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DIGITALLY VERIFIED RECORD

Category of the Industry :

RED

CONSENT ORDER NO. 2506164621632 DATED: 03/04/2025.

PROCEEDINGS NO.T4/TNPCB/F.0292MMN/RL/MMN/W/2025 DATED: 03/04/2025

SUB: TNPC Board-Consent for Establishment FOR EXPANSION- I GODREJ SSPDL GREEN ACRES LLP , S.F. No. S. Nos. 281/1B1A,1B2,282,283/1,2,284/1,2A,2B of Padur Village & S. Nos. 222/2,224/1,2,225/1,2,226/1,2,227/1A,1B,1C,2A,2B,2C,3 of Kazhipattur Village, KAZHIPATHUR Village, Tirupporur Taluk, Chengalpattu District- for the establishment or take steps to establish the industry for Expansion under Section 25 of the Water(Prevention and control of Pollution)Act,1974 , as amended in 1988 (Central Act 6 of 1974) –Issued- Reg. (Industry User ID- O15MMN1063770)

REF: 1. Application no. 64621632 dated: 12.02.2025/20.03.2025 .
2. IR.No : F.0292MMN/RL/AEE/MMN/2025 dated 21/03/2025
3. Minutes of the 238th TSC meeting vide item No. 238-10 dated:26.03.2025.

Consent to establish or take steps to establish for Expansion is hereby granted under Section 25 of the Water (Prevention and control of Pollution) Act,1974, as amended in 1988(Central Act 53 of 1988) (hereinafter referred to as 'The Act') and the Rules and Orders made there under to

Authorised Signatory,
M/s. GODREJ SSPDL GREEN ACRES LLP

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

S.F No. S. Nos. 281/1B1A,1B2,282,283/1,2,284/1,2A,2B of Padur Village & S. Nos. 222/2,224/1,2,225/1,2,226/1,2,227/1A,1B,1C,2A,2B,2C,3 of Kazhipattur Village
KAZHIPATHUR Village
Tirupporur Taluk
Chengalpattu District.

This Consent to establish for Expansion is valid upto **December 29, 2031**, or till the industry obtains consent to operate under Section 25 of the Water (Prevention and control of Pollution) Act, 1974, as amended in 1988 whichever is earlier subject to special and general conditions enclosed.

S INDIRAGANDHI
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Date: 2025.04.04 17:34:41 +05'30'

For Member Secretary,
Tamil Nadu Pollution Control Board,
Chennai

To
Authorised Signatory,
M/s.GODREJ SSPDL GREEN ACRES LLP,
Godrej Azure, No.2, Rajiv Gandhi Salai (OMR), Padur Village, Tirupporur Taluk, Chengalpattu district.

Pin: 603103

Copy to:

1.The Commissioner, TIRUPORUR-Panchayat Union, Tirupporur Taluk, Chengalpattu District .

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

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

4. File

SPECIAL CONDITIONS

1. This consent to establish for Expansion 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.	Construction of Residential with Commercial Development comprising of Block 3; B + S + 18 Residential Floors with 216 Dwelling Units and Block 4; B + S + 19 Residential Floors with 219 Dwelling Units along with Existing development of Block 1; 3 Retail + 16 Residential Floors with 128 Dwelling Units, Block 2; B+S + 14 Residential Floors with 167 Dwelling Units, Block EWS; 3 Stilt floors + 16 Residential Floors with 160 Dwelling Units, Club House; G + 2 Floors and other amenities, total 890 Dwelling Units with total built up area of	122814.63	Sq.m

