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
CASAGRAND MAGNUM PRIVATE LIMITED
NO.111/59, NPL DEVI, LB ROAD, THRIUVANMIYUR, CHENNAI -600041

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/INFRA2/410611/2022 dated 10 Jan 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B038TN146571**
2.	**File No.**	9420
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Construction of High-Rise Residential Group Development by M/s. Casagrand Magnum Private Limited
7.	**Name of Company/Organization**	CASAGRAND MAGNUM PRIVATE LIMITED
8.	**Location of Project**	TAMIL NADU
9.	**TOR Date**	N/A

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

Date: 27/04/2023

(e-signed)
Thiru.Deepak S.Bilgi
Member Secretary
SEIAA - (TAMIL NADU)

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

This is a computer generated cover page.

THIRU.DEEPAK S. BILGI, I.F.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

Lr. No.SEIAA-TN/F.No.9420/EC.No:926/2023, dated:03.04.2023

Sir/Madam,

Sub: SEIAA-TN – Environmental Clearance for the Proposed Construction of High Rise Residential Building at S.F.No. 108B/2, 109/1, 109/2, 109/4A3, 109/4A4, 111/1C1A, 111/1C1B, 112/1, 112/2, 112/4, 112/5, 113/1, 113/2, 113/3, 114/2, 114/3A, 114/3B, 114/3C, 114/4, 114/5, 114/6, 114/7, 115/1, 115/2, 115/3, 115/4, 116, 117/1, 117/2, 117/3, 117/4, 117/5, 117/6, 120/1, 121/2, 122/1A, 122/1B, 122/2, 123/1, 123/2, 123/3, 123/4, 123/5, 123/6, 123/7, 124/2, 124/3, 124/4, 124/5, 125/1A, 125/1B, 125/2A, 125/2B, 126, 127/1, 127/2, 127/3A, 127/3B, 128/1, 128/2, 128/3, 128/4, 128/5, 129/1, 129/2, 130/1, 130/2A, 130/2B1, 130/2B2, 130/3, 130/4, 131, 132/2A, 132/2B, 133/1, 133/2, 134/1, 134/2A, 134/2B, 134/2C, 136/1 & 136/2 Melakottaiyur Village, Vandalur Taluk, Chengalpet District, Tamilnadu by M/s. Casagrand Magnum private Limited - under Category "B" of Item 8(b) 'Township & Area Development Project' of the Schedule to the EIA Notification, - issue of Environmental Clearance Regarding.

Ref:
1. Your application for Terms of Reference Submitted on 29.07.2022
2. Tor Issued Vide Letter No.SEIAA-TN/F.No.9420/SEAC/ToR-1266/2022 Dated:03.10.2022.
3. Online Proposal No. SIA/TN/INFRA2/410611/2022 dated 14.12.2022
4. EIA Report Submitted on 15.12.2022

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5. Minutes of the 345th SEAC Meeting held on 10.01.2023.
6. Minutes of the 590th SEIAA Meeting held on 09.02.2023
7. Minutes of the 361st SEAC Meeting held on 10.03.2023.
8. Minutes of the 607th SEIAA Meeting held on 03.04.2023

*****

This has reference to your application 3rd & 4th cited, The Proposed Construction of High Rise Residential Building at S.F.No. 108B/2, 109/1, 109/2, 109/4A3, 109/4A4, 111/1C1A, 111/1C1B, 112/1, 112/2, 112/4, 112/5, 113/1, 113/2, 113/3, 114/2, 114/3A, 114/3B, 114/3C, 114/4, 114/5, 114/6, 114/7, 115/1, 115/2, 115/3, 115/4, 116, 117/1, 117/2, 117/3, 117/4, 117/5, 117/6, 120/1, 121/2, 122/1A, 122/1B, 122/2, 123/1, 123/2, 123/3, 123/4, 123/5, 123/6, 123/7, 124/2, 124/3, 124/4, 124/5, 125/1A, 125/1B, 125/2A, 125/2B, 126, 127/1, 127/2, 127/3A, 127/3B, 128/1, 128/2, 128/3, 128/4, 128/5, 129/1, 129/2, 130/1, 130/2A, 130/2B1, 130/2B2, 130/3, 130/4, 131, 132/2A, 132/2B, 133/1, 133/2, 134/1, 134/2A, 134/2B, 134/2C, 136/1 & 136/2 in Melakottaiyur Village, Vandalur Taluk, Chengalpet District, under the Environment Impact Assessment Notification, 2006, as amended.

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

Annexure 1

S. No	Description	Details
1	Name of the Project	Proposed Construction of Residential High Rise Building by M/s. Casagrand Magnum private limited
2	Location	S.F.No. 108B/2, 109/1, 109/2, 109/4A3, 109/4A4, 111/1C1A, 111/1C1B, 112/1, 112/2, 112/4, 112/5, 113/1, 113/2, 113/3, 114/2, 114/3A, 114/3B, 114/3C, 114/4, 114/5, 114/6, 114/7, 115/1, 115/2, 115/3, 115/4, 116, 117/1, 117/2, 117/3, 117/4, 117/5, 117/6, 120/1, 121/2, 122/1A, 122/1B, 122/2, 123/1, 123/2, 123/3, 123/4, 123/5, 123/6, 123/7 124/2, 124/3, 124/4, 124/5, 125/1A, 125/1B, 125/2A, 125/2B, 126, 127/1, 127/2, 127/3A, 127/3B, 128/1, 128/2, 128/3, 128/4, 128/5, 129/1, 129/2, 130/1,

