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THIRU A.UDHAYAN,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.2505/2014/EC/8 (a)/ 593/2018 dated: 06.08.2018

To,

The Project Director,
Army Welfare Housing Organization (AWHO),
Near DLF Garden City,
Behind Sathyabhama University (OMR),
Thalambur, Chennai - 600130

Sir,

Sub: SEIAA, TN - Environmental Clearance under violation Notification - Construction residential building at Survey Number 172/1 & 173 of Thazhambur Village, Chengalpet Taluk, Kancheepuram District by Army Welfare Housing Organization (AWHO) - Issued - Regarding.

Ref: 1. Application for Environmental Clearance applied to MoEF & CC dated: 23.03.2012.

2. Transfer of file from MoEF & CC to SEIAA-TN dated: 13.05.2013
3. Letter No. SEIAA-TN/F.2505/2013 dated 10.11.2014
4. MoEF&CC Notification dated 14.03.2017 (Violation Notification)
5. Application for Term of References (ToR) filed in MoEF &CC under Violation Notification dated: 23.03.2017.
6. MoEF&CC Notification S.O.1030 (E) dated 08.03.2018.
7. Terms of Reference F.No. 23-21/2017-IA-IIII dated: 01.03.2018 issued by MoEF&CC.

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8. Application for Environment Clearances submitted to SEIAA-TN on 27.04.2018 for the consideration of EC under violation notification.
9. Minutes of the 110th SEAC meeting held on 04.05.2018
10. Minutes of the 111st SEAC meeting held on 15.05.2018.
11. Minutes of the 301th SEIAA meeting held on 17.05.2018
12. Lr.No.SEIAA-TN/F.2505/2013 dated 17.05.2018.
13. Proponent reply dated 06.08.2018.
14. Minutes of the 329th SEIAA meeting held on 06.08.2018.

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1.0 This has reference to your application cited above, wherein you have submitted proposal for obtaining Environmental Clearance for the residential building project under Category B2 and Schedule S.No. 8(a) under the Environment Impact Assessment Notification, 2006, and the notification S.O.1030 (E) dated 08.03.2018 as amended of the Ministry of Environment, Forests and Climate Change, Government of India, New Delhi.

The Competent Authority and Authorized signatory has furnished detailed information in Form 1 and Form 1A and liquidate enclosures are as Annexures:

2.0 Project Details

PROJECT DETAILS		
SL No	**Description**	**Details**
1)	Name of the Project proponent and address	The Project Director, Army Welfare Housing Organization, Near DLF Garden City, Behind Sathyabhama University (OMR), Thalambur, Chennai - 600130
2)	Proposed Activity	The project consists of 6 Towers of Residential development of 852 dwelling units and Club House
3)	Schedule No.	8(a)
4)	**Project Location**	
	i)Survey No	172/1 & 173

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	ii)Revenue Village	Thazhambur
	iii)Taluk	Chengalpet
	iv)District	Kancheepuram
5)	Area of the Land	39,969.49 Sq. m
6)	Built up Area	1,33,670.14 Sq. m.
7)	Brief description of the project	The project consists of 6 Towers (Stilt 1 + Stilt 2 + 1 to 29 Floors + Terrace) of 852 dwelling units and Club House (G + 4 Floors)
8)	No of Dwelling units	852
9)	No of Occupants	4,686
10)	Parking facilities area	13,705.6 Sq.m
11)	Green Belt area	5995.42 Sq.m
	UTILITIES - WATER	
12)	Total Water Requirement	658 KLD
	a)Source from where the water is proposed to be drawn	Thazhambur Village Panchayat
	i)Domestic Purposes	392 KLD
	ii)Toilet Flushing (Recycling)	196 KLD
	iii) Green belt development (Recycling)	21KLD
	iv) Swimming Pool makeup	5 KLD
	v) OSR (Recycling)	44 KLD
13)	Waste Water	
	i)Sewage	553KLD
	ii)Details of Treatment	STP capacity of 600 KLD (2 Nos of 300 KLD each)
	iii) Mode of Disposal with quantity	Treated sewage of 550 KLD generated will be reused for Toilet Flushing of 196 KLD, Greenbelt development of 21 KLD, OSR of 44 KLD and Excess of 289 KLD to Sholinganallur STP of CMWSSB.