2. The unit shall provide Sewage Treatment Plant and /or Effluent Treatment Plant as indicated below.

a	**Sewage Treatment Plant:**		
Treatment status: Individual STP			
SL. No.	Name of the Treatment Unit	No. of Units	Dimensions in metres
1.	Bar screen chamber	1	1.0m x 1.0m x 1.25m
2.	Equalization tank	1	8.0m x 6.0m x 4.0m
3.	SBR tanks	4	5.5m x 4.5m x 3.0m
4.	Decant tank	1	8.4m x 4.95m x 4.0m
5.	Sludge Holding Tank	1	5.5m x 4.5m x 3.0m
6.	Filter Press with Plates - 5 Nos	2	470 mm X 470 mm
7.	Pressure sand filter	1	1.2 m Dia x 1.5 m Ht
8.	Pressure sand filter	1	2.1 m Dia x 3.0 m Ht
9.	Activated carbon filter	1	1.2 m Dia x 1.5 m Ht
10.	Activated carbon filter	1	2.1 m Dia x 3.0 m Ht
11.	UF System	2	6.75 m3/hr
12.	UV System	1	15 KLH
13.	UV System	3	6.75 m3/hr
14.	UF/UV Treated Water Tank	1	8.4m x 4.95m x 4.0m
b	**Effluent Treatment Plant:**		
Treatment status: No trade effluent and hence does not arise			

3. This consent to establish for Expansion is valid for establishing the facility with the below mentioned outlets for the discharge of sewage/trade effluent. Any change in the outlets and the quantity has to be brought to the notice of the Board and fresh consent has to be obtained.

Outlet No.	Description of Outlet	Maximum daily discharge in KLD	Point of disposal
Effluent Type : Sewage			
1.	Sewage - I	211.0	Utilizing for Toilet flushing
2.	Sewage - II	18.0	Greenbelt & OSR Area
3.	Sewage - III	271.0	Excess Treated wastewater disposal to Avenue Plantation
Effluent Type : Trade Effluent - NILL			

4. **Special Additional Conditions:**

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.

The industries shall take all efforts to use and popularize “Mission LiFE” logo and mascot which is available in TNPCB & MoEFCC website. They shall also request their employees to adopt “Mission LiFE” action points and document the same and furnish half yearly report to Board.

5. **Additional Conditions:**

1. The conditions stipulated in the Environmental Clearance-Expansion issued by SEIAA, TN vide EC Identification No.EC24C3801TN5509630N and File No.1525 dated 30/12/2024 shall be complied with at all times and six months compliance report of EC conditions submitted to SEIAA, TN to be furnished to TNPCB regularly.
2. Project Proponent shall restrict the expansion of Residential with Commercial Development to an extent of total built up area of 122814.63 Sq.m for which Environmental Clearance/Building plan approval obtained.
3. In accordance with Item No.9 of the EIA Notification, 2006, the unit shall possess valid EC while applying for CTO of the Board.
4. In accordance with Item No.11 of the EIA Notification, 2006, any new industry shall obtain NOC from MoEF/ SEIAA in the event of transfer of original EC in a different name.
5. The issue of CTE-Expansion to the project shall not be construed as CTO and shall not commission the project without obtaining CTO Expansion from the Board.
6. Project Proponent shall start its establishment activities only after getting the necessary project/building approvals from the competent authorities.
7. Project Proponent shall meet the water requirement through Muttukaddu Village Panchayat only. There shall not be any drawl of ground water within the premises under any circumstances. In case of any drawl of ground water thro' bore wells, permission from Competent Authority shall be obtained in this regard and furnish to TNPCB.
8. Project Proponent shall undertake all safety precautions during the construction phase and adequate dust control measures (Netlon wind net)/ barrier shall be provided to control dust emission during construction phase.
9. Project Proponent shall provide adequate sanitary facilities for the labours to be employed for the construction activity along with septic tank and soak pit arrangement for the treatment and disposal of sewage.
10. The stability of the entire building/STP does not falls under the purview of the TNPC Board.
11. Project Proponent shall operate & maintain the existing sewage treatment plant efficiently and continuously, so as to ensure that the treated sewage effluent shall satisfy the standards prescribed by the Board at all times.
12. Project Proponent shall furnish the stability certificate obtained from competent authority while applying for Consent to operate of the Board.
13. Project Proponent shall obtain necessary clearances from the appropriate authorities for the stability of all the structures and STP.
14. Project Proponent shall furnish the building completion certificate as obtained from the competent authority while applying for CTO.
15. Project Proponent shall furnish the Sewage treatment plant design & standard operating procedure for STP operation with safety measures approved by Academic/Research institution.
16. Project Proponent shall provide Sewage Treatment plants of capacities 550 KLD along with the installation of OCEMS above ground level preferably for the treatment of Sewage so as to achieve the standards prescribed by the Board. If they intend to provide STP below ground level, the project proponent shall provide the adequate mechanical ventilation system to STP and operate the same efficiently to avoid complaint from the residents. The photograph of installed STP shall be furnished while applying CTO of the Board.
17. Project Proponent shall reuse the treated sewage for gardening (18 KLD), toilet flushing (211 KLD) and excess Treated wastewater disposal to Avenue Plantation – 271KLD after satisfying the standards prescribed by the Board.
18. Project Proponent shall periodically analyse the treated sewage samples through TNPCB lab and furnish the report to the Board.
19. Project Proponent shall operate and maintain the water meters efficiently and continuously so as to record the daily consumption of water.
20. EMFM at the inlet of the STP with automatic recorder and display arrangement at the inlet/outlet of STP with separate energy meter provided shall be provided for continuous operation & monitoring of flow.
21. Project Proponent shall connect the EMFMs of the STP with Online Continuous Effluent Monitoring System to Water Quality Watch Centre at TNPCB, Chennai immediately.
22. Project proponent shall install the OCEMS in the outlet of STP (550 KLD) by following the procedure and guidelines for online continuous monitoring system for Effluents-2014 as recommended by CPCB and its amendments from time to time for continuous monitoring of treated waste water parameters such as pH, BoD, TSS etc by making connectivity with WQW of TNPCB.
23. Project Proponent shall reuse the treated sewage for toilet flushing & Green Belt Development within the premises & disposal of excess treated sewage (STP surplus treated water) for avenue plantation/CMWSSB STP with necessary valid permission after achieving the standards prescribed by the Board.
24. Project proponent shall provide dual plumbing line for utilizing the treated sewage for toilet flushing