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<table>
<tr><td></td><td></td><td>130/2A, 130/2B1, 130/2B2, 130/3, 130/4, 131, 132/2A, 132/2B, 133/1, 133/2, 134/1, 134/2A, 134/2B, 134/2C, 136/1 & 136/2 of Melakottaiyur Village, Vandalur Taluk, Chengalpet District, Tamilnadu</td></tr>
<tr><td>3</td><td>Type of Project</td><td>8(b) “Townships and Area Development”</td></tr>
<tr><td>4</td><td>Latitude & Longitude</td><td>
<table>
<tr><th>Latitude</th><th>Longitude</th></tr>
<tr><td>12°50'33.26"N</td><td>80°9'1.88"E</td></tr>
<tr><td>12°50'30.56"N</td><td>80°9'4.39"E</td></tr>
<tr><td>12°50'28.54"N</td><td>80°9'2.59"E</td></tr>
<tr><td>12°50'24.92"N</td><td>80°9'2.36"E</td></tr>
<tr><td>12°50'17.17"N</td><td>80°9'0.62"E</td></tr>
<tr><td>12°50'19.72"N</td><td>80°8'48.16"E</td></tr>
<tr><td>12°50'28.81"N</td><td>80°8'51.29"E</td></tr>
</table>
</td></tr>
<tr><td>5</td><td>Total Area (in sq. m)</td><td>
<table>
<tr><th>S.No</th><th>Details</th><th>Area(Sq.m)</th><th>Percentage</th></tr>
<tr><td>1.</td><td>Total Land Area</td><td colspan="2">155278.02</td></tr>
<tr><td></td><td>Road area to be gifted</td><td colspan="2">1521.80</td></tr>
<tr><td></td><td>Net plot area</td><td colspan="2">153756.22</td></tr>
<tr><td>2.</td><td>OSR area</td><td>15372.82</td><td>10</td></tr>
<tr><td>3.</td><td>Green belt development Area</td><td>23062.65</td><td>15</td></tr>
<tr><td>4.</td><td>Landscape area</td><td>7687</td><td>5</td></tr>
<tr><td>5.</td><td>Vacant area for future development</td><td>75455.29</td><td>47</td></tr>
<tr><td>7.</td><td>Total Ground Coverage Area of Buildings</td><td>19787.26</td><td>13</td></tr>
<tr><td>8.</td><td>Roads and Pavements Area</td><td>10602.87</td><td>7</td></tr>
<tr><td>9.</td><td>STP Solid Waste Disposal and Other Utilities Area</td><td>1788.33</td><td>1</td></tr>
</table>
</td></tr>
<tr><td>6</td><td>Built up area</td><td>248899 Sq.m</td></tr>
</table>

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7	Cost of Project	Rs.305 Crores

8 Brief description of the project

Name of the Block/Building	FSI Area in Sq.m	Non FSI in Sq.m	Parking Area Sqm
Combined Basement1 for Block1,2&3	-	-	30375.48
Combined Stilt for Block1,2&3	-		16619.25
Block1(S+36 floor)	39836.71	2074.11	-
Block2(S+36 floor)	66425.12	4253.07	-
Block3(S+36 floor)	67352.55	4365.58	-
Block4(G+4 floor)	7508.59	1129.22	-
STP&WTP	-	1392.80	-
Transformer Yard	-	640.00	-
Security Cabin	-	5.76	-
Compound Wall	-	407.94	-
Swimming Pool	-	818.02	-
Under ground sump	-	928.25	-
Water Tank	-	177.02	-
Lift Machine Room	-	225.6	-
Other Utility Area	-	4363.96	-
Total	**181122.97**	**20781.33**	**46994.73**

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		Grand Total — **248899**
9	a) Water requirement KLD	
10	b) Source	Local Panchayat
11	Quantity of Sewage KLD	Sewage Generation – 1148 KLD
12	Details of /Sewage Treatment Plant	STP capacity – 1200 KLD

S.No.	Details	Quantity(kLD)
1.	Total Water Requirement	**1325kLD**
2.	Domestic freshwater requirement	787kLD
3.	Fresh water for Swimming Pool	3 kLD
4.	Treated waste water requirement for Flushing purposes	400kLD
5.	Treated wastewater requirement for Greenbelt &OSR Development	135kLD

S.No	Description	Dimensions	No.of units	Capacity (m^3)
1	Bar Screen Chamber	2mx2mx3m	2	
2	Collection tank	8mx11.9mx3.5m(LD)	2	625
3	SBR Tank -1	8mx7.2m x4.5m	2	520
4	Decant tank	8mx10.9mx2.4m(LD)	2	416
5	Sludge Holding Tank	8mx4.9mx6.5m(LD)	1	250
6	Pressure Sand Filter	2mdiaX1.5mH	1	-
7	Activated Carbon Filter	2mdiaX1.5m H	1	-
8	Treated water tank	8mx16m x 6.5m(LD)	1	832
9	UF-treated water tank	8mx8.1 mx6.5m(LD)	1	417

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<table>
<tr><td></td><td></td><td>
<table>
<tr><td>10</td><td>UV Disinfection system</td><td>Adequate capacity as per site conditions</td></tr>
<tr><td>11</td><td>Dewatering system – filter press with screw pumps</td><td>10 plates (610 mmX610mm)</td></tr>
</table>
</td></tr>
<tr><td>13</td><td>Mode of Disposal of treated sewage with quantity</td><td>Total Treated waste water – 1091 KLD
i. Toilet Flushing – 400 KLD
ii. Greenbelt Development & OSR Development – 135 KLD
iii. Avenue Plantation – 556 KLD</td></tr>
<tr><td>14</td><td>Quantity of Solid Waste generated per day, Mode of treatment and Disposal of Solid Waste</td><td>
<table>
<tr><th>S. No</th><th>Description</th><th>Quantity (kg/day)</th><th>Mode of treatment/ disposal</th></tr>
<tr><td>1</td><td>Biodegradable Waste (40% of waste generated)</td><td>1822</td><td>The Biodegradable waste will be processed in the Organic waste converter to be ins talled in the site.</td></tr>
<tr><td>2</td><td>Non-Biodegradable waste (@60% of was tegenerated</td><td>2733</td><td>Waste will be sold to recyclers</td></tr>
<tr><td>3</td><td>STP Sludge</td><td>55</td><td>Will be mixed with compost from Organic waste converter and will be use as Manure for Green belt development in site.</td></tr>
</table>
</td></tr>
<tr><td>15</td><td>Power requirement</td><td>15506 KVA
Source: TANGEDCO</td></tr>
<tr><td>16</td><td>Details of D.G.</td><td>4 Nos. of 250 KVA, 1 Nos. of 320 KVA & 1 Nos. of 380 KVA</td></tr>
</table>