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14)	**SOLID WASTE**	
	Municipal Solid Waste	2,216Kg/day
	i)Bio degradable-1,330Kg /day	Organic Waste Converter
	ii)Non Bio degradable - 886Kg/day	Authorized Recyclers
	iii)Dried sludge from STP - 66 kg/day	
15)	**POWER REQUIREMENT**	
	i)Electricity Board	4,600 KVA
	ii)D.G. Set	380 KVA (6 Nos.) and 250 KVA (1 No.)
	iii)Height of Stack above the tallest Building	Adequate height of stack will be provided as per CPCB norms
16)	Project Cost	Rs. 229.32Crores.
17)	EMP Cost	For Operation Phase: Capital Cost – 148 Lakhs, Operation cost- 25 Lakhs/annum

3.0 Content of the Affidavit submitted by the Project Proponent

1. I shall supply the daily fresh water requirement to the tune of 397 KLD during the entire period of operation as per the approval letter will be issued by Thazhambur Village Panchayat. 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 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 from the project of 550 KLD will be reused for toilet flushing of 196 KLD, greenbelt development of 21 KLD, OSR of 44 KLD and excess of 289 KLD will be discharged to nearby CMWSSB pumping station. No sewage shall be let out into nearby lakes or any water body at any point of time.
3. The biodegradable waste of 1,330 kg/day shall be treated by Organic Waste Converter (OWC) and non-biodegradable waste of 886 kg/day shall be given to Authorized

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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 and commit ourselves to SEIAA, Tamil Nadu that maintenance of common facilities including greening, rain water harvesting, treated 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.
5. I also commit that proposed site does not encroach nearby water bodies/reserve forest/wetlands.

4.0 Project Appraisal and Environment Clearance:

i. The project activity is covered in 8(a) of the Schedule and is of B2 category. It does not require Public Consultation as per Para 7 III Stage (3) (i) (d) of EIA Notification, 2006 and also as per the Hon'ble High Court of Madras in W.M.P. No.3361, 3362 of 2018 in W.P.No.11189 of 2017 . Based on the application made in Form-1, Form-IA, Conceptual Plan, Annexures, and the additional clarifications furnished by the proponent, it was found from the photographs furnished by the proponent, which shows that the construction activity was started without prior Environmental Clearance. Hence it was considered as violation of EIA Notification, 2006.

ii. The proponent was requested to furnish the 'Letter of Commitment and Expression of Apology' and the proponent submitted the same.

iii. The Proponent was informed that the project proposal is included in the list of cases involving violations of Environment (P) Act, 1986 and that the project stands delisted in the lists of proposals under process in SEIAA-TN.

iv. As per the MoEF & CC Notification dated: 14.03.2017, stated that the cases of violation will be dealt strictly as per the procedures specified in the following manner

"In case the project or activities requiring prior EC under EIA Notification, 2006 from the concerned regulatory authority are brought for Environmental Clearance after starting the construction work or have undertaken expansion, modernization

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and change in product mix without prior EC, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted EC by the SEIAA shall be appraised for grant of EC only by the EAC and Environmental Clearance will be granted at Central level only". Accordingly, the proponent was addressed to submit the proposal to MoEF & CC for EC under violation category vide SEIAA letter dated: 19.06.2017.

v. Then, the proponent has filed the application to MoEF & CC under violation 10.07.2017.

vi. Subsequently, MoEF&CC issued another notification S.O.1030 (E) dated 08.03.2018, stating that "the cases of violations projects or activities covered under category A of the Schedule to the EIA Notification, 2006, including expansion and modernization of existing projects or activities and change in product mix, shall be appraised for grant of Environmental Clearance by the EAC in the Ministry and the Environmental Clearance shall be granted at Central level, and for category B projects, the appraisal and approval thereof shall vest with the State or Union territory level Expert Appraisal Committees and State or Union territory Environment Impact Assessment Authorities in different States and Union territories, constituted under sub-section (3) of section 3 of the Environment (Protection) Act, 1986".

vii. Accordingly, the MoEF & CC issued ToR vide F.No. 23-21/2017-IA-III dated: 06.04.2018.

viii. The proponent submitted the EIA report to SEIAA-TN dated: 27.04.2018 for the consideration of EC under violation notification.

ix. The proposal was placed in the 110th SEAC meeting held on 04.05.2018. The Committee noted that the project proposal is to be appraised under violation category as per MoEF & CC notification S.O. 1030 (E) dated: 08.03.2018. Since the project has been considered under violation category, the Committee felt that it is necessary to make an on the spot assessment of the status of the project execution for deciding the further course of action.

x. Accordingly, a technical team comprising of the SEAC Members was constituted to inspect and study the field conditions in the project site on 12.05.2018 and submitted the report on 14.05.2018.

