State Expert Appraisal Committee (SEAC)

Minutes of 385th meeting of the State Expert Appraisal Committee (SEAC) held on 22.06.2023 (Thursday) at SEIAA Conference Hall, 2nd Floor, Panagal Maligai, Saidapet, Chennai 600 015 for consideration of Building Construction Projects & Mining Projects

Agenda No: 385-01

(File No: 10012/2023)

Proposed Construction of 100 bedded Hospital Building & 32 Nos. of Residential quarters at Survey No. 1507, Part-2, SIPCOT Industrial Estate, Milavittan Part-1 Village, Thoothukudi Taluk, Thoothukudi District, Tamilnadu by M/s. Employees State Insurance Corporation - For Environmental Clearance. (SIA/TN/INFRA/427997/2023, dated.04.05.2023)

The proposal was placed in the 385th SEAC meeting held on 22.06.2023. The details of the project furnished by the proponent are given in the website (parivesh.nic.in).

The SEAC noted the following:

Based on the documents submitted and the presentation made by the project proponent along with the consultant, the following facts have emerged: -

1. The environmental clearance is sought for the Construction of 100 bedded Hospital Building & 32 Nos. of Residential quarters at Survey No. 1507, Part-2, SIPCOT Industrial Estate, Milavittan Part-1 Village, Thoothukudi Taluk, Thoothukudi District, Tamilnadu by M/s. Employees State Insurance Corporation.
2. M/s. Eco Tech Labs Pvt. Ltd is the EIA Consultant for the project.
3. Total plot area of the project is 20210.16 m^2 and the built-up area is 26999.39 m^2 respectively.
4. Maximum number of floors will be B+S+G+3 and the maximum height of the building will be 17.7 m.
5. Salient features of the project as submitted by the project proponent:

PROJECT SUMMARY			
Sl. No.	Description	Total Quantity	Unit
	GENERAL		

1	Plot Area	20210.16	SQMT
2	Proposed Built Up Area	26999.39	SQMT
3	Total no of Saleable DU's/Villas	100 bedded Hospital + 32 Nos. of Residential Quarters	No.
4	Max Height - (Height of tallest block)	17.7	M
5	No.of Building Blocks (Residential + Community facilities)	Hospital Building + 32 No's of Residential Quarters (Totally 5 Blocks)	
6	Max No of Floors	3	No.
7	Expected Population	878	No.
8	Total Cost of Project	114.54	CR
9	Project Activity :	Hospital Building and Residential Quarters	
	AREAS		
10	Permissible Ground Coverage Area (%)	75	%
11	Proposed Ground Coverage Area (%)	28.86 (5832.66 sq.m)	%
12	Permissible FAR Area (xxx)	2	
13	Proposed FAR Area	0.92	
14	Other Non FAR Areas - including basement area etc.	7288.24	SQMT
15	Proposed Total Built Up Area	26999.39	SQMT
	WATER		
16	Total Water Requirement	132	KLD
17	Fresh water requirement	58	KLD
18	Treated Water Requirement	74	KLD
19	i) Wastewater Generation ii) Effluent Generation	69 KLD 10 KLD	KLD

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

20	i) Proposed Capacity of STP ii) Proposed Capacity of ETP	80 10	KLD
21	Treated Water Available for Reuse	74	KLD
22	Treated Water Recycled: i) Greenbelt Development ii) Flushing iii) HVAC	74 11 26 37	KLD
23	Surplus treated water to be discharged in Municipal Sewer with Prior permission	0	KLD
	RAINWATER HARVESTING		
24	Rainwater Harvesting - Recharge Pits	58	No.
	PARKING		
25	Total Parking Required as / Building Bye Laws	-	ECS
26	Proposed Total Parking i) Two wheeler Parking ii) Car Parking	196 44 152	ECS
27	Parking in Basements	196	ECS
	GREEN AREA		
28	Proposed Green Area (Minimum 15.0% of plot area)	3039.24	SQMT
	Total area	3039.24	
	Existing trees on plot	-	
	Number of trees to be planted	250 (+50)	
	Number of trees to be transplanted/cut	0	
	SOLID WASTE MANAGEMENT		
29	Total Solid Waste Generation i) Biodegradable waste ii) Non-Biodegradable waste iii) STP Sludge	319 128 191 10	Kg/day
30	Organic waste	128	Kg/day

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

31	Quantity of Bio-Medical Waste Generation Kg/Day	52.5	KG/DAY
32	Quantity of Hazardous waste Generation	0.3	TPA
33	Mode of disposal i) Biodegradable waste ii) Non-Biodegradable waste iii) STP Sludge iv) Bio-medical waste	 OWC & Manure Authorized recyclers Manure TNPCB Authorized recyclers	--
POWER / GREEN POWER			
34	Total Power Requirement	2000	KVA
35	DG set backup	1000	KVA
36	No of DG Sets	2 Nos. (500 KVA)	No.
37	Solar Panels – Roof Coverage	50	%
38	Hot Water Requirement	2	KLD
	Of which met by Solar Panels	-	

Population details:

POPULATION	
Hospital	**Total Population**
Inpatient	100
Outpatient	200
Staff (includes Maintenance, Doctor, Nurse, etc)	300
Visitors	100
Residential Quarters Staff	178
Total	**878**
CER	

S.No.	CER Activity	Capital cost Allocation (in Lakhs)
1	Improvement of School Infrastructure, Hygienic Toilet Facility and Maintenance for 5 years, Environmental based books for library, R.O Drinking water facility, Solar lighting, Smart Class (Projector with computer facility), Furniture, Sports Kit, Painting of school campus & Greenbelt development in and around the campus for: 1. Corporation Middle School, Sivanthakulam 2. Corporation Higher Secondary School, Cruzpuram, Thoothukudi 3. Government Higher Secondary School, Sorispuram, Korampallam, Thoothukudi 4. Government Primary School, Athimarapatti 5. Corporation Higher Secondary School, (Samuelpuram), Poobalrayarpuram Street, No. 2, Therepuram, Thoothukudi	100
2	Coral Reef Preservation in Gulf of Mannar	50
	Total	150 Lakhs

The project proposal falls under Category–8(a) of EIA Notification, 2006 (as amended).

RECOMMENDATION OF THE COMMITTEE

The Committee discussed the matter and recommended grant of environmental clearance for the project proposal as above along with standard environmental clearance conditions prescribed by MoEF&CC, GoI and the following additional conditions:

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

Additional Conditions:

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

10. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
11. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
12. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard Environmental Clearance Conditions prescribed by MoEF & CC:

1. Statutory Compliance:

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

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

2. **Air quality monitoring and preservation:**
   1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
   2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
   3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM25) covering upwind and downwind directions during the construction period.
   4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
   5. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
   6. Wet jet shall be provided for grinding and stone cutting.
   7. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
9. The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. **Water Quality Monitoring and Preservation:**
   1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
   2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
   3. Total freshwater use shall not exceed the proposed requirement as provided in the project details.
   4. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
   5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under

consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

6. At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up darea and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharges should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. **Noise Monitoring and Prevention:**
   1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate

measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six monthly compliance report.
3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. **Energy Conservation Measures:**
   1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
   2. Outdoor and common area lighting shall be LED.
   3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
   4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
   5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.
   6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. **Waste Management:**

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended from time to time. Ready mixed concrete must be used in building construction.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover:
    1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
    2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
    3. Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
    4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
8. Transport:
    1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
        a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
        b. Traffic calming measures.
        c. Proper design of entry and exit points.
        d. Parking norms as per local regulation.

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

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

10. **Corporate Environment Responsibility:**

1. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six monthly report.
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

11. **Miscellaneous:**

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in

addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Authority (SEIAA), the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also during their presentation to the State Expert Appraisal Committee.
9. No further expansion or modifications in the plant shall be carried out without prior approval of the Authority (SEIAA).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

13. The Regional Office of the MoEF&CC Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
15. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Agenda No: 385-02
(File No: 9922/2023)
Proposed Expansion of Hospital Buildings at S.F.Nos. 445/1, 2A1B, 2A2, 2B, 446/3A,4,5,9A, 23A, 453/4 & 454/10B2 of Kulasekharam 'B' Village, Thiruvattar Taluk, Kanyakumari District, Tamil Nadu by M/s. Sree Mookambika Institute of Medical Sciences - For Environmental Clearance. (SIA/TN/INFRA2/420188/2023, dated: 08.03.2023)

The proposal was placed in 385th Meeting of SEAC held on 22.06.2023. The details of the project furnished by the proponent are given on the website (parivesh.nic.in). **The SEAC noted the following:**

1. The project proponent, M/s. Sree Mookambika Institute of Medical Sciences has applied for Environmental Clearance for the Proposed Expansion of Hospital Buildings at S.F.Nos. 445/1, 2A1B, 2A2, 2B, 446/3A,4,5,9A, 23A, 453/4 & 454/10B2 of Kulasekharam 'B' Village, Thiruvattar Taluk, Kanyakumari District, Tamil Nadu.
2. The project/activity is covered under Category "B2" of Item 8(a) "Building and Construction Projects" of the Schedule to the EIA Notification, 2006.

Based on the presentation made by the EIA co-ordinator, the SEAC noted that, the EIA co-ordinator states that old hospital buildings are constructed before 2006. It was also noted that in 2003 the hospital obtained consent for 50 beds and in 2014 the hospital obtained consent for 550 nos of beds. Hence the PP shall submit year wise built up area statement (with proper proof) from date of start of construction to till date. The EIA co-ordinator shall justify whether the project comes under violation or not.

The PP shall also furnish

(i) Block wise comparison table for expansion activity.

(ii) The PP shall not extract ground water and shall furnish fresh water supply source.

(iii) STP adequacy report for expansion activity.

(iv) Demolition certificate for disposal of Part of the Main Building (Block - 3).

(v) ROA of pond water which is stored in rain water harvesting pit.

(vi) The PP shall furnish details of trees to be cut down and action plan for replacement of the same.

(vii) The PP shall revise CER.

(viii) The PP shall furnish structural stability certificate.

(ix) The PP shall furnish fire NOC.

(x) The PP shall furnish vehicle parking facilities.

(xi) The PP shall veriy workers health records and submit details of any anomalous occurrence of medical/health issues among permanent workers.

Agenda No: 385-03
(File No: 8140/2020)
Proposed Construction of IT Building in ELCO-SEZ at S.F.Nos. 439/1pt of Vilankurichi Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu by M/s. Electronics Corporation of Tamil Nadu Limited - For Environmental Clearance. (SIA/TN/MIS/178342/2020, dated:19.10.2020)

The proposal was placed in 385th Meeting of SEAC held on 22.06.2023. The

details of the project furnished by the proponent are given on the website (parivesh.nic.in).

The SEAC noted the following:

1. The project proponent, M/s. Electronics Corporation of Tamil Nadu Limited, has applied for Environmental Clearance for the proposed Construction of IT Building in ELCO-SEZ at S.F.Nos. 439/1pt of Vilankurichi Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu.
2. The project/activity is covered under Category "B" of Item 8(a) "Building and Construction Projects" of the Schedule to the EIA Notification, 2006.
3. ToR issued under violation category Vide Letter No.SEIAA-TN/F.NO.8140/Violation/ToR-1378/2020 dated:27.02.2023.

Based on the presentation made by the EIA co-ordinator and since it is a violation project, the Committee decided to make a field visit by a sub-committee. During the site visit the PP shall furnish the details about water supply, OSR, traffic studies, e-waste disposal arrangements and revised CER to the sub-committee.

On receipt of the inspection report, further deliberation of the project will be done.

Agenda No: 385 -04

(File No: 9923/2023)

Proposed construction commercial building Project at Old S.No. 520pt, 521/1pt and 524pt, T.S.No.3 part, Block No. 67, Ward B, Ambattur Village, Ambattur Taluk, Chennai District, Tamilnadu by M/s. Casagrand Magick Rufy Private Limited. - For Environmental Clearance SIA/TN/INFRA2/422151/2023, dated 16.3.2023)

The proposal was placed in this 385th SEAC Meeting held on 22.06.2023. The project proponent gave detailed presentation. The details of the project furnished by the proponent are available in the website (parivesh.nic.in). The project proponent gave detailed presentation.

Based on the documents submitted and presentation made by the project proponent along with the consultant, the following facts have emerged: -

1) The environmental clearance is sought for Construction Project at Old S.No. 520pt, 521/1pt and 524pt, T.S.No.3 part, Block No. 67, Ward B, Ambattur Village,

Ambattur Taluk, Chennai District, Tamilnadu by the PP M/s. Casagrand Magick Rufy Private Limited.

