solid waste Management

41. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time.
42. The proponent should strictly comply with, Tamil Nadu Government order regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.

EMP

43. The proponent shall ensure that the EIA/EMP and disaster management plan should be adhered strictly.
44. The proponent shall ensure that all activities of EMP shall be completed before obtaining CTO from TNPCB.
45. The proponent shall provide and ensure the green belt plan is implemented as indicated in EMP. Also, the proponent shall explore possibilities to provide sufficient grass lawns.

Others

46. As per the 'Polluter Pay Principle', the proponent will be held responsible for any environmental damage caused due to the proposed activity including withdrawal of EC and stoppage of work.
47. The project proponent shall adhere to height of the buildings as committed.

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

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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:

Conditions imposed by SEAC:

1. The construction shall comply with Green Building norms and shall get minimum IGBC Gold rating.
2. STP shall be installed on 10-year BOOT basis, so that the construction and maintenance are combined in one single responsibility.
3. The project proponent shall provide entry and exit points for the OSR area, play area as per the norms for the public usage and as committed. The PP shall construct a pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a device which was crucial to the overall eco-system.
4. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
5. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
6. The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.
7. The project proponent should develop green belt in the township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
8. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.

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9. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF Lko/Director of Environment and other concerning authority regularly.
10. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
11. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
12. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard Environmental Clearance Conditions prescribed by MoEF&CC:

1. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6. The project proponent shall obtain the necessary permission for drawing of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

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8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:

1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. The project proponent shall install a system to carry out Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 andPM25) covering upwind and downwind directions during the construction period.
4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
5. Sand, murram, loose soil, cement, stored on site should be covered adequately so as to prevent dust pollution.
6. Wet jet shall be provided for grinding and stone cutting.
7. Unpaved surfaces and loose soil should be adequately sprinkled with water to suppress dust.
8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
9. The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.

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10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring and Preservation:

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total freshwater use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

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10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total freshwater requirement shall be provided. In areas where ground water recharging is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharges should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be taken to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring and Prevention:

1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2. Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of Half Yearly Compliance Report (HYCR).
3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures:

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2. Outdoor and common area lighting shall be LED.
3. The proponent shall provide solar panels covering a minimum of 50% of terrace area as committed.
4. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

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6. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.
7. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management:

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environmentally friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended from time to time. Ready mixed concrete must be used in building construction.

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9. Any wastes from construction and demolition activities related thereto shall be managed to strictly conform to the Construction and Demolition Rules, 2016.
10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover:

1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3. Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
5. A wide range of indigenous plant species should be planted as given in the Appendix-I, in consultation with the Government Forest/Horticulture Departments and State Agriculture University.

8. Transport:

1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
    a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
    b. Traffic calming measures.
    c. Proper design of entry and exit points.
    d. Parking norms as per local regulation.

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2. Vehicles hired to bring construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues:

1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Corporate Environment Responsibility:

1. The PP shall complete the CER activities, as committed, before obtaining CTE.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of

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the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of Half Yearly Compliance Report (HYCR).

3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

11. Miscellaneous:

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit Half Yearly Compliance Reports (HYCR) on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Authority (SEIAA) of the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

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7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also during their presentation to the State Expert Appraisal Committee.
9. No further expansion or modifications to the plant shall be carried out without prior approval of the Authority (SEIAA).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time-bound manner shall implement these conditions.
13. The Regional Office of the MoEF&CC Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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Copy to:

1. The Additional Chief Secretary to Government, Environment, Climate Change and Forests Department, Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. The Additional Chief Secretary to Government, Industries Department, Tamil Nadu.
3. The Additional Principal Chief Conservator of Forests, Regional Office (SZ), 34, HEPC Building, 1st & 2nd Floor, Cathedral Garden Road, Nungambakkam, Chennai – 34.

4. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD Cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
5. The Chairman, Tamil Nadu Pollution Control Board, 76, Mount Salai, Guindy, Chennai-32.
6. The Commissioner, Greater Chennai Corporation, Chennai.
7. EI Division, ministry of Environment & Forests, Paryavaran Bhawan, New Delhi Spare.
8. File Copy.

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

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PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
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What you are allowed to build here: floor space, height, coverage and setbacks.
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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.