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<tr><td></td><td>set with Capacity</td><td></td></tr>
<tr><td>17</td><td>Details of Green Belt Area</td><td>23062.65 Sq.m</td></tr>
<tr><td>18</td><td>Details of Parking Area</td><td>
<table>
<tr><th>Details</th><th>No.of Car Parking</th><th>No of two Wheeler Parking</th><th>Area Allotted for parking in (Sqm)</th></tr>
<tr><td>Total number of Parking in Basement</td><td>874</td><td>964</td><td>30400.00</td></tr>
<tr><td>Total number of Parking in Stilt</td><td>477</td><td>345</td><td>16700.00</td></tr>
<tr><td>Total number of Parking required</td><td>966</td><td>216</td><td>-</td></tr>
<tr><td>10% Visitor parking</td><td>81</td><td>119</td><td>-</td></tr>
<tr><td>Total number Parking Provided</td><td>1351</td><td>1309</td><td>47100</td></tr>
</table>
</td></tr>
<tr><td>19</td><td>Provision for rain water harvesting</td><td>
<table>
<tr><th>Description</th><th>Area in Sq.m</th><th>Coefficient run off</th><th>Annual Rainfall in M</th><th>Total Rainwater Runoff Cum</th></tr>
<tr><td>Road Area</td><td>10602.87</td><td>0.75</td><td>1.1</td><td>8747</td></tr>
<tr><td>Green Area</td><td>23062.65</td><td>0.25</td><td>1.1</td><td>6342</td></tr>
<tr><td>Roof Area</td><td>19787.26</td><td>0.85</td><td>1.1</td><td>18501</td></tr>
<tr><td colspan="4">Total Annual Rainfall</td><td>33590</td></tr>
<tr><td colspan="4">Considering 50 rainy days per annum, per day runoff will be</td><td>672 cum</td></tr>
<tr><td colspan="4">Rain Water Collection tank proposed for 100% of the roof top Collection i.e. 370 Cum (per day roof top collection) 400 Cum rainwater Storage Tank Proposed in the Site</td><td>370 cum</td></tr>
<tr><td colspan="4">Remaining rain water will be recharge into Recharge Well. Recharge Pit: 58 Nos with Dia 1.5 m, Depth 3m.</td><td>302 cum</td></tr>
</table>
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		100 % of Rain water managed Within the Project Site During abnormal rains the excess storm water will be connected to Road side public storm water channel.
20	EMP Cost (Rs.)	**During Construction Phase:** Capital Cost – Rs. 16.8 Lakhs Operational Cost – Rs. 28.5 Lakhs **During Operational Phase:** Capital Cost – Rs. 256 Lakhs Recurring Cost – Rs. 44.96 Lakhs
21	CER	**Rs. 200 lakhs /-**

S. No.	CER Activity	Capital cost Allocation (in Lakhs)
1	Provision of Infrastructure & sanitation facilities such as Hygienic Toilets facilities, Classroom flooring, Furniture's, Environmental awareness books for students in library, Greenbelt development for i.Government Adi Dravidar Higher Secondary School, Melakottaiyur – 0.55 km, NW ii. Govt Higher Secondary School, Kandigai – 1.71km, NW iii. Govt School, Pungeri – 4.71 km, S iv. Govt Higher Secondary School, Mambakkam – 2.41 km, SE	100
2	Vandalur Zoo for the committed activities	100
Total Cost Allocation		**200**

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AFFIDAVIT TO SEIAA, TAMIL NADU

I, S.R.Amudhasakaran, Authorized Signatory, represent M/s Casagrand Magnum Private Limited, No.111, NPL Devi, 3rd Floor, Thiruvanmiyur, Chennai - 600041. We had proposed Construction of high-rise residential building at 108B/2, 109/1, 109/2, 109/4A3, 109/4A4, 111/1CIA, 111/1CIB, 112/1, 112/2, 112/4, 112/5, 113/1, 113/2, 113/3, 114/2, 114/3A, 114/3B, 114/3C, 114/4. 114/5, 114/6, 114/7, 115/1, 115/2, 115/3, 115/4, 116, 117/1, 117/2, 117/3, 117/4, 117/5, 117/6, 120/1, 121/2, 122/1A, 122/1B, 122/2, 123/1, 123/2, 123/3, 123/4, 123/5, 123/6, 123/7 124/2, 124/3, 124/4, 124/5, 125/1A, 125/1B, 125/2A, 125/2B, 126, 127/1, 127/2, 127/3A, 127/3B, 128/1, 128/2, 128/3, 128/4, 128/5, 129/1, 129/2, 130/1, 130/2A, 130/2B1, 130/2B2, 130/3, 130/4, 131, 132/2A, 132/2B, 133/1, 133/2, 134/1, 134/2A, 134/2B, 134/2C, 136/1 & 136/2 Melakottaiyur Village, Vandalur Taluk, Chengalpet District, Tamil Nadu. An application submitted by us seeking Environmental Clearance under the EIA Notification, 2006 is under scrutiny in the Authority. I am furnishing the following undertaking to the Authority, hereby solemnly affirm and state as follows:-

We commit to SEIAA that the total freshwater requirement for our residential development is 790 KLD. The required water will be met through Thiruporur Panchayat union.