2) M/s. Eco Tech Labs Pvt. Ltd. is the EIA Consultant for the project.
3) Total plot area of the project is 7379.32 m2 and built-up area is 23848.63 m2 respectively.
4) Maximum number of floors will be **2 basement floor + Ground floor (Shops & Shopping Market) + First Floor (Shops & Restaurant) + Second and Third Floor (Fun centre cum multiplex theatre with 6 screens)** and maximum height of the building will be 23.80 m.
5) Total Saleable DU's (dwelling units) is **Nil**
6) Salient features of the project as submitted by the project proponent:

PROJECT SUMMARY			
Sl. No.	Description	Total Quantity	Unit
	GENERAL		
1	Plot Area	7379.32	SQMT
2	Proposed Built Up Area	23848.63	SQMT
3	Total no of Saleable DU's/Villas	-	No.
4	Max Height - (Height of tallest block)	23.80	M
5	No of Building Blocks (Residential + Community facilities)	1 (Commercial Building)	
6	Max No of Floors	3	No.
7	Expected Population	8945	No.
8	Total Cost of Project	84.37	CR
9	Project Activity :	Proposed construction of Commercial Building (Shopping Mall, Food Court & Multiplex Theatres)	
	AREAS		
10	Permissible Ground Coverage Area (56.66%)	4181.56	SQMT

11	Proposed Ground Coverage Area (58.60%)	4324.44	SQMT
12	Permissible FAR Area	2	
13	Proposed FAR Area	1.963	
14	Other Non FAR Areas - including basement area etc.	9241.72	SQMT
15	Proposed Total Built Up Area	23848.63	SQMT
	WATER		
16	Total Water Requirement	246	KLD
17	Fresh water requirement	82	KLD
18	Treated Water Requirement	164	KLD
19	Wastewater Generation	173	KLD
20	Proposed Capacity of STP	180	KLD
21	Treated Water Available for Reuse	164	KLD
22	Treated Water Recycled	99	KLD
23	Surplus treated water to be discharged in Municipal Sewer with Prior permission	0	KLD
	RAINWATER HARVESTING		
24	Rainwater Harvesting - Recharge Pits	11	No.
25	Rainwater Harvesting Sump Capacity	90	M^3
	PARKING		
25	Total Parking Required as / Building Bye Laws	457	ECS
26	Proposed Total Parking	864	ECS
27	Parking in Basements	802	ECS
	GREEN AREA		
28	Proposed Green Area (Minimum 15.0% of plot area)	1154.53	SQMT
	Total area	1154.53	SQMT
	Existing trees on plot	0	

	Number of trees to be planted	100 Nos.	
	Number of trees to be transplanted/cut	0	
SOLID WASTE MANAGEMENT			
29	Total Solid Waste Generation	2083.4	Kg/day
30	Organic waste	833.36	Kg/day
31	Mode of Treatment & Disposal	Will be treated in Organic Waste Converter and used as manure for gardening	TPD
32	Quantity of Sludge Generated from STP & Disposal	14 kg/day and will be used as manure for greenbelt development	KG/DAY
33	Quantity of E-Waste Generation & Disposal	-	KG/DAY
34	Quantity of Hazardous waste Generation & Disposal	0.3	TPA
POWER / GREEN POWER			
35	Total Power Requirement	1600	KVA
36	DG set backup	2020	KVA
37	No of DG Sets	2 Nos. of 1010 KVA	No.
38	Solar Panels – Roof Coverage	50	%
39	Hot Water Requirement	-	
	Of which met by Solar Panels	-	

Population details:

POPULATION			
Commercial	DU'S	POP/DU	TOTAL POPULATION
Multiplex Theatres			6592

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

Hypermarket		360
Anchor Shop		277
Showroom		84
Kiosk		33
Café		15
Restaurant		257
Food Court		396
Fun Centre		117
Total Visitors		814
Total Population		8945

The project proposal falls under Category–8(a) of EIA Notification, 2006 (as amended).

RECOMMENDATION OF THE COMMITTEE

The Committee discussed the matter and recommended grant of environmental clearance for the project proposal as above along with standard environmental clearance conditions prescribed by MoEF&CC, GoI and the following additional conditions:

Additional Conditions:

1. The construction shall comply with Green Building norms and shall get minimum IGBC Gold rating.
2. STP shall be installed on 10-year BOOT basis, so that the construction and maintenance are combined in one single responsibility.
3. The project proponent shall provide entry and exit points for the OSR area, play area as per the norms for the public usage and as committed. The PP shall construct a pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and

wastage of runoff waters during the period of heavy rainfall. and (3) as a device which was crucial to the overall eco-system.

4. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
5. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
6. The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.
7. The project proponent should develop green belt in the township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
8. Project proponent should invest the CSR/CER amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
9. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF&CC/Director of Environment and other concerning authority regularly.
10. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
11. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
12. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard Environmental Clearance Conditions prescribed by MoEF & CC:

1. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for nonforest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. **Air quality monitoring and preservation:**

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

height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. **Water Quality Monitoring and Preservation:**

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

8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up darea and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharges should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.

18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

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

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2. Outdoor and common area lighting shall be LED.
3. The proponent shall provide solar panels covering a minimum of 50% of terrace area as committed.
4. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.
7. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management:
   1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
   2. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions

for general safety and health aspects of people, only in approved sites with the approval of competent authority.

3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended from time to time. Ready mixed concrete must be used in building construction.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. **Green Cover:**

1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3. Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
5. A wide range of indigenous plant species should be planted as given in the Appendix-I, in consultation with the Government Forest/Horticulture Departments and State Agriculture University.

8. **Transport:**
   1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
      a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
      b. Traffic calming measures.
      c. Proper design of entry and exit points.
      d. Parking norms as per local regulation.
   2. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

10. **Corporate Environment Responsibility:**
   1. The proposed CER amount of Rs. 80 lakhs as committed shall be spent before obtaining CTE.

2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six monthly report.
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

11. Miscellaneous:

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Authority (SEIAA), the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also during their presentation to the State Expert Appraisal Committee.
9. No further expansion or modifications in the plant shall be carried out without prior approval of the Authority (SEIAA).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
13. The Regional Office of the MoEF&CC Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
15. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Agenda No: 385 -05
(File No: 9972/2023)
Proposed construction of residential building at S.No. 134/2A, 135/1, 135/2, 136/1, 136/2, 136/3, 136/4, 136/5, 136/6A, 136/6B, 136/7, 138/1, 138/2B2, Siruseri Village, Thirupporur Taluk, Chengulpet District, Tamilnadu by M/s. Pragnya South City Projects Private Limited. - For Environmental Clearance SIA/TN/INFRA2/425367/2023, dated 08.4.2023)

The proposal was placed in this 385th SEAC Meeting held on 22.06.2023. The project proponent gave detailed presentation. The details of the project furnished by the proponent are available in the website (parivesh.nic.in). The project proponent gave detailed presentation.

1. Earlier, the PP has obtained EC vide letter No. SEIAA/TN/F.509/EC/ 8(b)/230/2012 dt: 07.11.2013 for the construct residential Apartment at S.No.90/3A1A,3A1B(PART) of Pudupakkam village & S.No.123, 127/1, 2, &3, 130/1A, 1B, 10, 11, 12, 13, 14, 15B, 16, 17A1B, 17A2, 17B1, 17B2, 17B3, 18, 19, 20, 132/1A, 1B, 3, 133, 134/1A1, 1A2, 1B, 1C, 1D, 2A, 2B, 135/1, 2, 136/1, 2, 3, 4, 5, 6A, 6B, 6C, 7, 137/1, 2, 138/1, 2A, 2B1, 2B2, 3, 4, 5A, 5B, 139/2D(PART), 3, 4(PART), 5, 6, 7, 8, 9, 10, 151/3(PART), 153/1, 2A, 2B, 3, 4, 5, 6, 154/1, 2, 155/1, 2, 156/1, 2, 3, 4A, 4B, 5B, 6, 8A, 9B1A, 9B1B, 9B2, 10B, 11, 157/1(PART), 2(PART), 3(PART), 4(PART), 5(PART), 6(PART), 158/1(PART), 2(PART), 159/5(PART), 7(PART), 8(PART), 11(PART), 12(PART), 160/2A1(PART), 2A2, 2B, 3, 4,

5A, 5B, 6, 161, 162 & 163/4A(PART), 4B(PART), 5(PART), 6 of Siruseri Village, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu, comprising of Block A (4 Towers)—2 stilts+18 floors, Block B(3 Towers)-- 1 stilts+14 floors, Block C(7 Towers)--2 stilts+18 floors, Block D(1 Towers)--2 stilts+14 floors, Club House- Ground +1Floor, Retail- Ground +3 floors. Total no. of dwelling units – 3544 units. Total number of occupants is 17720. The area of the plot is 181137.29 m2 and the built up area is 542148 m2. The parking area as per report is 142434 m2 respectively and green belt area is 44515.4 m2 ".

2. Now, the PP has submitted the proposal for EC for construction of Residential building at S.No. 134/2A, 135/1, 135/2, 136/1, 136/2, 136/3, 136/4, 136/5, 136/6A, 136/6B, 136/7, 138/1, 138/2B2, Siruseri Village, Thirupporur Taluk, Chengulpet District, Tamilnadu
3. The project consists Daffodils Block [Block C2] : Stilt 1 + Stilt 2 + 18 Floors & CS6 [Car Parking Block] : Stilt 1 + Stilt 2built up area of 48,487.64 Sq.m.
4. The PP also reported that Due to Covid-19 and poor market status, 2013 EC was not fully executed and now they are applying separate EC for Each block as a Market strategy and EC SEIAA/TN/F.509/EC/ 8(b)/230/2012 dt: 07.11.2013 validity also got expired. So, same was surrendered to TNSEIAA on 13.02.2023.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

Consent /EC description	Builtup Area-Sq.m	Item	Block-A	Block-B	Block-C	Block-D & Club House & Retail
EC SEIAA/TN/F.509/EC/8(b)/230/2012 dt: 07.11.2013	5,42,148	Each Tower built up area (A)	33700	17117	44600	43797
		No of Tower (B)	4	3	7	1
		Blockwise Built up area (AxB)	134800	51351	312200	43797
		Total Built up area as per EC	5,42,148			

Constructed as per Consent order vide: 2304213002748 dt:18.01.2023	1,56,469	Tower constructed	Block-A1	Block-B1	Block-C1	Block-C7	Club house, Podium and Other
		Blockwise Built up area	33700	17117	44600	44600	16452
		Total Built up area as per Consent	1,56,469				

Proposed EC for Phase 2 (Daffodils) Tower * in 2023	48,487.64	Daffodils Block (Block C2)	44,869.56
		CS-6 (Car Parking Blocks)	3618.08

Based on the presentation and documents furnished by the PP, the SEAC observed that the the earlier EC will be valid till 6.11.2024. The MOEF&CC has issued OM No. F.No. 1A3-22/10/2022-1A.III (E 177258) Dt. 29.3.2022 and prescribed the procedure to be followed by the PP while surrendering the prior EC accorded by the MOEF&CC/SEIAA for developmental projects.

Therefore, SEAC decided to defer the proposal and instructed the PP to comply with the above said OM.

Agenda No: 385 -06
(File No: 9972/2023)
Proposed construction of IT/ITES office building at Old S.No.12 part, New T S.No.164, Plot No. 11,Thiru-Vi-Ka Industrial Estate, Alandur Village, Guindy Taluk, Chennai District, Tamilnadu by M/s. A G Constructions And Infrastructure LLP - For Environmental Clearance (SIA/TN/INFRA2/422475/2023, dated 17.3.2023)

The proposal was placed in this 385th SEAC Meeting held on 22.06.2023. The project proponent gave detailed presentation. The details of the project furnished by the proponent are available in the website (parivesh.nic.in). The project proponent gave detailed presentation.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

The SEAC noted the following.

1. The project involves construction of IT/ITES Office Building comprises consisting of Extended Double Basement Floor + Stilt Floor (Part)+ First to Third Floor Parking + 8 Floors IT/ITES Building.
2. Total land area is 4046.82 Sq.m & the total built-up area of the proposed IT/ITES Office Building is 28075.17 Sq.m.
3. As per CMDA land use classification it fall under Industrial use land and it consists an existing structures.
4. The also obtained demolition orders from CMDA.

Therefore, SEAC decided to defer the proposal and instructed the PP to complete the demolition work as per the instructions of the CMDA, after which the proposal can be taken up for consideration.

Agenda No: 385-07
(File No: 9592/2022)
Proposed Expansion of Residential development project at Survey No. 334/2, 3, 4, 335/2, 336/1 to 6A, T.S.No. 38/1 in Krishnarayapuram Village, Coimbatore North Taluk, Coimbatore District, Tamilnadu by M/s. Globus Arima Builders LLP- For Environmental Clearance.(SIA/TN/INFRA2/407361/2022, dated 21.11.2022)

Earlier, this proposal was placed in 345th SEAC meeting held on 10.01.2023.

The SEAC noted the following:

1. The Project Proponent, M/s. **Globus Arima Builders LLP** has applied for Environmental Clearance for the **Proposed Expansion of Residential development project at Survey No. 334/2, 3, 4, 335/2, 336/1 to 6A, T.S.No. 38/1 in Krishnarayapuram Village, Coimbatore North Taluk, Coimbatore District, Tamilnadu.**
2. The project/activity is covered under Category "B" of item 8(a) "Building and Construction Projects" of the Schedule to the EIA Notification, 2006.Based on the presentation and documents furnished by the project proponent, SEAC decided to call for the following details from the project proponent:

1. Certified compliance report obtained from IRO, Chennai on the existing EC issued to the unit.

Now, the PP has furnished the Certified compliance report obtained from IRO, Chennai

and the proposal was placed in this 385th SEAC Meeting held on 22.06.2023.Based on the documents submitted and presentation made by the project proponent along with the consultant, the following facts have emerged: -

1. Earlier, M/s. GLOBUS ARIMA BUILDERS LLP has obtained Environmental Clearance for the construction of Residential Complex in S. No. 334/2, 3, 4, 335/2, 336/1 to 6A, T.S.No. 38/1PT in Krishnarayapuram Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu vide S Letter No. SEIAA/TN/F.5535/EC/8(a)/628/2018 dated: 31.12.2018 . The project development comprises of-6 blocks with a combined Triple Basement Block A, B, C each with G+12 floors, Block D with S+9 floors, Block E - EWS with S + 11 floors) and Club house with Triple Basement + G+3 floors. The total plot area is 18292.69 Sqm and Total built up area is 83098.11 Sqm. **Total number of dwelling units is 338.**
2. **The environmental clearance is sought for the proposed expansion of Construction of Residential Complex in** S. No. 334/2, 3, 4, 335/2, 336/1 to 6A, T.S.No. 38/1 in Krishnarayapuram Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu by M/s. GLOBUS ARIMA BUILDERS LLP.
3. M/s. Ecotech Labs Private Limited is the EIA Consultant for the project.
4. Total plot area of the project is **18292.69** m2 and built-up area is **94932.96 Sq.m** respectively.
5. Maximum number of floors will be **16 Floors** and maximum height of the building will be 47.95 m.
6. Total Saleable DU's (dwelling units) is **301 Nos.**
7. Salient features of the project as submitted by the project proponent:

PROJECT SUMMARY					
Sl. No.	Description	Existing EC		Proposed Expansion	
		Total Quantity	Unit	Total Quantity	Unit
GENERAL					
1	Plot Area	18292.69	SQMT	18292.69	SQMT

2	Proposed Built Up Area	83098.11	SQMT	94932.96	SQMT
3	Total no of Saleable DU's/Villas	338	No.	331	No.
4	Max Height - (Height of tallest block)	48	M	48	M
5	No of Building Blocks (Residential + Community facilities)	The project development comprises of-6 blocks with a combined Triple Basement Block A, B, C each with G+12 floors, Block D with S+9 floors, Block E - EWS with S + 11 floors) and Club house with Triple Basement + G+3 floors		The project development comprises of 6 blocks with a combined Triple Basement Tower A – G+12 Floors, Tower B & C each with G+16 floors, Tower D with G+12 floors, Tower E – G+12 Floors and Club house with Triple Basement + G+3 floors	
6	Max No of Floors	12	No.	16	No.
7	Expected Population (Residential + Floating)	1804 (1690 residential+114 floating)	No.	1671 (1505 residential+166 floating)	No.
8	Total Cost of Project	94.92	CR	238.93	CR
9	Project Activity:				
	AREAS				
10	Permissible Ground Coverage Area	5628.52	SQMT	5628.52	SQMT
11	Proposed Ground Coverage Area	3944 (22%)	SQMT	3944 (22%)	SQMT