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xi. The inspection report was placed before the 111st SEAC meeting held on 15.05.2018. The SEAC as per the MoEF & CC notification assessed the project based on Ecological damage, remediation plan and natural & community resource augmentation plan furnished as an independent chapter in the Environment Impact assessment report by the proponent.

xii. Based on the inspection report and the violation notification, the SEAC classified the level of damages by the following criteria:

- Low level Ecological damage:
  - i. Only procedural violations (started the construction at site without obtaining EC)
- Medium level Ecological damage:
  - i. Procedural violations (started the construction at site without obtaining EC)
  - ii. Infrastructural violation such as deviation from CMDA/local body approval.
  - iii. Non operation of the project (not occupied).
- High level Ecological damage:
  - ii. Procedural violations (started the construction at site without obtaining EC)
  - iii. Infrastructural violation such as deviation from CMDA/local body approval.
  - iv. Under Operation (occupied).

xiii. The Committee observes that the project of M/s. Army Welfare Housing Organization in S.F No.172/1, 173, Thazhambur Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, comes under the "Low level Ecological damage category".

xiv. The Committee decided to recommend the proposal to SEIAA for grant of post construction EC subject to the following conditions in addition to the normal conditions:

1. The amount prescribed for Ecological remediation (Rs. 57.33 lakhs), natural resource augmentation (Rs.22.93 lakhs) & community resource augmentation

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(Rs. 34.39 lakhs) , totalling Rs. 114.65 lakhs shall be remitted in the form of bank guarantee to Tamil Nadu Pollution Control board, before obtaining Environmental Clearance and submit the acknowledgement of the same to SEIAA-TN. The funds should be utilized for the remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report.

2. The project proponent shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of six months. If not the bank guarantee will be forfeited to TNPCB without further notice.

xv. The Authority considered the proposal in the 329th SEIAA meeting held on 06.08.2018; vide Item No 329 -17 and decided to issue Environment Clearance to the project .Considering the site conditions and status of the project, the Pre-Construction phase condition and construction phase condition has not been included as the same has already been constructed for this project, as per the inspection report.

Part A: Common conditions applicable for Pre-Operation and Operational Phases

Part B: Conditions for Pre-Operation Phase.

Part C: Conditions for Operation 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-Operation 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 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.
3. 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.
4. 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.
5. A proper record showing compliance of all the conditions of Environmental Clearance shall be maintained and made available at all the times.
6. 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.
7. 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.

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8. 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.
9. 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.
10. The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.
11. 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.
12. 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; PM10, PM2.5, SO2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.
13. The project proponent shall submit progress reports on the status of compliance of the stipulated environmental clearance conditions including results of monitored data (both in hard copies as well as by e-mail) to the Ministry of Environment and Forests, its Regional Office Chennai, the respective Zonal Office of Central Pollution Control Board, SEIAA, TN and the State Pollution Control Board once in six months.
14. The SEIAA, TN may cancel the environmental clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, if it is found or if it comes to the knowledge of this SEIAA,

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TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the environmental clearance.

15. 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.
16. 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.
17. 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.
18. The Plastic wastes shall be segregated and disposed as per the provisions of Plastic Waste (Management & Handling) Rules 2016.
19. 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.
20. The project proponent shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of six months. If not the bank guarantee will be forfeited to TNPCB without further notice.
21. The EMP cost of Rs. 148 Lakhs shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually.
22. The Project Proponent has to provide rain water harvesting collection tank to the capacity of 1150 cu.m in order to recover and reuse the rain water during normal rains.

Part B- Conditions for Pre Operation 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

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website of SEIAA, TN. The copy of the press release should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Chennai and SEIAA-TN.

2. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
3. A copy of the clearance letter shall be sent by the proponent to the Local Body. The clearance letter shall also be put on the website of the Proponent.
4. The proponent shall submit the following certificates before getting CTO from TNPCB,
   (i) Permission letter for fresh water supply from the competent Authority
   (ii) Permission letter for disposal of excess treated sewage from the competent Authority.
5. "Consent to Operate" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu.
6. The approval of the competent authority shall be obtained for structural safety of the buildings during earthquake, adequacy of firefighting equipment's, etc as per National Building Code including protection measures from lightning etc.
7. Design of buildings should be in conformity with the Seismic Zone Classifications.
8. The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
9. No construction activity of any kind shall be taken up in the OSR area.
10. 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.
11. The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
12. The proponent shall prepare completion plans showing Separate pipelines marked with different colours with the following details
    i. Location of STP, compost system, underground sewer line.
    ii. Pipe Line conveying the treated effluent for green belt development.
    iii. Pipe Line conveying the treated effluent for toilet flushing
    iv. Water supply pipeline

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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

13. A First Aid Room shall be provided in the project site during the entire operation phases of the project.
14. There shall not be any threat to the biodiversity due to the proposed development.
15. The present land use surrounding the project site shall not be disturbed at any point of time.
16. The existing land use shall not be altered due to the project and shall be consistent with the surroundings.
17. During the operation phase, there should be no disturbance to the aquatic eco-system within and outside the area.
18. The EMP cost shall be printed in the Brochure / Pamphlet for preparation of the sale of the property and should also mention the component involved.
19. There should be Fire fighting plan and all required safety plan.
20. The building should not spoil the green views and aesthetics of surroundings and should provide enough clean air space.
21. 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.
22. A disaster management plan should be in place in case of emergency.
23. The Building activity should not be impair the movement of migratory birds.