We commit to SEIAA that the Total quantity of sewage generated from the proposed project is 1148 KLD which will be treated in the 1200 KLD sewage treatment plant, out of which 1091 kLD of treated water will be generated, out of which 400 kLD will be used for flushing, 135 kLD will be used Greenbelt & OSR and 556 kLD will be disposed to Avenue plantation .

We had obtained necessary permission for fresh water (790 kLD) approval and disposal of treated sewage to Avenue plantation (556 kLD) from Thiruporur Panchayat union.

We commit to SEIAA that the Total Municipal Solid waste generated from the development will be 4555 Kg/day in which 1822 Kg/day is Biodegradable waste, which will be treated in Organic waste Converter within the project site mixed with 55 Kg/day STP sludge and then used as manure for landscaping purpose within project site and 2733 Kg/day is Non-Biodegradable waste will be sold to recyclers.

We had allocated 15.5% of land area for greenbelt development and commit to SEIAA that additional 5% of land area will be allocated for greenbelt within project site during Expansion of Project.

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We have allocated the CER fund of Rs. 200 Lakhs will be utilized for the following activities.

S. No.	CER Activity	Capital cost Allocation (in Lakhs)
1	Provision of Infrastructure & sanitation facilities such as Hygienic Toilets facilities, Classroom flooring, Furniture's, Environmental awareness books for students in library, Greenbelt development for i.Government Adi Dravidar Higher Secondary School, Melakottaiyur – 0.55 km, NW ii. Govt Higher Secondary School, Kandigai – 1.71km, NW iii. Govt School, Pungeri – 4.71 km, S iv. Govt Higher Secondary School, Mambakkam – 2.41 km, SE	100
2	Vandalur Zoo for the committed activities	100
Total Cost Allocation		**200**

The capital cost of Rs.200 Lakhs towards CER activities will be spent before applying CTO from TNPCB.

We will obtain IGBC Gold certificate before obtaining CTO from TNPCB.

The Structural stability certificate will be obtained from reputed institutions like IIT, Anna University etc. and the same will be Submitted to TNPCB before obtaining CTO.

We assure that we are liable for the operation and maintenance of STP for a period of 10 year from the date of operation of the project.

We also assure that the storm water drain would not carry any untreated or treated sewage.

We also assure that our project site does not encroach any water bodies such as rivers, canals, nallas, lakes, ponds, tanks, etc., from its original boundary.

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We also assure that no litigations are pending against the project.

I am aware that I can be prosecuted under relevant Act and Rules, if I am not ensuring the adherence of the above commitment.

Commitment signed by me as an Authorized signatory of the Project Proponent before the SEIAA, Tamil Nadu.

Appraisal by SEAC:-

The proposal was placed in this 361st SEAC meeting held on 10.03.2023. The details of the project furnished by the proponent are given in the website (parivesh.nic.in).

The SEAC noted the following

1. The Project Proponent, M/s. Casagrand Magnum private limited has applied for Environmental Clearance for the proposed Construction of Residential High Rise group development project at S.F.No. 108B/2, 109/1, 109/2, 109/4A3, 109/4A4, 111/1C1A, 111/1C1B, 112/1, 112/2, 112/4, 112/5, 113/1, 113/2, 113/3, 114/2, 114/3A, 114/3B, 114/3C, 114/4, 114/5, 114/6, 114/7, 115/1, 115/2, 115/3, 115/4, 116, 117/1, 117/2, 117/3, 117/4, 117/5, 117/6, 120/1, 121/2, 122/1A, 122/1B, 122/2, 123/1, 123/2, 123/3, 123/4, 123/5, 123/6, 123/7 124/2, 124/3, 124/4, 124/5, 125/1A, 125/1B, 125/2A, 125/2B, 126, 127/1, 127/2, 127/3A, 127/3B, 128/1, 128/2, 128/3, 128/4, 128/5, 129/1, 129/2, 130/1, 130/2A, 130/2B1, 130/2B2, 130/3, 130/4, 131, 132/2A, 132/2B, 133/1, 133/2, 134/1, 134/2A, 134/2B, 134/2C, 136/1 & 136/2 Melakottaiyur Village, Vandalur Taluk, Chengalpet District, Tamilnadu.
2. The proposed activity is covered under Category "B" of Item 8(b) "Townships and Area Development" of the Schedule to the EIA Notification, 2006.

Earlier, the proposal was placed in the 345th meeting of SEAC held on 10.01.2023. Based on the presentation and documents furnished by the proponent, SEAC decided to **recommend the proposal for the grant of Environmental Clearance** subject to the following specific conditions in addition to normal conditions stipulated by MOEF&.CC,

1. The proposal should achieve a minimum of IGBC Gold green building norms and shall obtain IGBC certificate.
2. The height of the stacks of DG sets shall be provided as per the CPCB norms.
3. The proponent shall ensure that DG sets are run on green energy sources instead of Diesel.
4. The Project Proponent shall adopt IGBC Net Zero Water System.