12	Permissible FSI Area	45731.725	SQMT	59451.24	SQMT
13	Proposed FSI Area	45650.09	SQMT	59251.17	SQMT
14	Other Non FSI Areas - including basement area etc.	37448.01	SQMT	35631.79	SQMT
15	Proposed Total Built Up Area	83098.11	SQMT	94932.96	SQMT
	WATER				
16	Total Water Requirement	250	KLD	224	KLD
17	Fresh water requirement	155	KLD	138	KLD
18	Treated Water Requirement	95	KLD	86	KLD
19	Wastewater Generation	214	KLD	202	KLD
20	Proposed Capacity of STP	230	KLD	230	KLD
21	Treated Water Available for Reuse	203	KLD	192	KLD
22	Treated Water Recycled	95	KLD	86	KLD
23	Surplus treated water to be discharged in Municipal Sewer with Prior permission, if any	108	KLD	106	KLD
	RAINWATER HARVESTING				
24	Rainwater Harvesting - Recharge Pits	12	No.	12	No.
25	Rainwater Harvesting Sump Capacity	70	M^3	70	M^3
	PARKING				
25	Total Parking Required as / Building Bye	Cars – 81 2-wheelers - 250	ECS	Cars – 85 2-wheelers - 216	ECS

	Laws				
26	Proposed Total Parking	Cars – 139 2-wheelers - 513	ECS	Cars – 139 2-wheelers - 513	ECS
27	Parking in Basements	Cars – 89 2-wheelers - 463	ECS	Cars – 89 2-wheelers - 463	ECS
	GREEN AREA				
28	Proposed Green Area (Minimum 15.0% of plot area)	2744	SQMT	2744	SQMT
	Total area	18292.69	SQMT	18292.69	SQMT
	Existing trees on plot	Nil	Nos.	50	Nos.
	Number of trees to be planted	230	Nos.	180	Nos.
	Number of trees to be transplanted/cut	Nil	Nos.	Nil	Nos.
	SOLID WASTE MANAGEMENT				
29	Total Solid Waste Generation	0.861	TPD	0.936	TPD
30	Organic waste	0.517	TPD	0.374	TPD
31	Mode of Treatment & Disposal	Will be treated in Organic Waste Converter and used as manure for gardening.	TPD	Will be treated in Organic Waste Converter and used as manure for gardening.	TPD
32	Quantity of Sludge Generated from STP & Disposal	21	KG/DAY	15	KG/DAY
33	Quantity of E-Waste Generation & Disposal	-	KG/DAY	-	KG/DAY
34	Quantity of Hazardous waste	-	LPD	-	LPD

	Generation & Disposal				
	POWER / GREEN POWER				
34	Total Power Requirement	2000	KW	3200	KW
35	DG set backup	1 no. of 300 KVA & 1 No of 350 KVA	KVA	250 KVA X 2, 200 KVA X 1, 82.5 KVA X1	KVA
36	No of DG Sets	2	No.	4	No.
37	Solar Panels – Roof Coverage	25	%	50	%
38	Hot Water Requirement Of which met by Solar Panels	-		1505	Litres

Details of POPULATION		
	TOTAL POPULATION (Existing EC) (Nos.)	TOTAL POPULATION (Proposed Expansion Activity) (Nos.)
Residential		
Total Saleable Du's	338	301
POP/DU	5	5
TOTAL Residential POPULATION	1690	1505
Non-Residential		
CLUB house (Employees etc.)	-	-
Club	-	-
Commercial	-	-
Facility Management Staff	98	151
Total Non- Residential		
Visitors		

Residential	16	15
Club/Community Hall	-	-
Commercial	-	-
Total Visitors	-	-
Total Population (Residential + Non-Residential + Visitor)	1804	1671
EMP Cost	Capital Cost - Rs. 153 Lakhs ; Recurring cost- 35.84 Lakhs	
CER Cost	Rs. 50 Lakhs	

Details of CER Activities

S. No.	CER Activity	Capital cost Allocation (in Lakhs)
1	Provision of basic amenities, required infrastructure developments and sports development such as compound wall, safe drinking water, Hygienic Toilets facilities, furnitures & greenbelt development for ➢ Government School, 1.51 km, N ➢ Government school, Sowripalayam – 2.42 km (SE	50
Total Cost Allocation		50

After detailed deliberation, SEAC decided to recommend the proposal to SEIAA for grant of Environmental Clearance subject to the following conditions in addition to the normal conditions.

1. The proponent shall obtain fresh water supply & disposal of excess treated sewage commitment letter from local body before obtaining CTO.
2. The proponent shall provide solar panels covering 40% of terrace area as committed.
3. The project proponent shall provide sewage treatment plant 230 KLD and treated water shall be utilized for flushing, green belt proposed and excess treated water shall be disposed through local body.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

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

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

13. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
14. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
15. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.
16. 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 include demolishing plan & its mitigation measures in the EMP and adhere the same as committed.

Standard Environmental Clearance Conditions prescribed by MoEF & CC:

1. Statutory Compliance:

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

6. The project proponent shall obtain the necessary permission for drawing of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:
    1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
    2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
    3. The project proponent shall install a system to carry out Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM25) covering upwind and downwind directions during the construction period.
    4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and

other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

5. Sand, murram, loose soil, cement, stored on site should be covered adequately so as to prevent dust pollution.
6. Wet jet shall be provided for grinding and stone cutting.
7. Unpaved surfaces and loose soil should be adequately sprinkled with water to suppress dust.
8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
9. The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
11. For indoor air quality the ventilation provisions as per National Building Code of India.

2. **Water Quality Monitoring and Preservation:**

a. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

b. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

c. Total freshwater use shall not exceed the proposed requirement as provided in the project details.

d. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).

e. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

f. At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

g. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.

h. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

i. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

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

k. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

l. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage

capacity of minimum one day of total freshwater requirement shall be provided. In areas where ground water recharging is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

m. All recharges should be limited to shallow aquifer.

n. No ground water shall be used during construction phase of the project.

o. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

p. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).

q. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.

r. No sewage or untreated effluent water would be discharged through storm water drains.

s. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

t. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be taken to mitigate the odor problem from STP.

u. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development,

Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

3. **Noise Monitoring and Prevention:**
   a. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
   b. Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of Half Yearly Compliance Report (HYCR).
   c. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
4. **Energy Conservation Measures:**
   a. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
   b. Outdoor and common area lighting shall be LED.
   c. The proponent shall provide solar panels covering a minimum of 50% of terrace area as committed.
   d. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
   e. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

f. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.

g. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

5. Waste Management:

a. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

b. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

c. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

d. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

e. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

f. Any hazardous waste generated during construction phase shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

g. Use of environmentally friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity.

These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

h. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended from time to time. Ready mixed concrete must be used in building construction.

i. Any wastes from construction and demolition activities related thereto shall be managed to strictly conform to the Construction and Demolition Rules, 2016.

j. 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.

6. Green Cover:

a. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

b. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

c. Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i:e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

d. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

e. A wide range of indigenous plant species should be planted as given in the Appendix-I, in consultation with the Government Forest/Horticulture Departments and State Agriculture University.

7. **Transport:**

a. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

i. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

ii. Traffic calming measures.

iii. Proper design of entry and exit points.

iv. Parking norms as per local regulation.

b. Vehicles hired to bring construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

c. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

8. **Human Health Issues:**

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

9. **Corporate Environment Responsibility:**
   a. The PP shall complete the CER activities, as committed.
   b. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of Half Yearly Compliance Report (HYCR).
   c. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
   d. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly

approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

10. **Miscellaneous:**

a. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

b. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.

c. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

d. The project proponent shall submit Half Yearly Compliance Reports (HYCR) on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.

e. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

f. The project proponent shall inform the Authority (SEIAA) of the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

g. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

h. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also during their presentation to the State Expert Appraisal Committee.

i. No further expansion or modifications to the plant shall be carried out without prior approval of the Authority (SEIAA).

j. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

k. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

l. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time-bound manner shall implement these conditions.

m. The Regional Office of the MoEF&CC Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

n. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

o. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Agenda No: 385 – 08.
(File No. 9931/2023)

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

Proposed expansion of Construction of Residential Complex in S. No. 552/1A1, 553/2B1A, 553/2B2A, 742/1P, 742/2, 743/3B, 744/1B, 744/1C, 745/1A, 745/1B & 745/2B, Sholinganallur Village, Sholinganallur Taluk, Chennai District, Tamilnadu by M/s. NCC Urban Infrastructure Ltd. - For Environmental clearance for Expansion .
SIA/TN/INFRA2/419952/2023 Dt:27.02.2023

The proposal was placed for appraisal in the 385th meeting of SEAC held on 22.06.2023. The details of the project furnished by the proponent are available on the PARIVESH web portal (parivesh.nic.in).

Based on the documents submitted and presentation made by the project proponent along with the consultant, the following facts have emerged: -

1. Earlier, M/s. NCC Urban Infrastructure Ltd has obtained Environmental Clearance for the construction of Residential Complex in S. No. 552/1A1, 553/2B1A, 553/2B2A, 742/1P, 742/2, 743/3B, 744/1B, 744/1C, 745/1A, 745/1B & 745/2B, Sholinganallur Village, Sholinganallur Taluk, Chennai District, Tamilnadu vide SEIAA-TN/F.5007/EC/8(a)/688/2020 dated: 03.01.2020 valid upto 02.01.2027. The project consists of total 7 Residential towers with 770 nos. of dwelling units; Tower 1 to Tower 4 and Tower 6 & 7 with combined Basement + Stilt + 14 floors (each) and Tower 5 with combined Basement + Stilt + 13 floors and a clubhouse with Ground + Upper three floors-with the total built up area of 115358.04 Sq.m and the total plot area 30,755.10 Sq.m
2. The environmental clearance is sought for the proposed expansion of Construction of Residential Complex in S. No. 552/1A1, 553/2B1A, 553/2B2A, 742/1P, 742/2, 743/3B, 744/1B, 744/1C, 745/1A, 745/1B & 745/2B, Sholinganallur Village, Sholinganallur Taluk, Chennai District, Tamilnadu by M/s. NCC Urban Infrastructure Ltd.
3. M/s. Ecotech Labs Private Limited is the EIA Consultant for the project.
4. Total plot area of the project is **30,755.10** m2 and built-up area is **112271.8** m2 respectively.
5. Maximum number of floors will be **15 Floors** and maximum height of the building will be 47.95 m.
6. Total Saleable DU's (dwelling units) is **770 Nos.**

7. The project proposal falls under Category–8(a) of EIA Notification, 2006 (as amended).

Salient features of the project as submitted by the project proponent:

PROJECT SUMMARY					
Sl. No.	Description	Existing EC		Proposed Expansion	
		Total Quantity	Unit	Total Quantity	Unit
GENERAL					
1	Plot Area	30,755.10	SQMT	No Change	
2	Proposed Built Up Area	115358.04	SQMT	112271.8	SQMT
3	Total no of Saleable DU's/Villas	770	No.	No Change	
4	Max Height - (Height of tallest block)	44.95	M	47.95	M
5	No of Building Blocks (Residential + Community facilities)				

S. No.	Block	Existing EC	Expansion EC
I.	Block 1 (HRB)	Combined basement+ Combined stilt floor + 14 Floors	Combined Stilt + Combined first floor + 15 Floors with 110 Dwelling Units
II.	Block 2 (HRB)	Combined basement+ Combined	Combined Stilt + Combined first floor + 15 Floors

		stilt floor + 14 Floors	with 108 Dwelling Units
III.	Block 3 (HRB)	Combined basement+ Combined stilt floor + 14 Floors	Combined Stilt + Combined first floor + 15 Floors with 108 Dwelling Units
IV.	Block 4 (EWS)	Combined basement+ Combined stilt floor + 14 Floors	Combined Stilt + Combined first floor + 15 Floors with 150 Dwelling Units
V.	Block 5 (HRB)	Combined basement+ Combined stilt floor + 13 Floors	Combined Stilt + Combined first floor + 14 Floors with 102 Dwelling Units
VI.	Block 6 (HRB)	Combined basement+ Combined stilt floor + 14 Floors	Combined Stilt + Combined first floor + 15 Floors with 110 Dwelling Units
VII.	Block 7 (HRB)	Combined basement+ Combined stilt floor + 14 Floors	Combined Stilt + Combined first floor + 15 Floors with 82 Dwelling Units
VIII.	Block 8 (NHRB)	Club House - Ground +	Club House - Ground floor + 3 floors + 4th floor

				Upper three floors		(Part) with Multipurpose Hall, Mart, Spa, Gym, Billiards, Shuttle, Table Tennis & Swimming Pool	
6	Max No of Floors	14		No.	15		No.
7	Expected Population (Residential +Floating)	4235(3850 residential+385 floating)		No.	No Change		
8	Total Cost of Project	211.84		CR	No Change		
9	Project Activity:	The project consists of total 7 Residential towers with 770 nos. of dwelling units; Tower 1 to Tower 4 and Tower 6 & 7 with combined Basement + Stilt + 14 floors (each) and Tower 5 with combined Basement + Stilt + 13 floors and a clubhouse with			The project consists of High Rise Building (HRB) comprising 8 Blocks; Combined Stilt floor for Block 1 to 7 + Combined 1st floor (Parking) for Block 1 to 7 + Block 1 & 6 (HRB) consisting of 2nd floor to 15th floor with 110 Dwelling units in each Block; Block 2 & 3 (HRB) consisting of 2nd floor to 15th floor with 108 Dwelling units in each block; Block - 4 (EWS)		

		Ground + Upper three floors		consisting of 2nd floor to 15th floor with 150 Dwelling units; Block - 5 (HRB) consisting of 2nd floor to 14th floor with 102 Dwelling units; Block - 7 (HRB) consisting of 2nd floor to 15th floor with 82 Dwelling units; Block - 8 (NHRB) Club House consisting of Ground floor + 3 floors + 4th floor (Part) with Multipurpose Hall, Mart, Spa, Gym, Billiards, Shuttle, Table Tennis & Swimming Pool (Totally 770 Dwelling units)
AREAS				
10	Permissible Ground Coverage Area (xx%)	7804.041	SQMT	No Change
11	Proposed Ground Coverage Area (xx%)	5846.61 (22.48%)	SQMT	
12	Permissible FSI Area (xxx)	76887.75	SQMT	