25. Necessary arrangements shall be made by the Project proponent to utilize the treated sewage for green belt development.
26. Project Proponent shall ensure that no treated or untreated sewage disposed through storm water drain.
27. Project proponent shall install solar panel of RoHS standards for the street lights and for office building to the extent possible.
28. Project Proponent shall operate and maintain the OWC efficiently and continuously for scientific disposal of food/organic waste generated within the unit premises and the unit shall maintain log book for operation of OWC.
29. The bio degradable solid waste, non bio degradable solid waste, STP sludge, etc., generated from the project activity shall be properly collected, segregated and disposed as per the provision of the Solid Waste Management Rules,2016.
30. Project Proponent shall collect, Store, & dispose the Hazardous Waste then and there without any accumulation as per the provisions under Hazardous and other Waste (M&TM) 2016.
31. 'Single use and Throwaway plastic items' such as plastic sheets used for food wrapping, spreading on dining table etc., plastic plates, plastic coated tea cups, plastic tumbler, water pouches and packets, plastic straw, plastic carry bag and plastic flags irrespective of thickness, shall not be used within the premises. Instead, it shall encourage use of eco-friendly alternative such as banana leaf, areca nut palm plate, stainless steel, glass, porcelain plates/cups, cloth bag, Jute bag etc.,
32. E-waste generation shall be managed as per the provisions of the E- waste Management Rules,2022 as amended.
33. Rain water harvesting system shall be installed within the premises properly so as to recharge the ground water.
34. In case of revision of consent fee by the Government, the unit shall remit the difference in amount within one month from the date of notification. Failing to remit the consent fee, this consent will be withdrawn without any notice and further action will be initiated against the unit as per law.
35. Project Proponent shall spend Rs. 131.5 Lakhs towards CER activities as per EC and furnish the details while applying for CTO of the Board.
36. 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.
37. Project Proponent shall comply the orders of Hon'ble NGT in O.A.No.168/2024 filed by M/s.Hindustan Institute of Technology and Science, No.1, Padur village, Thiruporur Taluk, Chengalpattu District merged with O.A.No.48/2022 filed by Meiyyappan, Chengalpattu.
38. This Consent order does not absolve this unit from obtaining necessary permission/clearance from other Authority or under other statues as applicable.

S INDIRAGANDHI
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Date: 2025.04.04 17:35:14 +05'30'

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.

S INDIRAGANDHI
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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
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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.