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5. The Project Proponent shall provide STP of capacity **1200 KLD** and treated water shall be utilized for flushing, green belt and avenue plantation as committed.
6. The Project Proponent shall analyse the treated wastewater samples periodically through TNPCB.
7. The Project Proponent shall provide Organic Waste Converter and the generated manure shall be used for Green belt development as committed.
8. The project proponent shall submit structural stability certificate from reputed institutions like IIT, Anna University etc. to TNPCB before obtaining CTO.
9. The proponent shall make proper arrangements for the utilization of the treated water from the proposed site for Toilet flushing, Green belt development, OSR, and no treated water shall be let out of the premise.
10. The sludge generated from the Sewage Treatment Plant shall be collected and de-watered using filter press and the same shall be utilized as manure for green belt development after composting.
11. The purpose of Green belt around the project is to capture the fugitive emissions, carbon sequestration and to attenuate the noise generated, in addition to improving the aesthetics. A wide range of indigenous plant species should be planted as given in the appendix, in consultation with the DFO, State Agriculture University. The plant species with dense/moderate canopy of native origin should be chosen. Species of small/medium/tall trees alternating with shrubs should be planted in a mixed manner.
12. Taller/one year old Saplings raised in appropriate size of bags, preferably eco-friendly bags should be planted with proper spacing as per the advice of local forest authorities/botanist/Horticulturist with regard to site specific choices. The proponent shall earmark the greenbelt area with GPS coordinates all along the boundary of the project site with at least 3 meters wide and in between blocks in an organized manner.
13. The unit shall ensure the compliance of land use classification fit for construction.
14. The project proponent shall provide entry and exit points for the OSR area, play area as per the norms for the pubic usage and as committed.
15. 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

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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.

16. The Proponent shall provide rain water harvesting sump of adequate capacity for collecting the runoff from rooftops, paved and unpaved roads as committed.
17. The project proponent shall allot necessary area for the collection of E waste and strictly follow the E-Waste Management Rules 2016, as amended for disposal of the E waste generation within the premise.
18. The project proponent shall obtain the necessary authorization from TNPCB and strictly follow the Hazardous & Other Wastes (Management and Transboundary Movement) Rules, 2016, as amended for the generation of Hazardous waste within the premises.
19. No waste of any type to be disposed of in any other way other than the approved one.
20. All the mitigation measures committed by the proponent for the flood management, to avoid pollution in Air, Noise, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.
21. The project proponent shall furnish commitment for post-COVID health management for construction workers as per ICMR and MHA or the State Government guidelines.
22. The project proponent shall provide a medical facility, possibly with a medical officer in the project site for continuous monitoring the health of construction workers during COVID and Post - COVID period.
23. The project proponent shall measure the criteria air pollutants data (including CO) due to traffic again before getting consent to operate from TNPCB and submit a copy of the same to SEIAA.
24. Solar energy should be at least 25% of total energy utilization. Application of solar energy should be utilized maximum for illumination of common areas, street lighting etc.
25. As per the MoEF&CC Office Memorandum F.No. 22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020, the proponent shall adhere the EMP as committed.
26. As accepted by the Project Proponent the CER cost is Rs. 200 lakhs and the amount shall be spent for the following activities as committed by the proponent before CTO from TNPCB.

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S.No	Proposed CER activity	Budgetary Allocation
1	Provision of Infrastructure & sanitation facilities such as Hygienic Toilets facilities, Classroom flooring, Furniture's, Environmental awareness books for students in library, Greenbelt development for the following schools: i. Government Adi Dravidar Higher Secondary School, Melakottaiyur – 0.55 km, NW ii. Govt Higher Secondary School, Kandigai – 1.71km, NW iii. Govt School, Pungeri – 4.71 km, S iv. Govt Higher Secondary School, Mambakkam – 2.41 km,	**Rs. 100 Lakhs**
2	Vandalur Zoo for the committed activities	**Rs.100 Lakhs**
	Total	**Rs. 200 Lakhs**

Subsequently, the proposal was placed in the 590th authority meeting held on 09.02.2023. The Authority, after detailed discussions decided to refer the proposal back to SEAC for obtaining the following from the proponent:

1) The proponent has not furnished details on the standard ToR conditions 2, 4, 6, 9, 12 & 18. Hence, the same shall be furnished in detail.
2) In addition to this, the proponent shall also furnish details on the following:

a) The proponent shall furnish details on the actions taken to reduce anthropogenic GHGs such as CO_2, CH_4, nitrous oxide, etc., resulting from human activities.

b) The proponent shall furnish details on the strategies adopted to decarbonize the building.

c) The proponent shall furnish measures taken to mitigate the impact on critically endangered species, biodiversity, etc, due to the modification of the habitat.

d) The proponent shall develop an emergency response plan in addition to the disaster management plan.

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e) The proponent shall furnish details on building-friendly pest control strategies developed using non-chemical measures so as to control the pest population thereby not losing beneficial organisms.

f) The proponent shall furnish the measures taken to prevent the spread of invasive species.

g) The proponent shall furnish detailed plan adopted to reduce carbon footprints and also strategies for climate proofing and climate mitigation.

h) The proponent shall furnish details on strategies developed to ensure the buildings in blocks don't trap heat and become local urban heat islands.

i) The proponent shall furnish details on the sustainability criteria adopted to protect the micro environment from wind turbulences and change in aerodynamics since high rise buildings may stagnate air movements.

j) The proponent shall furnish details on the strategies developed to prevent bird hits.

k) The proponent shall furnish details on the provisions made to ensure that the building does not create artificial wind tunnels creating cold water and uncomfortable living conditions resulting in health issues.

l) The proponent shall develop detailed evacuation plan for disabled people and safety evacuation plan during emergencies.

m) The proponent shall furnish details on the strategies adopted to maintain the health of the inhabitants in high rise buildings.

n) The proponent shall explain the methodology adopted to control thermal environment and other shocks in the building.

o) The proponent shall provide details on the provisions for controlled ventilation and lighting systems.

In view of the above, the proposal is again placed in this 361st SEAC meeting held on 10.03.2023 for re-appraisal.

The project proponent gave a re-presentation incorporating the details requested by SEIAA. The Committee carefully examined the points raised by SEIAA and the replies given by the PP and decided to **reiterate its recommendation** already made in 345th Meeting of SEAC held on 10.01.2023. All other conditions stipulated in the earlier minutes will remain unaltered.

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SEIAA Recommendations:

The proposal was placed in the 607th Authority meeting held on 03.04.2023. The Authority noted that this proposal was placed for appraisal in the 361st meeting of SEAC held on 10.03.2023. SEAC has decided to **reiterate its recommendation** already made in 345th Meeting of SEAC held on 10.01.2023.