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

13	Proposed FSI Area	74211.58	SQMT		
14	Other Non FSI Areas - including basement area etc.	41146.46	SQMT	38,060.22	SQMT
15	Proposed Total Built Up Area	115358.04	SQMT	112271.8	SQMT
		WATER			
16	Total Water Requirement	564	KLD	No Change	
17	Fresh water requirement	354	KLD		
18	Treated Water Requirement	210	KLD		
19	Wastewater Generation	294	KLD		
20	Proposed Capacity of STP	350	KLD		
21	Treated Water Available for Reuse	279	KLD		
22	Treated Water Recycled	25	KLD		
23	Surplus treated water to be discharged in Municipal Sewer with Prior permission, if any	254	KLD		

RAINWATER HARVESTING				
24	Rainwater Harvesting - Recharge Pits	46	No.	No Change
25	Rainwater Harvesting Sump Capacity	100	M^3	
PARKING				
25	Total Parking Required as / Building Bye Laws	Cars – 706 2-wheelers - 110	ECS	No Change
26	Proposed Total Parking	Cars – 793 2-wheelers - 110	ECS	
27	Parking in Basements	0	ECS	
GREEN AREA				
28	Proposed Green Area (Minimum 15.0% of plot area)	4110.13	SQMT	No Change
	Total area	30,755.10	SQMT	No Change
	Existing trees on plot	Nil	Nos.	50 Nos.
	Number of trees to be planted	350	Nos.	300 Nos.
	Number of trees to be transplanted/cut	Nil	Nos.	Nil Nos.
SOLID WASTE MANAGEMENT				

29	Total Solid Waste Generation	2.001	TPD	No Change	
30	Organic waste	1.2	TPD		
31	Mode of Treatment & Disposal	Will be treated in Organic Waste Converter and used as manure for gardening.	TPD		
32	Quantity of Sludge Generated from STP & Disposal	45	KG/DAY		
33	Quantity of E-Waste Generation & Disposal	-	KG/DAY		
34	Quantity of Hazardous waste Generation & Disposal	-	LPD		
POWER / GREEN POWER					
34	Total Power Requirement	3200	KW	No Change	
35	DG set backup	4 nos. of 250 KVA	KVA		
36	No of DG Sets	4	No.		
37	Solar Panels – Roof Coverage	25	%	50	%
38	Hot Water Requirement	-		9.625	

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

	Of which met by Solar Panels				
39	Details of Population				
		Total Population (Existing EC) (Nos.)		Total Population (Proposed Expansion Activity) (Nos.)	
Residential					
Total Saleable Du's		770		No Change	
POP/DU		5			
Total Residential Population		3850			
Non-Residential					
CLUB house (Employees etc.)		-		No Change	
Club		-			
Commercial		-			
Facility Management Staff		85			
Total Non- Residential		85			
Visitors					
Residential		300		No Change	
Club/Community Hall		-			
Commercial		-			
Total Visitors		**300**			
Total Population (Residential + Non-Residential + Visitor)		**4235**		No Change	

<table>
<tr><td>EMP Cost</td><td colspan="3">Capital Cost - Rs. 290; Recurring cost- 81.3 Lakhs</td></tr>
<tr><td>CER Cost</td><td colspan="3">Rs. 105.92 Crores</td></tr>
<tr><td>Details of CER Activities</td><td colspan="3"><table>
<tr><th>S. No.</th><th>CER Activity</th><th>Capital cost Allocation (in Lakhs)</th></tr>
<tr><td>1</td><td>a) Infrastructure support for Establishment of state of art knowledge centre.
b) Provision of basic amenities such as safe drinking water, Hygienic Toilets facilities
C) Provision of permanent infrastructure based on the needy basis for following schools
• Government higher secondary school, Sholinganallur – 1.87 km, N
• Government higher secondary school, Semmenchery – 1.39 km, SW
• Perumbakkam Government High School– 1.78km, NW</td><td>55.92</td></tr>
<tr><td>2</td><td>Sholinganallur and Arasankazhani lake – Desilting, bund strengthening and</td><td>50</td></tr>
</table></td></tr>
</table>

		Plantation of trees & grass cover in bunds to prevent soil erosion.	
	Total Cost Allocation		105.92

Based on the presentation and the documents submitted by the Project proponent. SEAC noted there is no or only negligible increase in pollution load due to the proposed expansion activity, therefore SEAC decided to grant of environmental clearance for the proposed expansion activity subject to all the conditions stipulated in the EC issued vide Lr. No. SEIAA-TN/F.5007/EC/8(a)/688/2020 dated: 03.01.2020 in addition to the following conditions.

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

7. The project proponent should develop green belt in the township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
8. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
9. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF Lko/Director of Environment and other concerning authority regularly.
10. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
11. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
12. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard Environmental Clearance Conditions prescribed by MoEF & CC:

1. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.

3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6. The project proponent shall obtain the necessary permission for drawing of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:
    a. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
    b. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

c. The project proponent shall install a system to carry out Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM25) covering upwind and downwind directions during the construction period.

d. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

e. Sand, murram, loose soil, cement, stored on site should be covered adequately so as to prevent dust pollution.

f. Wet jet shall be provided for grinding and stone cutting.

g. Unpaved surfaces and loose soil should be adequately sprinkled with water to suppress dust.

h. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

i. The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.

j. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

k. For indoor air quality the ventilation provisions as per National Building Code of India.

3. **Water Quality Monitoring and Preservation:**

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

i. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

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

k. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

l. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total freshwater requirement shall be provided. In areas where ground water recharging is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

m. All recharges should be limited to shallow aquifer.

n. No ground water shall be used during construction phase of the project.

o. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

p. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).

q. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water

and gardening. As proposed, not related water shall be disposed into municipal drain.

r. No sewage or untreated effluent water would be discharged through storm water drains.

s. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

t. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be taken to mitigate the odor problem from STP.

u. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. **Noise Monitoring and Prevention:**

a. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

b. Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of Half Yearly Compliance Report (HYCR).

c. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. **Energy Conservation Measures:**

a. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

b. Outdoor and common area lighting shall be LED.

c. The proponent shall provide solar panels covering a minimum of 50% of terrace area as committed.

d. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

e. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

f. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.

g. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. **Waste Management:**

a. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
b. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
c. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
d. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
e. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
f. Any hazardous waste generated during construction phase shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
g. Use of environmentally friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
h. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended from time to time. Ready mixed concrete must be used in building construction.
i. Any wastes from construction and demolition activities related thereto shall be managed to strictly conform to the Construction and Demolition Rules, 2016.

j. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover:

a. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

b. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

c. Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

d. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

e. A wide range of indigenous plant species should be planted as given in the Appendix-I, in consultation with the Government Forest/Horticulture Departments and State Agriculture University.

8. Transport:

a. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized,

public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

i. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
ii. Traffic calming measures.
iii. Proper design of entry and exit points.
iv. Parking norms as per local regulation.

b. Vehicles hired to bring construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

c. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues:

a. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

b. For indoor air quality the ventilation provisions as per National Building Code of India.

c. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

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

e. Occupational health surveillance of the workers shall be done on a regular basis.

f. A First Aid Room shall be provided in the project both during construction and operations of the project.

10. **Corporate Environment Responsibility:**

1. The PP shall complete the CER activities, as committed, before obtaining CTE.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of Half Yearly Compliance Report (HYCR).
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of

action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

5. Miscellaneous:

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

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

9. No further expansion or modifications to the plant shall be carried out without prior approval of the Authority (SEIAA).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time-bound manner shall implement these conditions.
13. The Regional Office of the MoEF&CC Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
15. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Agenda No: 385 – 09.

(File No. 9980/2023)

Proposed expansion of Construction of Residential commercial development Project Old S. No.s 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 71/9, 71/10, 71/11, 71/12, 73/1, 73/2, 73/3, 73/4,73/5 & 73/6 and New S.Nos. 101/2A2 &101/3 of Noombal Village, Poonamallee Taluk,Tiruvallur District - For Environmental clearance (Expansion Proposal). SIA/TN/INFRA2/425704/2023 Dt:12.04.2023

The proposal was placed for appraisal in the 385th meeting of SEAC held on 22.06.2023. The details of the project furnished by the proponent are available on the PARIVESH web portal (parivesh.nic.in).

Based on the documents submitted and presentation made by the project proponent along with the consultant, the following facts have emerged: -

1. Earlier, Mr. B. Nagi Reddy has obtained Environmental Clearance vide Lr. No. SEIAA/TN/F.4294/EC/8(a)/428/2015/ dated: 30.11.2015 for the Construction of Residential Development at Old S.Nos. 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 71/9, 71/10, 71/11, 71/12, 73/1, 73/2, 73/3, 73/4, 73/5 & 73/6 and New S.Nos. 101/2A2 &101/3, Noombal Village, Poonamallee Taluk, Tiruvallur District vide reference (1) cited above. The project development comprises of 6 Residential Blocks with Common Basement Floor with Block 1 (Stilt + 1st to 13th Floors), Block 2 (Stilt + 1st to 13th Floors), Block 3 (Stilt + 1st to 13th Floors), Block 4 (Stilt + 1st to 13th Floors), Block 5 (Stilt + 1st to 13th Floors), EWS (Stilt + 1st to 13th Floors) and a Club House (Ground + 2 Floors) for the built-up area of 81,065.42 Sq.m.
2. Later, M/s. Prestige Estates Projects Limited obtained the Amendment in Environmental Clearance for Name Change vide Lr. No. SEIAA-TN/F.4294/EC/8(a)/428/Amend/2015 dated: 24.02.2021. Also, M/s. Prestige Estates Projects Limited obtained the revalidation in Environmental Clearance for extension of validity upto 29.11.2023 vide Letter No. SEIAA/TN/F.4294/ EC/8(a)/428/(A)/2015 dated: 08.10.2022.
3. Now, M/s. Prestige Estates Projects Limited have proposed to add Multi Level Car Parking (MLCP) with seven levels with total built-up area of 908.46 Sq.m and to revise the power requirement as 5.5 MVA and DG set as 6 nos. of 625 KVA.
4. Now, the PP M/s. Prestige Estates Project Limited has sought environmental clearance for the proposed expansion of Construction of Residential commercial development Project Old S. No.s 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 71/9, 71/10, 71/11, 71/12, 73/1, 73/2, 73/3, 73/4, 73/5 & 73/6 and New S.Nos. 101/2A2 &101/3 of Noombal Village, Poonamallee Taluk, Tiruvallur District.
5. M/s. Eco Services India Private Limited is the EIA Consultant for the project.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

6. Total plot area of the project is 23,224.89 m2 and built-up area (after expansion) is 81,973.88 m2 respectively.
7. Maximum number of floors will be B+S+ 13 floors and maximum height of the building will be 42.2 m.
8. Total Saleable DU's (dwelling units) is 637 Nos.
9. The project proposal falls under Category–8(a) of EIA Notification, 2006 (as amended).

Salient features of the project as submitted by the project proponent:

PROJECT SUMMARY					
Sl. No.	Description	Existing EC		Proposed Expansion	
		Total Quantity	Unit	Total Quantity	Unit
GENERAL					
1	Plot Area	23,224.89	Sq.m	No Change	
2	Proposed Built Up Area	81,065.42	Sq.m	908.46 (After Expansion - 81,973.88 Sq.m)	Sq.m.
3	Total no of Saleable DU's/Villas	637	No.	No Change	
4	Max Height - (Height of tallest block)	42.2	M	No Change	
5	No of Building Blocks (Residential + Community facilities)	Common Basement Floor with Block 1 (Stilt + 1st to 13th Floors), Block 2 (Stilt + 1st to 13th Floors), Block 3 (Stilt + 1st to 13th Floors), Block 4 (Stilt + 1st to 13th Floors), Block 5 (Stilt + 1st to 13th Floors), EWS (Stilt + 1st to 13th Floors) and a Club House (Ground + 2 Floors).		Common Basement Floor with Block 1 (Stilt + 1st to 13th Floors), Block 2 (Stilt + 1st to 13th Floors), Block 3 (Stilt + 1st to 13th Floors), Block 4 (Stilt + 1st to 13th Floors), Block 5 (Stilt + 1st to 13th Floors), EWS (Stilt + 1st to 13th Floors), Club House (Ground + 2 Floors) and Multi Level Car Parking (MLCP) with seven levels	

6	Max No of Floors	13	No.	No Change
7	Expected Population (3185 Residential + 74 Clubhouse + 305 Maintenance Staff & Visitors)	3564	No.	No Change
8	Total Cost of Project	91.0	Crores	188.79 Crores
9	Project Activity :	The project development comprises of 6 Residential Blocks with Common Basement Floor with Block 1 (Stilt + 1st to 13th Floors), Block 2 (Stilt + 1st to 13th Floors), Block 3 (Stilt + 1st to 13th Floors), Block 4 (Stilt + 1st to 13th Floors), Block 5 (Stilt + 1st to 13th Floors), EWS (Stilt + 1st to 13th Floors) and a Club House (Ground + 2 Floors) with a total built up area of 81, 065.42 Sq.m		The project development comprises of 6 Residential Blocks with Common Basement Floor with Block 1 (Stilt + 1st to 13th Floors), Block 2 (Stilt + 1st to 13th Floors), Block 3 (Stilt + 1st to 13th Floors), Block 4 (Stilt + 1st to 13th Floors), Block 5 (Stilt + 1st to 13th Floors), EWS (Stilt + 1st to 13th Floors) and a Club House (Ground + 2 Floors) **and Multilevel Car Parking with seven levels with a total built up area of 81,973.88 Sq.m.**
	AREAS			
10	Permissible Ground Coverage Area (40%)	9289.956	SQMT	No Change
11	Proposed Ground Coverage Area (25%)	5,826	SQMT	
12	Permissible FSI Area (2.5)	58,062.225	SQMT	
13	Proposed FSI Area (2.49)	58,003.24	SQMT	
14	Other Non FSI Areas - including basement area, parking etc.	23,062.18	SQMT	23970.64 (Additional MLCP - 908.46 SQMT) SQMT
15	Proposed Total Built Up Area	81,065.45	SQMT	81,973.88 SQMT