Part C - Conditions for Operation Phase/Entire Life of the Project:

1. The Project Proponent shall ensure compliance of EC conditions related to pre-operational phase before the facility is handed over for occupancy and shall report to SEIAA, verified by Regional Office, MoEF& CC, Chennai.
2. There shall be no drawal of Ground water.

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3. Ground water quality to be checked for portability and if necessary RO plant shall be provided.
4. 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 ready for occupation.
5. The Proponent should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage treatment and disposal, solid waste disposal and environmental monitoring including terrace gardening for a period of 3 years. Within one year after handing over the flats to all allottees a viable society or an association among the allottees shall be formed to take responsibility of continuous maintenance of all facilities with required agreements for compliance of all conditions furnished in Environment Clearance (EC) order issued by the SEIAA-TN or the Proponent himself shall maintain all the above facilities for the entire period. The copy of MOU between the buyers Association and proponent shall be communicated to SEIAA-TN.
6. The ground water level and its quality should be monitored and recorded regularly in consultation with Ground Water Authority.
7. Green belt should not be concretised at any cost and all the footpaths, cycle tracks etc., within it, if constructed, should be free from any concretisation to permit infiltration/percolation of water into the ground.
8. The drinking water which is proposed to be from the water supply from the Thiruverkadu Municipality should be treated to meet the drinking water standards.
9. Complete segregation of MSW at the household level should be a condition made to the allottees at the time of occupation and appropriate infrastructure for segregation and collection should be provided by the project proponent at the time of giving possession letters.
10. The project proponent should also inform either by displaying at a conspicuous place within the colony or by writing to individual allottees, all the conditions of EC and the commitment of the project proponent for fulfilment of the conditions, so that all the residents / allottees are aware of the conditions of EC and commitment to be fulfilled by the project proponent towards environment.

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11. In case there is any default on part of the project proponent, the Environmental Clearance granted shall be liable to be withdrawn/ cancelled and the project proponent would be liable to pay environmental compensation, as well as, face all other proceedings including disobedience of the orders of the Tribunal, in accordance with law.
12. The project proponent shall strictly adhere and comply to the above additional conditions and other previous conditions and report the fact to SEIAA – TN on a fortnightly basis for placing the report to SEAC for verification and compliance.
13. 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.
14. The Proponent shall operate STP continuously by providing stand by DG set in case of power failure.
15. 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.
16. Adequate measures should be taken to prevent odour emanating from solid waste processing plant and STP.
17. The implementation of Environmental Management Plan in regard operation and maintenance of STP, reuse and disposal of untreated sewage and effluent from swimming pool, Solid waste Management, and CSR Activities should be carried out, as proposed and committed. Regular monitoring should be carried out during operation phase.
18. It is proposed to use organic waste convertor for managing the municipal solid waste (Organic components). Care should be taken to operate and maintain the OWC such a way that there is no problem to the nearby residents.
19. The Municipal solid waste generated shall be collected, segregated and disposed as per Solid Waste Management Rules, 2016.
20. The chemicals used for swimming pool shall be stored in a separate closed shed and the spillages shall be disposed scientifically.
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.

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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.
23. The noise level shall be maintained as per MoEF&CC/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/ Owner of the Flats 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.
26. The proponent/ Owner 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.
27. 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.
28. 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.
29. 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.
30. 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

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before project commissioning. 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. Use of solar panels may be done to the extent possible.

31. 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/ DTCP norms. The traffic department shall be consulted and any cost effective traffic regulative facility shall be met.
32. A First Aid Room shall be provided during operation of the project, with necessary equipments and life- saving medicines and should be manned all the 24 hours any day.
33. The buildings should have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation.
34. A copy of the Environmental clearance (EC) letter shall be made available to all the allottees along with the allotment order / sale deed.
35. 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.

SEIAA
TN

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6/8/18

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, Nungampakkam, Chennai - 34.

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5. Monitoring Cell, I A Division, Ministry of Environment & Forests, ParyavaranBhavan, CGO Complex, New Delhi 110003.

6. The Commissioner, Thirporur Panchayath Union, Chengalpet Taluk.

7. Stock File.

SEIAA
TN

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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

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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.