After detailed discussions, the Authority accepts the recommendation of SEAC and decided to grant Environmental Clearance subject to the conditions as recommended by SEAC & normal conditions and conditions in Annexure 'C' of this minutes in addition to the following conditions:

1. The proponent shall deploy cost-effective technology to reduce GHG emissions.
2. The proponent shall adopt strategies to develop carbon-neutral or zero-carbon building.
3. The proponent shall adopt strategies to reduce emissions during operation (operational phase and building materials).
4. The proponent shall adopt strategies to decarbonize the building.
5. The proponent shall adopt strategies to maintain the health of the inhabitants.
6. The proponent shall adopt strategies to reduce electricity demand and consumption.
7. The proponent shall provide provisions for automated energy efficiency.
8. The proponent shall provide provisions for controlled ventilation and lighting systems.
9. The proponent shall adopt strategies to reduce temperature including the Building Façade.
10. 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.
11. The proponent shall provide solar panels and contribute to the grid from the solar panel as proposed.
12. The proponent shall adopt methodology to control thermal environment and other shocks in the building.
13. The proponent shall adopt strategies to reduce anthropogenic GHGs such as CO_2, CH_4, nitrous oxide, etc., resulting from human activities.
14. The database record of environmental conditions of all the events from pre-construction, construction and post-construction should be maintained in digitized format.

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15. There should not be any impact due to the modification of the habitat on critically endangered species, biodiversity, etc,.
16. The proponent should develop an emergency response plan in addition to the disaster management plan.
17. The proponent should maintain environmental audits to measure and mitigate environmental concerns.
18. 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.
19. The proponent shall ensure that the proposed activities in no way result in the spread of invasive species.
20. 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.
21. The proponent shall develop detailed plan to reduce carbon footprints and also develop strategies for climate proofing and climate mitigation.
22. The proponent shall adopt strategies to ensure that the buildings in blocks do not trap heat and become local urban heat islands.
23. 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.
24. The proponent shall adopt strategies to prevent bird hits.
25. The proponent shall ensure that the building does not create artificial wind tunnels creating cold water and uncomfortable living conditions resulting in health issues.
26. The proponent shall develop detailed evacuation plan for disabled people and a safety evacuation plan in emergencies.

Annexure - 'C

1. The proponent shall ensure that no treated or untreated sewage/effluent shall be let outside the project site & shall find access to nearby water-bodies under any circumstances other than the permitted mode of disposal.

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2. The proponent shall provide Combined ETP of adequate capacity as committed and shall continuously & efficiently operate Combined ETP so as to satisfy the treated sewage discharge standards prescribed by the TNPCB time to time.
3. The proponent shall periodically test the treated effluent the through TNPCB lab /NABL accredited laboratory and submit report to the TNPCB.
4. 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.
5. All the construction of Buildings shall be energy efficient and conform to the green building norms. The PP shall ensure that carbon neutral building.
6. The project proponent shall adhere to provide adequate parking space for visitors of all inmates including clean traffic plan as committed.
7. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time.
8. All bio-safety standards, hygienic standards and safety norms of working staff and patients to be strictly followed as stipulated in EIA/EMP.
9. The disaster management and disaster mitigation standards to be seriously adhered to avoid any calamities.
10. The project proponent shall adhere to height of the buildings as committed.
11. The proponent shall ensure that the EIA/EMP and disaster management plan should be adhered strictly.
12. 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.
13. 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.
14. The proponent shall ensure that provision should be given for proper utilization of recycled water.
15. The proponent shall ensure that the buildings should not cause any damage to water environment, air quality and should be carbon neutral building.
16. All the Buildings shall be energy efficient and confirm to the green building norms.

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

Validity:

The SEIAA hereby accords Environmental Clearance to the above project under the provisions of EIA Notification dated 24h August , 2022 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:

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

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1. Any appeal against this Environmental Clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
2. The construction of STP, ETP, Solid Waste Management facility, E-waste management facility, DG sets, etc., should be made in the earmarked area only. In any case, the location of these utilities should not be changed later on.
3. The Environmental safeguards contained in the application of the proponent /mentioned during the presentation before the State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee should be implemented in the letter and spirit.
4. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State / Central Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project proponent from the concerned competent authorities.
5. The SEIAA reserves the right to add additional safeguard measures subsequently, if non-compliance of any of the EC conditions is found and to take action, including revoking of this Environmental Clearance as the case may be.
6. A proper record showing compliance of all the conditions of Environmental Clearance shall be maintained and made available at all the times.
7. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company. The status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chennai by e-mail.
8. The Regional Office of the Ministry located at Chennai shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information / monitoring reports.
9. "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu.

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10. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
11. The conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability Insurance Act, 1991, along with their amendments ,draft Minor Mineral Conservation & Development Rules , 2010 framed under MMDR Act 1957,National Commission for protection of Child Right Rules ,2006 and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/Hon'ble High Court of Madras and any other Courts of Law, including the Hon'ble National Green Tribunal relating to the subject matter.
12. The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.
13. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
14. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, Chennai, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; PM_{10}, $PM_{2.5}$, SO_2, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.
15. The SEIAA, TN may cancel the Environmental Clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, if it is found or if it comes to the knowledge of this SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the Environmental Clearance.
16. The Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.
17. The SEIAA, TN may alter/modify the above conditions or stipulate any further condition in the interest of environment protection, even during the subsequent period.