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

				(After Expansion)	
	WATER				
16	Total Water Requirement	453	KLD	No Change	
17	Fresh water requirement	293	KLD		
18	Treated Water Requirement	161	KLD		
19	Wastewater Generation	381	KLD		
20	Proposed Capacity of STP	400	KLD		
21	Treated Water Available for Reuse	362	KLD		
22	Treated Water Recycled	161	KLD		
23	Surplus treated water to be discharged in Municipal Sewer with Prior permission, if any	201	KLD		
	RAINWATER HARVESTING				
24	Rainwater Harvesting - Recharge Pits	15	No.	No Change	
25	Rainwater Harvesting Sump Capacity	150 Cu.m.	M^3		
	PARKING				
25	Total Parking Required as / Building Bye Laws	588 Car Parks & 145 Two Wheeler parks	Nos.	No Change	
26	Proposed Total Parking	637 Car Parks + 150 Two wheelers	Nos.	50 Car parks in MLCP	Nos.
27	Parking in Basements	331	Nos.	No Change	
	GREEN AREA				
28	Proposed Green Area (Minimum 15.0% of plot area)	3512	SQMT		
	Total area	3512	SQMT		

	Existing trees on plot	-	Nos.	No Change	
	Number of trees to be planted	290	Nos.		
	Number of trees to be transplanted/cut	-	Nos.		
	SOLID WASTE MANAGEMENT				
29	Total Solid Waste Generation	2.1	TPD	No Change	
30	Organic waste	1.2	TPD		
31	Mode of Treatment & Disposal	Decomposed through Bio-methanation Plant	-	Processed in Organic Waster Converter and used as manure for gardening	
32	Quantity of Sludge Generated from STP & Disposal	41	KG/DAY	No Change	
33	Quantity of E-Waste Generation & Disposal	-	-	3.5	T/Annum
34	Quantity of Hazardous waste Generation & Disposal	-	-	2.5	T/Annum
	POWER / GREEN POWER				
34	Total Power Requirement	2.4	MVA	5.5 (After expansion)	MVA
35	DG set backup	750	KVA	3750 (After expansion)	KVA
36	No of DG Sets	3 nos. of 500 KVA 1 no. of 250 KVA	No.	6 nos. of 625 KVA (After expansion)	No.
37	Solar Panels – Roof Coverage	33	%	50 (After expansion)	%
38	Hot Water Requirement Of which met by Solar Panels	-	-	-	-
39	**Details of Population**				

	Total Population (Existing EC) (Nos.)		Total Population (Proposed Expansion Activity) (Nos.)
	Residential		
	Total Saleable Du's	637	No Change
	POP/DU	5	
	Total Residential Population (A)	3,185	
	Non-Residential		
	CLUB house (Employees etc.)	74	No Change
	Club	-	
	Commercial		
	Facility Management Staff & Vistors	-	
	Total Non- Residential (B)	74	
	Visitors		
	Residential	305	No Change
	Club/Community Hall	-	
	Commercial	-	
	Total Visitors (C)	305	
	Total Population (Residential + Non-Residential + Visitor)	3,564	
	EMP Cost	Operation Phase: Capital Cost: Rs. 218 Lakhs Recurring Cost: Rs. 46 Lakhs	
	CER Cost	Rs. 90 /- Lakhs	
	Details of CER Activities	Amount of Rs. 45 Lakhs will be utilized for the infrastructure creation in villages of Thiruvallur District through District through District Rural Development Agency, Thiruvallur and the remaining amount of Rs. 45	

		Lakhs will be handed over to Forest Department towards development of Kurumbapatti Zoo, Salem.

Based on the presentation and the documents submitted by the Project proponent. SEAC noted that the PP's proposal is for construction of Multilevel Car Parking with seven levels and involved no changes in other parameters. SEAC, therefore, decided to recommend environmental clearance for the proposed expansion activity subject to all the conditions stipulated in the EC issued vide Lr. No. SEIAA/TN/F.4294/EC/8(a)/428/2015/ dated: 30.11.2015 & extension of validity upto 29.11.2023 vide Letter No. SEIAA/TN/F.4294/ EC/8(a)/428/(A)/2015 dated: 08.10.2022 in addition to following conditions.

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

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

6. The project proponent should develop green belt in the township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
7. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
8. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF Lko/Director of Environment and other concerning authority regularly.
9. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
10. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
11. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard Environmental Clearance Conditions prescribed by MoEF & CC:

1. Statutory Compliance:

a. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

b. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.

c. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for nonforest purpose involved in the project.

d. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

e. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

f. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

g. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

h. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

i. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

j. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:

a. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

b. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

c. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM25) covering upwind and downwind directions during the construction period.

d. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

e. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

f. Wet jet shall be provided for grinding and stone cutting.

g. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

h. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

i. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.

j. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

k. For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring and Preservation:

a. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through

the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

b. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

c. Total freshwater use shall not exceed the proposed requirement as provided in the project details.

d. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

e. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

f. At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

g. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.

h. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

i. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

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

k. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

l. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

m. All recharges should be limited to shallow aquifer.

n. No ground water shall be used during construction phase of the project.

o. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

p. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

q. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.

r. No sewage or untreated effluent water would be discharged through storm water drains.

s. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified

by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

t. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.

u. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring and Prevention:

a. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

b. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of sixmonthly compliance report.

c. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures:

a. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

b. Outdoor and common area lighting shall be LED.

c. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

d. The proponent shall provide solar panels covering a minimum of 50% of terrace area as committed.

e. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

f. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.

g. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management:

a. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

b. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

c. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

d. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

e. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

f. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

g. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

h. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended from time to time. Ready mixed concrete must be used in building construction.

i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

j. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover:

a. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

b. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

c. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

d. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

e. A wide range of indigenous plant species should be planted as given in the Appendix-I, in consultation with the Government Forest/Horticulture Departments and State Agriculture University.

8. Transport:

a. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

   i. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   ii. Traffic calming measures.
   iii. Proper design of entry and exit points.
   iv. Parking norms as per local regulation.

b. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to

applicable air and noise emission standards be operated only during non-peak hours.

c. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. **Human Health Issues:**

a. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

b. For indoor air quality the ventilation provisions as per National Building Code of India.

c. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

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

e. Occupational health surveillance of the workers shall be done on a regular basis.

f. A First Aid Room shall be provided in the project both during construction and operations of the project.

10. **Corporate Environment Responsibility:**

a. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of sixmonthly report.

b. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

c. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

11. Miscellaneous:

a. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

b. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.

c. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

d. The project proponent shall submit Half Yearly Compliance Reports (HYCR) on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.

e. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

f. The project proponent shall inform the Authority (SEIAA) of the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

g. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

h. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also during their presentation to the State Expert Appraisal Committee.

i. No further expansion or modifications to the plant shall be carried out without prior approval of the Authority (SEIAA).

j. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

k. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

l. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time-bound manner shall implement these conditions.

m. The Regional Office of the MoEF&CC Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to

the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

n. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

o. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

p. The PP shall spend CER amount of Rs. 90 /- Lakhs wherein amount of Rs. 45 Lakhs will be utilized for the infrastructure creation in villages of Thiruvallur District through District through District Rural Development Agency, Thiruvallur and the remaining amount of Rs. 45 Lakhs will be handed over to Forest Department towards development of Kurumbapatti Zoo, Salem, before obtaining CTO from TNPCB.

Agenda No: 385 – 10.
(File No. 10008/2023)

Proposed construction of 100 bedded ESIC Hospital Building, Service Building and 32 Nos Residential Quarters at SF. No. 148 pt, 267 pt of Vadagal B Village, Plot No: CP-8 & CP-9 (5.12 Acres) of SIPCOT Industrial Park, Vallam Vadagal, Sriperumbudur Taluk, Kancheepuram District, TamilNadu by M/s. Employees State Insurance Corporation - For Environmental clearance.SIA/TN/INFRA2/427066/2023 Dt:22.06.2023

The proposal was placed for appraisal in the 385th meeting of SEAC held on 22.06.2023. The details of the project furnished by the proponent are available on the PARIVESH web portal (parivesh.nic.in).

Based on the documents submitted and presentation made by the project proponent along with the consultant, the following facts have emerged: -

1. The PP M/s. Employees State Insurance Corporation has sought environmental clearance for the proposed construction of 100 bedded ESIC Hospital Building, Service Building and 32 Nos Residential Quarters at SF. No. 148 pt, 267 pt of Vadagal B Village, Plot No: CP-8 & CP-9 (5.12 Acres) of SIPCOT Industrial Park, Vallam Vadagal, Sriperumbudur Taluk, Kancheepuram District, TamilNadu for the total built-up area 29112.14 Sq.m and total plot area – 20719.9 Sq.m.
2. M/s. Rightsource Industrial Solutions Private Limited is the EIA Consultant for the project.
3. Total plot area of the project is 20,719.90 m2 and built-up area is 29,112.14 m2 respectively.
4. Maximum number of floors will be S + 4 Floors and maximum height of the building will be 20.6 m.
5. Total DU's (dwelling units) is 32.
6. Salient features of the project as submitted by the project proponent:

PROJECT SUMMARY			
Sl. No.	Description	Total Quantity	Unit
GENERAL			
1	Plot Area	20,719.90	SQMT
2	Proposed Built Up Area	29,112.14	SQMT
3	Total no of DU's/Villas	32	No.
4	Max Height - (Height of tallest block)	20.6	M
5	No of Building Blocks (Residential + Community facilities)	Block 1 - Hospital Building (B + G + 2) Block 2 - Service Building (Canteen, MGPS, HVAC, Transformer room, HT Panel room & Sump) (B + G)	

		Block 3 - Mortuary Building, STP / ETP Pump room, DG room (G) Residential Quarters Block 4 - Type II & III (S + 4) Block 5 - Type IV & IV Special (S + 4)	
6	Max No of Floors	S + 4	No.
7	Expected Population (700 Hospital + 178 Residential)	878	Nos.
8	Total Cost of Project	130.19	Crores
9	Project Activity:	The proposed project is construction of 100 bedded ESIC Hospital Building of Basement + Ground + 2 Floors, Service Building (Canteen, MGPS, HVAC, Transformer room, HT Panel room & Sump) of Basement + Ground Floor, Mortuary Building, STP / ETP Pump room, DG room of Ground Floor and 32 Nos Residential Quarters (Type II – 16 Nos, Type III – 8 Nos, Type IV – 6 Nos and Type IV special – 2 Nos) of Stilt + 4 Floors.	
AREAS			
10	Permissible Ground Coverage Area (50%)	10,359.95	SQMT
11	Proposed Ground Coverage Area (36.86 %)	7,637.65	SQMT

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

12	Permissible FSI Area (2)	41,439.8	SQMT
13	Proposed FSI Area (1.03)	21,393.04	SQMT
14	Other Non FSI Areas - including basement area etc.	7,719.10	SQMT
15	Proposed Total Built Up Area	29,112.14	SQMT
	WATER		
16	Total Water Requirement	85	KLD
17	Fresh water requirement	55	KLD
18	Treated Water Requirement	30	KLD
19	Wastewater Generation	Effluent generation - 9 Sewage generation - 70	KLD
20	Proposed Capacity of STP & ETP	Effluent Treatment Plant - 15 Sewage Treatment Plant - 80 (MBBR)	KLD
21	Treated Water Available for Reuse	77	KLD
22	Treated Water Recycled	77	KLD
23	Surplus treated water to be discharged in Municipal Sewer with Prior permission, if any	Nil	KLD
	RAINWATER HARVESTING		
24	Rainwater Harvesting - Recharge Pits	43	No.
25	Rainwater Harvesting Sump Capacity	161 (80.6 x 2 Nos)	M^3

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

	PARKING		
26	Total Parking Required as / Building Bye Laws	TW - 127 FW - 127	ECS
27	Proposed Total Parking	TW - 165, FW - 175	ECS
28	Parking in Basements	FW - 108	ECS
	GREEN AREA		
29 30 31	Proposed Green Area (Minimum 15.0% of plot area)	3,129.21	SQMT
	Total area	20,719.90	SQMT
	Existing trees on plot	14	Nos.
	Number of trees to be planted	260	Nos.
	Number of trees to be transplanted/~~cut~~	14	Nos.
	SOLID WASTE MANAGEMENT		
32	Total Solid Waste Generation	0.325	TPD
33	Organic waste	0.13	TPD
34	Mode of Treatment & Disposal	Biodegradable waste (0.13 TPD) - Organic waste converter Non-biodegradable waste (0.195 TPD) - Authorized Recyclers	TPD
35	Quantity of Sludge Generated from STP & Disposal	STP - 10 (Manure for Green belt development) ETP - 0.25 (Common Landfill-TSDF)	KG/DAY
36	Quantity of Biomedical waste Generation & Disposal	45 (To be disposed in CBMWTF)	KG/DAY

37	Quantity of E-Waste Generation & Disposal	0.1 (Disposed to TNPCB/CPCB authorized recyclers)	TPA
38	Quantity of Hazardous waste Generation & Disposal	0.2 (Disposed to TNPCB/CPCB authorized re-processors)	TPA
	POWER / GREEN POWER		
39	Total Power Requirement	800	KVA
40	DG set backup	500 KVA	KVA
41	No of DG Sets	2	Nos.
42	Solar Panels – Roof Coverage	50	%
43	Hot Water Requirement Of which met by Solar Panels	36500	KWHr

Details of POPULATION	
	TOTAL POPULATION (Nos.)
Residential	
Total Du's	32
POP/DU	5
TOTAL Residential POPULATION	162
Non- Residential (Hospital)	
Inpatients	100
Outpatients	200
Facility Management Staff	300
Total Non- Residential	600
Visitors	
Residential	16
Hospital	100

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

Total Visitors	116
Total Population (Residential + Non-Residential + Visitor)	878
EMP Cost	Rs. 240 Lakhs (Capital Cost) Rs. 41 Lakhs (Operational Cost)
CER Cost	Rs. 1 Crore
Details of CER Activities	1. Irular Colony at Thandarai-Rs. 10 Lakhs 75 families; a. Community Hall b. Toilets 2. Irular Colony at Oragadam Rs. 10 Lakhs - 72 families - Toilets 3. Panchayat Union Primary School- Rs. 15 Lakhs a. Toilets with Septic Tank facility b. Flooring of class rooms and prayer hall c. Water Tank Renovation d. Roof Leakage e. Compound Wall 4. GTR Middle School, Arasampattu Rs. 5 Lakhs. a. Compound Wall – a portion only b. Aqua RO for Drinking Water 5. GTR Middle School, Sankarapuram-Rs.10 Lakhs. a. Compound Wall

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

	b. Urinals for boys and girls separately c. Sports materials for middle school children. d. Environmental Library 6. GTR Middle School, MelMadhur Rs. 5 Lakhs a. Environmental Library b. Toilets 7. Govt. Adi Dravida Hr.Sec.School, Paduvancheri, Chenglepet. Rs. 15 Lakhs a. Compound Wall 200mts b. Napkin Incinerator c. Renovation of Black Boards d. Uniforms for Scout children e. Library f. School furniture and lab equipments. g. Sports materials 8. Nellivasal Forest Hr. Sec. School – Rs. 20 Lakhs. District Forest Officer, Tiruppathur. 9. Irular Colony, Melmanambedu village, near Thiruvallur. Rs. 10 Lakhs a. Community Hall b. Toilets

The project proposal falls under Category–8(a) of EIA Notification, 2006 (as amended).

RECOMMENDATION OF THE COMMITTEE

The Committee discussed the matter and recommended grant of environmental clearance for the project proposal as above along with standard environmental clearance conditions prescribed by MoEF&CC, GoI and the following additional conditions:

Additional Conditions:

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

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

7. The project proponent should develop green belt in the township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
8. Project proponent should invest the CSR/CER amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
9. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF&CC/Director of Environment and other concerning authority regularly.
10. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
11. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
12. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard Environmental Clearance Conditions prescribed by MoEF & CC:

1. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for nonforest purpose involved in the project.

4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6. The project proponent shall obtain the necessary permission for drawal of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. **Air quality monitoring and preservation:**

a. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
b. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
c. The project proponent shall install a system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM25) covering upwind and downwind directions during the construction period.

d. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

e. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

f. Wet jet shall be provided for grinding and stone cutting.

g. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

h. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

i. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.

j. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

k. For indoor air quality the ventilation provisions as per National Building Code of India.

3. **Water Quality Monitoring and Preservation:**

a. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and

other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

b. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
c. Total freshwater use shall not exceed the proposed requirement as provided in the project details.
d. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
e. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
f. At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
g. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
h. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
i. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
j. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

k. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

l. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up darea and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

m. All recharges should be limited to shallow aquifer.

n. No ground water shall be used during construction phase of the project.

o. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

p. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

q. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.

r. No sewage or untreated effluent water would be discharged through storm water drains.

s. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of

Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

t. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.

u. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. **Noise Monitoring and Prevention:**

a. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

b. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of sixmonthly compliance report.

c. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. **Energy Conservation Measures:**

a. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

b. Outdoor and common area lighting shall be LED.

c. The proponent shall provide solar panels covering a minimum of 50% of terrace area as committed.

d. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and

thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

e. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

f. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.

g. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management:

a. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

b. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

c. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

d. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

e. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

f. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

g. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

h. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended from time to time. Ready mixed concrete must be used in building construction.

i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

j. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover:

a. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

b. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

c. Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be

ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

d. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

e. A wide range of indigenous plant species should be planted as given in the Appendix-I, in consultation with the Government Forest/Horticulture Departments and State Agriculture University.

8. **Transport:**

a. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

   i. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   ii. Traffic calming measures.
   iii. Proper design of entry and exit points.
   iv. Parking norms as per local regulation.

b. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

c. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./

competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

10. **Corporate Environment Responsibility:**
   a. The PP shall complete the committed CER activities before obtaining CTE.
   b. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six monthly report.

c. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

d. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

11. **Miscellaneous:**

a. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

b. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

c. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

d. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.

e. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

f. The project proponent shall inform the Authority (SEIAA), the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

g. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

h. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also during their presentation to the State Expert Appraisal Committee.

i. No further expansion or modifications in the plant shall be carried out without prior approval of the Authority (SEIAA).

j. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

k. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

l. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

m. The Regional Office of the MoEF&CC Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

n. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

o. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Agenda No: 385-11
(File No: 9416/2023)
Proposed Captive Resin plant with a Production Capacity of 21250 kg/day for Manufacturing of Plywood & Block Boards of 4329 MT/month at S.No. 139/2A2, 139/2B, 139/3, 140/1A2, 140/1B, 140/2, 140/3, 140/4, 140/5, 140/6, 140/7, 140/8, 146/1, 146/3B & 146/4 of Panchalam Village, Tindivanam Taluk, Villupuram District Tamil Nadu by M/s. HG Industries Limited (HGIL) - For Environmental Clearance.
(SIA/TN/IND3/425579/2023 Dt. 10/04/2023)

The proposal was placed in 385th SEAC meeting held on 22.06.2023. 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. HG Industries Limited (HGIL) (Formerly Himalaya Granites Limited) has applied for Environmental Clearance for the Proposed Captive Resin plant with a Production Capacity of 21250 kg/day for Manufacturing of Plywood & Block Boards of 4329 MT/month at S.No. 139/2A2, 139/2B, 139/3, 140/1A2, 140/1B, 140/2, 140/3, 140/4, 140/5, 140/6, 140/7, 140/8, 146/1, 146/3B & 146/4 Panchalam Village, Tindivanam Taluk, Villupuram District, Tamil Nadu.
2. The project/activity is covered under Category "B1" of Item 5(f) "synthetic organic chemicals" of the Schedule to the EIA Notification, 2006.
3. ToR issued vide Letter No.SEIAA-TN/F.No.9416/2022/5(f)/ToR-1270/2022 Dated:08.10.2022.
4. Public Hearing conducted on 28.02.2023
5. EIA report submitted on 11.04.2023

Based on the presentation made by the proponent, the SEAC called for the following details from the PP.

i. The PP shall obtain permanent fresh water supply commitment letter from the Competent authority/Municipality/Panchayat instead of relying on

tankers/Ground water.

ii. The PP shall furnish the details of STP and ETP already existing within the premises.

iii. The proponent shall provide details of Solid waste disposal facility such as organic waste convertor within project site.

iv. The PP shall revise the list of plants proposed for greenbelt as suggested by the Committee and the proponent shall complete the plantation as a part of Greenbelt development.

On receipt of the same, the subject will be taken up for further deliberation and to decide on further course of action.

Agenda No: 385-12

(File No: 9932/2023)

Proposed Expansion for the Construction of Group development at S.F.No. 318, 320, 321, 343, 344, 345/2, 345/3, 346/1, 346/2, 347/1, 348/6, 352, 353, 354, 355/1 & 355/2 of Manapakkam Village, Alandur Taluk, Chennai District, Tamil Nadu by M/s. Casagrande Smart Value Homes Private Limited- For Environmental Clearance (SIA/TN/INFRA2/420151/2023, 28.02.2023).

The proposal was placed in this 385th SEAC meeting held on 22.06.2023. The project proponent gave detailed presentation. The details of the project furnished by the proponent are available in the website (parivesh.nic.in).

The SEAC noted the following:

1. The Proponent, M/s.Casagrande Smart Value Homes Private Limited has applied for Environmental Clearance for the Proposed Expansion for the Construction of Group development at S.F.No. 318, 320, 321, 343, 344, 345/2, 345/3, 346/1, 346/2, 347/1, 348/6, 352, 353, 354, 355/1 & 355/2 of Manapakkam Village, Alandur Taluk, Chennai District, Tamil Nadu.
2. The project/activity is covered under Category "B2" of item 8(a) "Building & Construction Projects" of the Schedule to the EIA Notification, 2006.
3. Earlier, Environmental Clearance was issued to the proponent vide SEIAA Lr.No. SEIAA-TN/F.No.9387/EC/8(a)/871/2022 dated: 27.09.2022 for the

Construction comprises of Block 1: Combined Basement Floor+ Ground floor+ 4 Floors, Block 2: Combined Basement Floor+ Ground floor+ 4 Floors, Block 3: Combined Basement Floor+ Ground floor+ 4 Floors with total Built up area of 1,33,166.33 Sq.m.

4. The Expansion proposal involves Construction of Group development comprises of Block 1: Combined Basement Floor+ Ground floor+ 5 Floors with 92 dwelling units, Block 2: Combined Basement Floor+ Ground floor+ 5 Floors with 278 dwelling units, Block 3: Combined Basement Floor+ Ground floor+ 4 Floors with 111 dwelling units, Block 4: Combined Basement Floor+ Ground floor+ 4 Floors with 64 dwelling units, Block 5: Combined Basement Floor+ Ground floor+ 5 Floors with 101 dwelling units , Block 6: Club House-Ground floor + 3 Floors(swimming pool in ground floor). Total land area available is 47824.94 Sqm and the built-up area in the existing EC is 1,33,166.3 Sqm after expansion is 1,32,050 Sqm. Total Number of Dwelling Units decreased from 738 units to 646 units.

Based on the documents submitted and presentation made by the project proponent along with the consultant, the following facts have emerged: -

1. Earlier, M/s Casa Grande Smart Value Homes Private Limited have obtained Environmental Clearance for Construction of Group development in S.No : 318, 320, 321, 343, 344, 345/2, 345/3, 346/1, 346/2, 347/1, 347/2, 348/6, 352, 353, 354, 355/1, 355/2 of Manapakkam Village, Alandur Taluk, Chennai District, Tamilnadu vide **Letter No. SEIAA-TN/F.9387/EC/8(a)/871/2022 dated: 27.09.2022.** The project development comprises of–6 blocks with a **Block 1:** Combined Basement Floor+ Ground floor+ 4 Floors, **Block 2:** Combined Basement Floor+ Ground floor+ 4 Floors, **Block 3:**Combined Basement Floor+ Ground floor+ 4 Floors (Club house and swimming pool in ground floor). The total plot area is 47824.94 sqm and Total built up area is **1,33,166.3 sqm. Total number of dwelling units is 738 units**
2. **The environmental clearance is sought for the proposed expansion of Construction of Residential Complex in** S.No : 318, 320, 321, 343, 344, 345/2, 345/3, 346/1, 346/2, 347/1, 347/2, 348/6, 352, 353, 354, 355/1, 355/2 of Manapakkam Village,

Alandur Taluk, Chennai District, Tamil Nadu by M/s Casa Grande Smart Value Homes Private Limited

3. M/s. Ecotech Labs Private Limited is the EIA Consultant for the project.
4. Total plot area of the project is 47824.94 sqm and built-up area is **132050 sqm** respectively.
5. Maximum number of floors will be **5 Floors** and maximum height of the building will be 21.45 m.
6. Total Saleable DU's (dwelling units) is **646 Nos.**
7. Salient features of the project as submitted by the project proponent:

PROJECT SUMMARY					
Sl. No.	Description	Existing EC		Proposed Expansion	
		Total Quantity	Unit	Total Quantity	Unit
GENERAL					
1	Plot Area	47824.94	SQMT	47824.94	SQMT
2	Proposed Built Up Area	1,33,166.3	SQMT	132050	SQMT
3	Total no of Saleable DU's/Villas	738	No.	646	No.
4	Max Height - (Height of tallest block)	21.2	M	21.45	M
5	No of Building Blocks (Residential + Community facilities)	The project development comprises of **Block 1: Combined** Basement Floor+ Ground floor+ 4 Floors with **50** dwelling units **Block 2: Combined** Basement Floor+ Ground floor+ 4		The project developmen t comprises of Block 1: Combined Basement Floor+ Ground floor+ 5 Floors with 92 dwelling units	

		Floors with 379 dwelling units Block 3: Combined Basement Floor+ Ground floor+ 4 Floors with 309 dwelling units (Club house and swimming pool in ground floor		Block 2: Combined Basement Floor+ Ground floor+ 5 Floors with 278 dwelling units Block 3: Combined Basement Floor+ Ground floor+ 4 Floors with 111 dwelling units Block 4: Combined Basement Floor+ Ground floor+ 4 Floors with 64 dwelling units Block 5: Combined Basement Floor+ Ground floor+ 5 Floors with 101 dwelling units Block 6: Club House Ground floor + 3 Floors (swimming pool in ground floor	

6	Max No of Floors	4	No.	5	No.
7	Expected Population (Residential + Floating)	4558 (4106 residential+452 floating)	No.	4128 (3719 residential+409 floating)	No.
8	Total Cost of Project	238.78	CR	238.78	CR
9	Project Activity :				
AREAS					
10	Permissible Ground Coverage Area (xx%)	NA	SQMT	NA	SQMT
11	Proposed Ground Coverage Area (xx%)	19711.61 (43%)	SQMT	17878.28 (41%	SQMT
12	Permissible FSI Area (xxx)	95499.99 sqm	SQMT	95499.99 sqm	SQMT
13	Proposed FSI Area	96194.53 sqm	SQMT	95246.45 sqm	SQMT
14	Other Non FSI Areas - including basement area etc.	36971.77	SQMT	36803.15	SQMT
15	Proposed Total Built Up Area	1,33,166.3	SQMT	132050	SQMT
WATER					
16	Total Water Requirement	606	KLD	551	KLD
17	Fresh water requirement	375	KLD	340	KLD
18	Treated Water Requirement	231	KLD	211	KLD
19	Wastewater Generation	525	KLD	475	KLD
20	Proposed Capacity of STP	550	KLD	500	KLD
21	Treated Water Available for Reuse	499	KLD	451	KLD
22	Treated Water Recycled	231	KLD	211	KLD

23	Surplus treated water to be discharged in Municipal Sewer with Prior permission, if any	268	KLD	240	KLD
	RAINWATER HARVESTING				
24	Rainwater Harvesting - Recharge Pits	128	No.	129	No.
25	Rainwater Harvesting Sump Capacity	365	M^3	365	M^3
	PARKING				
25	Total Parking Required as / Building Bye Laws	Cars – 1073 2-wheelers - 8	ECS	Cars – 798	ECS
26	Proposed Total Parking	Cars – 1073 2-wheelers -8	ECS	Cars – 986	ECS
27	Parking in Basements	Cars – 1073 2-wheelers -8	ECS	Cars – 986	ECS
	GREEN AREA				
28	Proposed Green Area (Minimum 15.0% of plot area)	6951.5	SQMT	6951	SQMT
	Total area	47824.94	SQMT	47824.94	SQMT
	Existing trees on plot	Nil	Nos.	50	Nos.
	Number of trees to be planted	650	Nos.	650	Nos.
	Number of trees to be transplanted/cut	Nil	Nos.	Nil	Nos.
	SOLID WASTE MANAGEMENT				
29	Total Solid Waste Generation	2.156	TPD	1.952	TPD
30	Organic waste	0.862	TPD	0.781	TPD