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18. The Environmental Clearance does not absolve the applicant/proponent of his obligation/requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.
19. Where the trees need to be cut, compensation plantation in the ratio of 1:10 (i.e. planting of 10 trees for every one tree that is cut) should be done with the obligation to continue maintenance.
20. A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive who will report directly to the Head of the Organization and the shortfall shall be strictly reviewed and addressed.
21. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually.
22. The Project Proponent has to provide adequate rain water harvesting pits as committed s to recover and reuse the rain water during normal rains as reported.
23. The project activity should not cause any disturbance & deterioration of the local bio diversity.
24. The project activity should not impact the water bodies. A detailed inventory of the water bodies and forest should be evaluated and fact reported to the Forest Department & PWD for monitoring.
25. All the assessed flora & fauna should be conserved and protected.
26. The proponent should strictly comply with, Tamil Nadu Government Order (Ms) No.84 Environment and forests (EC.2) Department dated 25.06.2018 regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.
27. Necessary permission shall be obtained from the competent authority for the drawl / outsourcing of fresh water before obtaining consent from TNPCB.
28. The proponent shall appoint an Environmental Engineer with necessary qualification for the operation and maintenance of STP (Sewage Treatment Plant) and GWTP (grey water Treatment Plant)
29. The Proponent shall provide the dispenser for the disposal of Sanitary Napkins.
30. All the mitigation measures committed by the proponent for the flood management, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.
31. No waste of any type to be disposed of in any watercourse including drains, canals and the

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surrounding environment.

32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
33. The safety measures proposed in the report should be strictly followed.

Part - B – Specific Conditions – Pre construction phase:

1. The project authorities should advertise with basic details at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of clearance. The press releases also mention that a copy of the clearance letter is available with the State Pollution Control Board and also at website of SEIAA, TN. The copy of the press release should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Chennai and SEIAA-TN.
2. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
3. A copy of the clearance letter shall be sent by the proponent to the Local Body. The clearance letter shall also be put on the website of the Proponent.
4. The approval of the competent authority shall be obtained for structural safety of the buildings during earthquake, adequacy of firefighting equipments, etc. as per National Building Code including protection measures from lightning etc. before commencement of the work.
5. All required sanitary and hygienic measures for the workers should be in place before starting construction activities and they have to be maintained throughout the construction phase.
6. Design of buildings should be in conformity with the Seismic Zone Classifications.
7. The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
8. No construction activity of any kind shall be taken up in the OSR area.
9. Consent of the local body concerned should be obtained for using the treated sewage in the OSR area for gardening purpose. The quality of treated sewage shall satisfy the bathing quality prescribed by the CPCB.
10. The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
11. The Project Proponent shall provide car parking exclusively for the visiting guest in the proposed residential apartments as per CMDA norms.

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12. The project proponent shall ensure the entry of basement shall be above maximum flood level.
13. The proponent shall prepare completion plans showing Separate pipelines marked with different colours with the following details
    i. Location of STP, compost system, underground sewer line.
    ii. Pipe Line conveying the treated effluent for green belt development.
    iii. Pipe Line conveying the treated effluent for toilet flushing
    iv. Water supply pipeline
    v. Gas supply pipe line, if proposed
    vi. Telephone cable
    vii. Power cable
    viii. Strom water drains, and
    ix. Rain water harvesting system, etc. and it shall be made available to the owners
14. A First Aid Room shall be provided in the project site during the entire construction and operation phases of the project.
15. The present land use surrounding the project site shall not be disturbed at any point of time.
16. The green belt area shall be planted with indigenous native trees.
17. Natural vegetation listed particularly the trees shall not be removed during the construction/operation phase. In case any trees are likely to be disturbed, shall be replanted.
18. During the construction and operation phase, there should be no disturbance to the aquatic eco-system within and outside the area.
19. The Provisions of Forest conservation Act 1980, Wild Life Protection Act 1972 & Bio diversity Act 2002 should not be violated.
20. There should be Firefighting plan and all required safety plan.
21. Regular fire drills should be held to create awareness among owners/ residents.

Part - C - Specific Conditions – Construction phase:

1. **Construction Schedule:**
    i) The Project proponent shall have to furnish the probable date of commissioning of the project supported with necessary bar charts to SEIAA-TN.

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2. **Labour Welfare:**

i) All the laborers to be engaged for construction should be screened for health and adequately treated before and during their employment on the work at the site.

ii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contradictions due to exposure to dust and take corrective measures, if needed.

iii) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly. The workers shall be provided with personnel protective measures such as masks, gloves, boots etc.

3. **Water Supply:**

i) The entire water requirement during construction phase may be met from private tankers

ii) Provision shall be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The treatment and disposal of waste water shall be through dispersion trench after treatment through septic tank. The MSW generated shall be disposed through Local Body and the identified dumpsite only.

iv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.

v) Fixtures for showers, toilet flushing and drinking water should be of low flow type by adopting the use of aerators / pressure reducing devises / sensor based control.

4. **Solid Waste Management:**

i) In the solid waste management plan, the STP sludge management plan for direct use as manure for gardens is not acceptable; it must be co-composted with biodegradables.

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ii) Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.

iii) Domestic solid wastes to be regularly collected in bins or waste handling receptacles and disposed as per the solid waste management rules 2016.

iv) No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.

v) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016 and subsequent amendment.

5. Top Soil Management:

i) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.

6. Construction Debris disposal:

i) Disposal of construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed off only in approved sites, with the approval of Competent Authority with necessary precautions for general safety and health aspects of the people. The construction and demolition waste shall be managed as per Construction & Demolition Waste Management Rules, 2016.

ii) Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate watercourses. The dump sites for such materials must be secured so that they should not leach into the adjacent land/ lake/ stream etc.

7. Diesel Generator sets:

i) Low Sulphur Diesel shall be used for operating diesel generator sets to be used during construction phase. The air and noise emission shall conform to the standards prescribed in the Rules under the Environment (Protection) Act, 1986, and the Rules framed thereon.

ii) The diesel required for operating stand by DG sets shall be stored in barrels fulfilling the safety norms and if required, clearance from Chief Controller of Explosives shall be taken.

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iii) The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, cooling water tower etc.