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

31	Mode of Treatment & Disposal	Will be treated in Organic Waste Converter and used as manure for gardening.	TPD	Will be treated in Organic Waste Converter and used as manure for gardening.	TPD
32	Quantity of Sludge Generated from STP & Disposal	27	KG/DAY	25	KG/DAY
33	Quantity of E-Waste Generation & Disposal	-	KG/DAY	-	KG/DAY
34	Quantity of Hazardous waste Generation & Disposal	-	LPD	-	LPD
	POWER / GREEN POWER				
34	Total Power Requirement	6760	KW	6760	KW
35	DG set backup	2 Nos. x 275 kVA, 1 No x 360 KVA, 1 No. x 320 KVA	KVA	2 Nos. x 275 kVA, 1 No x 360 KVA, 1 No. x 320 KVA	KVA
36	No of DG Sets	4	No.	4	No.
37	Solar Panels – Roof Coverage	25	%	50	%
38	Hot Water Requirement Of which met by Solar Panels	-		10000	Litres

Details of POPULATION		
	TOTAL	TOTAL

	POPULATION (Existing EC) (Nos.)	POPULATION (Proposed Expansion Activity) (Nos.)
Residential		
Total Saleable Du's	738	646
POP/DU	1 BHK- 4, 2BHK-5, 3BHK-6, 4BHK-7	1 BHK- 4, 2BHK-5, 3BHK-6, 4BHK-7
TOTAL Residential POPULATION	4106	3719
Non-Residential		
CLUB house (Employees etc.)	-	-
Club	-	-
Commercial	-	-
Facility Management Staff	41	37
Total Non- Residential		
Visitors		
Residential	411	372
Club/Community Hall	-	-
Commercial	-	-
Total Visitors	-	-
Total Population (Residential + Non-Residential + Visitor)	4558	4128
EMP Cost	Capital Cost - Rs. 197 Lakhs : Recurring cost- 32.84 Lakhs	

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC-TN

CER Cost	Rs. 150 Lakhs		
Details of CER Activities	S. No	CER Activity	Capital cost Allocation (in Lakhs)
	Improvement of school infrastructure, sanitation facility, Maintenance of Toilets till handing over to the Association, library, Drinking water treatment plant, solar lighting & smart class (LED Projector with computer), furniture, development of sports facilities, Greenbelt development, additional classrooms for schools mentioned below		
	1.	Government Middle School, Manapakkam	20
	2.	Government Higher Secondary School, Kolapakkam	20
	3	Government High School, Mugalivakkam	20
	4	Government Higher Secondary School (ADW), Meenambakkam	20
	5	Government Boys School, Porur	20
	6	Government Tribal Residential School, Nandanam	50
	Total Cost Allocation		150

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

1. The project proposal falls under Category-8(a) of EIA Notification, 2006 (as amended).

RECOMMENDATION OF THE COMMITTEE

The Committee discussed the matter and recommended grant of environmental clearance for the proposed expansion activity subject to all the conditions stipulated in the EC issued vide Lr. No. Letter No. SEIAA-TN/F.9387/EC/8(a)/871/2022 dated: 27.09.2022 in addition to following conditions

Additional Conditions:

1. The PP shall obtain fresh water supply commitment letter and disposal of excess treated water from the local body /TWAD before obtaining CTO.
2. STP shall be installed on 10-year BOOT basis, so that the construction and maintenance are combined in one single responsibility.
3. The project proponent shall provide entry and exit points for the OSR area, play area as per the norms for the public usage and as committed. The PP shall construct a pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a device which was crucial to the overall eco-system.
4. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
5. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
6. The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

7. The project proponent should develop green belt in the township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
8. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
9. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF Lko/Director of Environment and other concerning authority regularly.
10. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
11. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
12. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard Environmental Clearance Conditions prescribed by MoEF&CC:

1. Statutory Compliance:

a. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
b. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
c. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for nonforest purpose involved in the project.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

d. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

e. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

f. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

g. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

h. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

i. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

j. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:

a. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

b. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

c. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM25) covering upwind and downwind directions during the construction period.

d. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

e. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

f. Wet jet shall be provided for grinding and stone cutting.

g. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

h. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

i. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.

j. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

k. For indoor air quality the ventilation provisions as per National Building Code of India.

3. **Water Quality Monitoring and Preservation:**

a. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and

other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

b. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

c. Total freshwater use shall not exceed the proposed requirement as provided in the project details.

d. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

e. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

f. At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

g. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.

h. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

i. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

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

k. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

l. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up darea and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

m. All recharges should be limited to shallow aquifer.

n. No ground water shall be used during construction phase of the project.

o. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

p. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

q. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.

r. No sewage or untreated effluent water would be discharged through storm water drains.

s. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end uses. Excess

treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

t. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.

u. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. **Noise Monitoring and Prevention:**

a. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

b. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of sixmonthly compliance report.

c. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. **Energy Conservation Measures:**

a. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

b. Outdoor and common area lighting shall be LED.

c. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and

thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

d. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

e. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.

f. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management:

a. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

b. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

c. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

d. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

e. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

f. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

g. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

h. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended from time to time. Ready mixed concrete must be used in building construction.

i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

j. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. **Green Cover:**

a. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

b. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

c. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be

ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

d. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport:

a. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

   i. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

   ii. Traffic calming measures.

   iii. Proper design of entry and exit points.

   iv. Parking norms as per local regulation.

b. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

c. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to

the implementation of components of the plan which involve the participation of these departments.

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

10. Corporate Environment Responsibility:
   a. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
   b. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board

resolution in this regard shall be submitted to the MoEF&CC as a part of sixmonthly report.

c. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

d. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

11. Miscellaneous:

a. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

b. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

c. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

d. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

e. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as

prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

f. The project proponent shall inform the Regional Office as well as the SEIAA, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

g. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

h. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the State Expert Appraisal Committee.

i. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA.

j. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

k. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

l. The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

m. The Regional Office of MoEF&CC 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.

n. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme

Court of India / High Courts and any other Court of Law relating to the subject matter.

o. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Agenda No: 385-13
(File No: 9974/2023)
Proposed Group Housing Development Project at S.F.Nos. 251/1, 252/1B, 253/1, 254, 257, 258, 259/2 & 260/2 of Vedavatti Village, Coimbatore South Taluk, Coimbatore District, Tamil Nadu by M/s. Town and City Developers - For Environmental Clearance under Violation (SIA/TN/INFRA2/424033/2023, 30.03.2023)

The proposal was placed in this 385th SEAC meeting held on 22.06.2023. The project proponent gave detailed presentation. The details of the project furnished by the proponent are available in the website (parivesh.nic.in).

The SEAC noted the following:

1. The Proponent, M/s. Town and City Developers has applied for Environmental Clearance under Violation for the Proposed Group Housing Development Project at S.F.Nos. 251/1, 252/1B, 253/1, 254, 257, 258, 259/2 & 260/2 of Vedavatti Village, Perur Taluk, Coimbatore District, Tamil Nadu.
2. The project/activity is covered under Category "B" of item 8(a) "Building & Construction Projects" of the Schedule to the EIA Notification, 2006.
3. The construction was reported to be started in June, 2012 and partial construction of 984 residential units and 32 shops in area of 50,855.18 sqm has been completed by March, 2014 without obtaining prior EC.
4. Earlier, the application for seeking EC was submitted to MOEF&CC on 12th December, 2011 and transferred to SEIAA, Tamil Nadu. The proposal was considered by SEAC, Tamil Nadu in its 46th meeting held on 27th November, 2013 and deferred the project to initiate credible action against the project. Subsequent to site visit by TNPCB officers on 17th March, 2014, the Board issued show cause notice on 19th March, 2014 for substantial construction carried out without obtaining prior EC from the SEIAA, Tamil Nadu Pollution

Control Board filed a case in the Court of Judicial Magistrate, Coimbatore vide Case No.3740/2014 dated 2nd June, 2014. SEAC in its 57th meeting held on 17th June, 2014 recommended for grant of EC to the project. Finally, SEIAA delisted the project vide its letter 20th November, 2014.

5. The Ministry has issued a Notification vide S.O. 804 (E) dated 14th March, 2017 for appraisal of projects for grant of Terms of Reference / Environmental Clearance which have started the work on site, expanded the production beyond the limit of environmental clearance, or changed the product mix without obtaining prior environmental clearance under the Environment Impact Assessment Notification, 2006.
6. Hence, the has submitted the online proposal No IA/TN/NCP/64723/2017 dated 16th May, 2017, along with the details in prescribed Form-1 for consideration in terms of the provisions of this Ministry's Notification S.O.804 (E) dated 14th March, 2017 and for prescribing terms of reference (ToRs) accordingly.
7. The Terms of reference (ToRs) under Violation was issued on 22nd June, 2018 for the period of 3 years. The project involves construction Group Housing Development Project at Village Vedapatti, Taluk Coimbatore South, District Coimbatore (Tamil Nadu) by M/s. Town & City Developers with total built-up of 71,040 sqm in a total plot area of 43,900 sqm at Vedapatti village, Coimbatore South Taluk, District Coimbatore (Tamil Nadu). The project site is permitted for residential cum commercial use as per the approved Master Plan of the area. Planning/building permission for built-up area of 71,040 sqm was obtained from the Directorate of Town and Country Planning, Tamil Nadu vide letter dated 7th February 2012, followed by approval by Local Planning Authority, Coimbatore vide letter dated 20th April 2012. The said project is covered under Category B of item 8(a) of schedule of the EIA Notification, 2006, and requires prior EC from SEIAA in Tamil Nadu based on the appraisal by SEAC.
8. As per MoEF&CC O.M Dt:17.02.2020, the validity of ToR shall be 4 years for all the projects/activities and 5 years for River Valley and HEP Projects.

9. The EIA Notification dt:18.01.2021 states that

"...Notwithstanding anything contained in this notification, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid.".

Hence, the ToR issued is valid till 21.06.2023.

10. The Ministry has issued a Notification vide S.O. 1030 (E) dated 08th March, 2018- for category B projects, the powers are vested with respective SEAC and SEIAA. Also, the ToR issued by the MoEF&CC dt:22nd June, 2018 states that

"...The said project is covered under Category B of item 8(a) of schedule of the EIA Notification, 2006, and requires prior EC from SEIAA in Tamil Nadu based on the appraisal by SEAC..."

11. Subsequently, the PP had submitted online application (EIA application) seeking Environmental Clearance vide Online Proposal No: SIA/TN/MIS/48331/2017 dated: -13/12/2019.

12. The processing fees and hard copy of the application have not been received. In this regard, the online proposal was returned by State Environment Impact Assessment Authority (SEIAA), Tamil Nadu.

13. Meanwhile, a petition vide Original Application (OA) No. 162 of 2015 (SZ) was made before the Hon'ble National Green Tribunal (NGT), Southern Zone. Chennai with respect to the above said project. The final order/judgment for the said petition was issued by Hon'ble NGT dated 13.01.2021 wherein NGT stated that

"...If the Town and City Developers applies for Environment Clearance to the concerned authority or if any application is pending with Comnu them, then the concerned authority is directed to consider that application and

dispose of the same in accordance with law and we are not expressing any opinion regarding granting of the same as it has to be decided by such authority in accordance with law. Interim Compensation- Rs. 10.0 Crores..."

14. Again, the PP had submitted an application vide Online Proposal No. SIA/TN/INFRA2/424033/2023 dated: 30.03.2023 to SEIAA for obtaining EC (based on ToR issued by the MoEF&CC).
15. The proposal involves group housing development comprises of Block A consisting of 6 Blocks: G+3 Floors, Block A1: G+3 Floors, Block A2:G+3 Floors, Block B consisting of 9 Blocks: G+3 Floors, Block B1 consisting of 8 Blocks: G+3 Floors, Block B2: G+3 Floors, Block B3: G+3 Floors, Block B4: G+3 Floors, Block B5:G+3 Floors, Block B6 consisting of 2 Blocks: G+3 Floors, Block B7 consisting of 2 Blocks- G+3 Floors, Block B8: G+3 Floors, Block B9: G+3 Floors, Block B10:G+3 Floors, Block C consisting of 6 Blocks: S+4 Floors, Block C1 consisting of 2 Blocks: S+4 Floors, Block C2: S+4 Floors, Block C3:S+4 Floors having total of 1356 Dwelling units and Community shops G/S+3 Floors with total built-up area of 71,339.22 Sq.m.
16. The PP filed a Petition in Hon'ble Supreme Court (CA No. 981/2021) towards review of NGT order on compensation. The Hon'ble Supreme Court Interim Order on 01.05.2023 (CA No. 981/202) – *"...In the meanwhile, notwithstanding the pendency of the present appeal, the authorities will consider and examine application(s) filed by the appellant for grant of environmental clearance in accordance with law. Any clearance granted would be subject to the outcome of the present appeal..."*

Based on the presentation and document furnished by the project proponent, SEAC decided to obtain the following additional particulars from the proponent:

1. The PP shall obtain commitment letter for disposal of excess treated water from the Competent authority instead of discharging into PWD Channel or The PP shall construct a pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall

periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a device which was crucial to the overall eco-system.

2. The PP shall furnish revised water balance sheet as suggested by the SEAC.
3. The Generation of the solar/renewable energy should not be less than 50% of the total roof area of the building.
4. The PP shall revise Chapter 13 in the EIA report as per the CPCB guidelines.

Meanwhile, the SEAC decided to constitute a **sub-committee to make on-site inspection** to assess the present status of the proposed project, environmental settings and to assess ecological damage assessment, remediation plan, natural resource augmentation and community resource augmentation.

After the receipt of the additional details from the proponent and the evaluation report by the Sub-committee, the SEAC will deliberate on the issue of Environmental Clearance under violation category. SEAC also decided to request **SEIAA-TN to initiate action under sec. 19 of the Act, for violation in accordance with law.**

Agenda No: 385-14
(File No: 9927/2023)
Proposed Construction of Non-High-Rise Residential Building – development by M/s. Sidharth Foundation & Housing Limited at S.F.Nos. 446/1, 448/1A, 449/12B1, 450 & 451/2 of Gerugambakkam Village, Kundrathur Taluk, Kanchipuram District, Tamil Nadu - For Environmental Clearance. (SIA/TN/INFRA2/422533/2023, Dated: 18.03.2023)

The proposal was placed in 385th SEAC meeting held on 22.06.2023. 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. Sidharth Foundation & Housing Limited has applied for Environmental Clearance for the Proposed Construction of Non High Rise Residential Building – development at S.F.Nos. 446/1, 448/1A, 449/12B1, 450 & 451/2 of Gerugambakkam Village, Kundrathur Taluk, Kanchipuram District, Tamil Nadu.
2. The project/activity is covered under Category "B2" of Item 8(a) "Building &

Construction Projects" of the Schedule to the EIA Notification, 2006.