8. Air & Noise Pollution Control:

i) Vehicles hired for bringing construction materials to the site should be in good condition and should conform to air and noise emission standards, prescribed by TNPCB/CPCB. The vehicles should be operated only during non-peak hours.

ii) Ambient air and noise levels should conform to residential standards prescribed by the TNPCB, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. The pollution abatement measures shall be strictly implemented.

iii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. Parking shall be fully internalized and no public space should be utilized. Parking plan to be as per CMDA norms. The traffic department shall be consulted and any cost effective traffic regulative facility shall be met before commissioning.

iv) The buildings should have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation.

v) The project proponent should ensure that adequate Air Pollution Control measures shall be provided from buses and other vehicles, which will be entering the bus terminal. Further, water sprinkling system shall be provided and same shall be used at regular interval to control the dust emission within the project site.

9. Building material:

i) Fly-ash blocks should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27th August, 2003 and Notification No. S.O. 2807 (E) dated: 03.11.2009.

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

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

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10. Storm Water Drainage:

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

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

11. Energy Conservation Measures:

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

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

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

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

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

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

12. Fire Safety:

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

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

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13. Green Belt Development:

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

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

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

14. Sewage Treatment Plant:

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

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

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

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

v) The project proponent has to ensure the complete recycling of treated Sewage &Effluent water after achieving the standards prescribed by the CPCB.

vi) The project proponent has to provide separate standby D.G set for the STP/GWTP for the continuous operation of the STP/GWTP in case of power failure.

15. Rain Water Harvesting:

i) The proponent shall ensure that roof rain water collected from the covered roof of the buildings, etc shall be harvested so as to ensure the maximum beneficiation of rain water harvesting by constructing adequate sumps so that 100% of the harvested water shall be reused.

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

iii) The Project Proponent has to provide adequate rain water harvesting pits as committed to recover and reuse the rain water during normal rains as reported.

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

16. Building Safety:

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

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

1. There should be Firefighting plan and all required safety plan.
2. Regular fire drills should be held to create awareness among owners/ residents.
3. Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.
4. The building should not spoil the green views and aesthetics of surroundings and should provide enough clean air space.
5. Solar energy saving shall be increased to atleast10% of total energy utilization.
6. The Project proponent has to spend the CER as committed in the affidavit. The above activity shall be carried out before obtaining CTO from TNPCB.
7. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually
8. The EMP cost shall be printed in the Brochure / Pamphlet for the preparation of the sale of the property and should also mention the component involved.
9. The Project proponent shall get due permission from the wetland Authority before the commencement of the work, if applicable.
10. The Project proponent should discuss with the wet land Authority, Tamil Nadu Forest Department, PWD and support lake restoration cum improvement, awareness and conservation programs.
11. The project activities should in no way disturb the manmade structures.

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SEIAA-TN

12. The Proponent shall do afforestation/ restoration programme contemplated to strengthen the open spaces shall preferably include native species along with the financial forecast for planting and maintenance for 5 years.
13. "Consent to Operate" should be obtained from the Tamil Nadu pollution Control Board before the start of the operation of the project and copy shall be submitted to the SEIAA-TN.
14. Raw water quality to be checked for portability and if necessary RO plant shall be provided.
15. The Proponent should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage treatment and disposal, solid waste disposal and environmental monitoring including terrace gardening for a period of 3 years. Within one year after handing over the flats to all allottees a viable society or an association among the allottees shall be formed to take responsibility of continuous maintenance of all facilities with required agreements for compliance of all conditions furnished in Environment Clearance (EC) order issued by the SEIAA-TN or the Proponent himself shall maintain all the above facilities for the entire period. The copy of MOU between the buyers Association and proponent shall be communicated to SEIAA-TN.
16. The ground water level and its quality should be monitored and recorded regularly in consultation with Ground Water Authority.
17. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. The treated sewage shall conform to the norms and standards for bathing quality laid down by CPCB irrespective of any use. Necessary measures should be made to mitigate the odour and mosquito problem from STP.
18. The Proponent shall operate STP continuously by providing stand by DG set in case of power failure.
19. It is the sole responsibility of the proponent that the treated sewage water disposed for green belt development/ avenue plantation should not pollute the soil/ ground water/ adjacent canals/ lakes/ ponds, etc
20. Adequate measures should be taken to prevent odour emanating from solid waste processing plant and STP.
21. The e - waste generated should be collected and disposed to a nearby authorized e-waste centre as per E- waste (Management & Handling), Rules 2016 as amended.
22. Diesel power generating sets proposed as source of back-up power during operation phase should be of enclosed type and conform to rules made under the Environment (Protection)

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Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets.

23. The noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
24. Spent oil from D.G sets should be stored in HDPE drums in an isolated covered facility and disposed as per the Hazardous & other Wastes (Management & Transboundary Movement) Rules 2016. Spent oil from D.G sets should be disposed off through registered recyclers.
25. The proponent is required to provide a house hold hazardous waste / E-waste collection and disposal mechanism.
26. The proponent shall ensure that storm water drain provided at the project site shall be maintained without choking or without causing stagnation and should also ensure that the storm water shall be properly disposed off in the natural drainage / channels without disrupting the adjacent public. Adequate harvesting of the storm water should also be ensured.
27. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
28. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
29. The Environmental Clearance is issued based on the documents furnished by the project proponent. In case any documents found to be incorrect/not in order at a later date the Environmental Clearance issued to the project will be deemed to be revoked/ cancelled.

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Copy to:

1. The Additional Chief 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. Monitoring Cell, I A Division, Ministry of Environment & Forests,
   Paryavaran Bhavan, CGO Complex, New Delhi - 110003.
5. The District Collector, Chengalpet District.
6. Stock File.

Signature Not Verified
Digitally signed by Thiru.Deepak S.Bilgi
Member Secretary
Date: 4/27/2023 2:42:36 PM