3. Total Land area is 10,142.97 Sq.m & the built – up area is 27,177.79 Sq.m

Based on the presentation and documents furnished by the proponent, SEAC decided to call for additional details, as the land use data was found to be incorrect and misleading.

1. The proponent shall check all the data submitted and shall revise wherever required.
2. The EIA coordinator shall offer explanation for presenting incorrect data.

Upon the receipt of aforesaid details, further deliberations will be done.

Agenda No: 385-15
(File No: 9976/2023)
Proposed Expansion of Existing Hotel and lodging house complex by M/s. SAS Hotels & Enterprises Ltd at S.F.Nos. 358/1A, 2, 3A, 3B, 4, 5A, 5B, 6A, 6B, 7A, 7C, 8A1, 8A2, 8B, 9A1, 11A1, 11A2, 11A3, 11B, 11C, 11D, 11E, 15, 16, 18, 359/1B2, 2C3(part), 2D1, 2D3, 3(part), 5(part), 7(part), 359/8 of Ayanpappakudi Village, Madurai South Taluk, Madurai District, Tamil Nadu - For Environmental Clearance. (SIA/TN/INFRA2/424873/2023, Dated: 06.04.2023)

The proposal was placed in 385th SEAC meeting held on 22.06.2023. 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. SAS Hotels & Enterprises Ltd has applied for Environmental Clearance for the Proposed Expansion of Hotel and lodging house complex at S.F.Nos. 358/1A, 2, 3A, 3B, 4, 5A, 5B, 6A, 6B, 7A, 7C, 8A1, 8A2, 8B, 9A1, 11A1, 11A2, 11A3, 11B, 11C, 11D, 11E, 15, 16, 18, 359/1B2, 2C3(part), 2D1, 2D3, 3(part), 5(part), 7(part), 359/8 of Ayanpappakudi Village, Madurai South Taluk, Madurai District, Tamil Nadu.
2. The project/activity is covered under Category "B2" of Item 8(a) "Building & Construction Projects" of the Schedule to the EIA Notification, 2006.
3. Total plot area is 23,239.03 Sq.m & the built – up area is 49,273.36 Sq.m

The proponent was absent for the meeting. Hence, the subject was not taken up for appraisal.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC -TN

Agenda No: 385-16

(File No: 9540/2023)

Existing IT Tower Building by M/s. Electronics Corporation of Tamil Nadu Limited (ELCOT) at S.F.Nos. 602/3Aof Sholinganallur Village, Sholinganallur, Chennai District, Tamil Nadu - For Environmental Clearance under violation category. (SIA/TN/INFRA2/402960/2022, Dated: 14.10.2022)

The proposal was placed in 385th SEAC meeting held on 22.06.2023. 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. Electronics Corporation of Tamil Nadu Limited (ELCOT) has applied for Environmental Clearance for the existing IT Tower Building at S.F. Nos. 602/3A of Sholinganallur Village, Sholinganallur, Chennai District, Tamil Nadu.
2. The project/activity is covered under Category "B2" of Item 8(a) "Building & Construction Projects" of the Schedule to the EIA Notification, 2006.
3. Total plot area is 32,376 Sq.m & the built – up area is 23,675.03 Sq.m.
4. The proposal comes under violation category.
5. ToR under violation category issued vide Letter No. SEIAA-TN/F.No.9540/Violation/ToR- 1384/2023, dated: 27.02.2023.

The proposal was placed in 385th SEAC meeting held on 22.06.2023. Based on the presentation made by the proponent, SEAC decided to constitute a sub-committee to make on-site inspection to assess the present status of the proposed project, environmental settings and to assess ecological damage assessment, remediation plan, natural resource augmentation and community resource augmentation.

After the receipt of the evaluation report by the Sub-committee, the SEAC will deliberate on the issue of Environmental Clearance under violation category.

Agenda No. 385-17

(File No: 226/2021)

Existing Medical College & Hospital Buildings at S.F. No. 35/1,2,3,63/2,64/1A & 1B2 in Numbal village, Ambattur Taluk, Tiruvallur District Tamil Nadu by M/s. A.C.S. Medical College & Hospital – Environmental clearance under violation notification dated:

08.03.2018 of MoEF & CC – Regarding. (SIA/TN/MIS/225908/2021 Dt. 22.8.2021)

The subject is to consider the representation made by the proponent in his letters dated.31.01.2023 & 17.05.2023 addressed to the SEIAA. In his representation, the PP has claimed – quoting medical judgements and notifications – that (1) his project *"of building construction of educational institution of Medical college, hostels and Hospital etc to impose and to comply the conditions as per SEIAA minutes of Meeting dated 31.10.2022 cannot be insisted".* SEIAA has forwarded the representation to SEAC for its consideration. The subject was placed in this 385th SEAC Meeting held on 22.06.2023. The details of the project furnished by the proponent are available in the website (parivesh.nic.in).

The SEAC noted the following:

1. The Proponent, M/s. A.C.S.Medical College & Hospital has applied for Environmental Clearance **(violation category)** for the Existing Medical College & Hospital in S.F. No. 35/1,2,3,63/2,64/1A & 1B2 in Numbal village, Ambattur Taluk, Tiruvallur District Tamil Nadu.
2. The project/activity is covered under Category "B" of Item 8(a) "Building and Construction projects" of the Schedule to the EIA Notification, 2006.
3. The Proponent was issued with **ToR under violation category** vide Letter No. SEIAA-TN/F.No.226/Violation/ToR-821/2020 dated: 23.11.2020.
4. Earlier, the proposal was placed in the 622nd Authority meeting held on 26.05.2023.

   The authority noted the following:

i) Earlier, the proposal was placed in 565th authority meeting held on 31.10.2022. The authority noted that the subject was appraised in 320th SEAC meeting held on 13.10.2022. SEAC has furnished its recommendations for granting Environmental Clearance subject to the conditions stated therein.

After detailed discussion, the Authority decided to request the Member Secretary, SEIAA to inform the proponent to furnish the following particulars as recommended by SEAC in the Minutes of 320th SEAC Meeting held on 13.10.2022.

1. Accordingly, the amount prescribed for Ecological remediation (Rs.35.86 lakhs), Natural resource augmentation (14.344 lakhs) & Community resource augmentation (Rs.21.516 lakhs), totaling Rs.71.72 Lakhs. Hence the SEAC decided to direct the project proponent to remit the amount of **Rs.71.72 Lakhs** in the form of a bank guarantee to Tamilnadu Pollution Control Board and submit acknowledgment of the same to SEIAA-TN. The funds shall be utilized for the ecological damage remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report.
2. The proposed CER amount of Rs. 121.72 lakhs shall be spent as committed before the issue of Environmental Clearance and the proof for the same shall be submitted to SEIAA-TN.
3. The project proponent shall submit proof of the action taken by the state Government/TNPCB against the project proponent under the provisions of section - 19 of the Environment (Protection) Act, 1986 as per the EIA Notification dated: 14.03.2017 and amended 08.03.2018.

ii) The project proponent is yet to submit the above details mentioned in the 565th SEIAA meeting.

iii) Meanwhile, the project proponent vide letter **dated.31.01.2023** has requested as follows:

"..... Therefore, we kindly request your good office to consider our environmental clearance/ Consent to operate for our Educational Institutions in the name of ACS Medical College its Hospital and Hostel having built-up area of 78,103 sq.m under schedule 8(a) to EIA Notification 2006, constructed based on the notification S.O.5736 (E) dated.15.11.2018 of MoEF&CC as exempted category to get prior environmental clearance at an early date and do the needful...."

iv) Further, the project proponent has again submitted a request letter dated.17.05.2023 to the O/o SEIAA-TN on 19.05.2023 stating as follows:

"..... Therefore in continuation of our representation dated.31.01.2023 we would submit this further submissions towards our project of building construction of Educational Institution of Medical College, Hostels, and Hospital, etc to impose and to comply the conditions as per SEIAA minutes of meeting dated.31.10.2022 cannot be insisted and based on our earlier representation and this submissions consider our project Environmental Clearance/ Consent to operate without insisting remedial measures and action against alleged violation as mentioned in the 565th minutes of meeting of SEIAA and do the needful.."

In view of the above, the authority after detailed discussions decided to forward the request to SEAC for seeking remarks on the above request of the proponent.

In this regard, the proposal was again placed in this **385th SEAC meeting.** During deliberations, the Committee noted the following:

1 The chronology of the events pertaining to processing the file at SEIAA-TN is as follows:

S.No	DATE	DESCRIPTION
1	02.04.2009	The Project Proponent submitted hard copies of application for EC at the office of SEIAA-TN.
2	13.12.2012	Letter from SEIAA to Project Proponent informing the Project Proponent not to commence any activity without EC other than cleaning the site, fencing & putting up temporary structure for accommodation guard, along with basic facilities like toilets & water supply, made as temporary arrangement. If other activities are carried out, the proposal will fall under violation category. Also, the proponent was reminded to circulate additional particulars as per the Letter dated.07.09.2012.
3	17.04.2013	Letter from Project Proponent to SEIAA stating that they have started the construction activity in the site while the

		EC proposal was pending. And hence apologized for the same.
4	23.04.2013	Letter from SEIAA to Additional Secretary to Govt, requesting to take action against Section 19 of the EP Act, for the violation committed By Project Proponent without obtaining EC
5	19.11.2014	Letter from SEIAA to Project Proponent stating that the proposal cannot be processed at SEIAA-TN as it is listed under Violation case and the orders regarding App.No.135/2014 (pertaining to violation cases) is awaited in the Hon'ble NGT, Southern Region.
6	19.06.2017	Letter from SEIAA to Project Proponent stating that the proposal cannot be processed at SEIAAA-TN & he has to apply at MoEF&CC as per MoEF&CC Notification dated.14.03.2017 and application submitted to SEIAA is closed and recorded.
7	28.03.2018	Letter from SEIAA to Project Proponent communicating the MoEF&CC O.M dated.16.03.2018 regarding compliance of directions of Hon'ble Madras High Court order dated 14th March 2018 in WMP Nos.33612, 3362 & 3721 of 2018 in WP.No.11189 of 2017 - Cases of violation
8	12.04.2018	The proponent submitted an online proposal (Violation category) vide Proposal No.SIA/TN/NCP/24686/2018 dated.12.04.2018
9	23.11.2020	ToR under violation issued vide Letter.No.SEIAA-TN/F.226/Violation/ToR-821/2020 dated.23.11.2020.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

10	22.08.2021	Application for EC was submitted by the project proponent vide Proposal No. SIA/TN/MIS/225908/2021 dated.22.08.2021
11	18.02.2022	The proposal was placed in the 247th SEAC meeting held on 18.02.2022 for appraisal. Some additional details were called from the proponent & also SEAC decided to constitute a subcommittee for onsite inspection and decided that upon the receipt of subcommittee's report and additional details sought, this subject will be taken up for consideration.
12	18.05.2022	Sub Committee inspected the project site
13	13.10.2022	The inspection report of the Sub-Committee was placed in the 320th SEAC meeting held on 13.10.2022 & SEAC recommended the proposal for grant of Environmental Clearance under violation category subject to the conditions stated therein.
14	31.10.2022	The proposal was placed for appraisal in the 565th SEIAA meeting held on 31.10.2022. After detailed discussion, the Authority decided to request the Member Secretary, SEIAA to inform the proponent to furnish the following particulars as recommended by SEAC in the Minutes of 320th SEAC Meeting held on 13.10.2022. 1. Accordingly, the amount prescribed for Ecological remediation (Rs.35.86 lakhs), Natural resource augmentation (14.344 lakhs) & Community resource augmentation (Rs.21.516 lakhs), totaling Rs.71.72 Lakhs. Hence the SEAC decided to direct the project proponent to remit the amount of **Rs.71.72 Lakhs** in the form of a bank guarantee to Tamilnadu Pollution Control Board and submit

		acknowledgment of the same to SEIAA-TN. The funds shall be utilized for the ecological damage remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report. 2. The proposed CER amount of Rs. 121.72 lakhs shall be spent as committed before the issue of Environmental Clearance and the proof for the same shall be submitted to SEIAA-TN. 3. The project proponent shall submit proof of the action taken by the state Government/TNPCB against the project proponent under the provisions of section - 19 of the Environment (Protection) Act, 1986 as per the EIA Notification dated: 14.03.2017 and amended 08.03.2018. On receipt of the above details, the Member Secretary is requested to place the proposal before the Authority for further course of action.
15	Till date	The project proponent has not submitted the additional details called above till date.

2 Subsequently, the proponent vide letter dated.31.01.2023 & 15.06.2023 has requested to exempt from obtaining prior Environmental Clearance by relying upon the MoEF&CC notifications S.O.5733(E) dated.14.11.2018 & S.O.5736(E) dated.15.11.2018.

Further, the proponent claims that the notifications issued by MoEF&CC have retrospective effects as indicated in the Order/Judgement dated.14.12.2022 in W.P.467 of 2022 by the Hon'ble High Court of Madras in the case of Isha Foundation Vs Union of India & others.

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

Further, the proponent claims that the stay order issued to the notifications S.O.5733(E) dated.14.11.2018 & S.O.5736(E) dated.15.11.2018 by the Hon'ble High Court of Delhi is applicable within the territorial jurisdiction of Delhi by quoting the Hon'ble Supreme Court in the matter of Civil Appeal nos. 7576-7577 of 2021 in Electro Steel Vs Union Of India And Ors.

The Committee carefully examined the representation made by the PP.

1. The PP does not deny the fact that the construction of the hospital – subject matter of this proposal – was started in the year 2008 and the construction was carried on without obtaining EC, which was mandatory as per the EIA Notification 2006. (Vide PP's letter dated 22.06.2023.)
2. The PP has submitted online application for ToR, **under violation category**, vide Proposal No. SIA/TN/NCP/24686/2018 dated 12.04.2018. PP appeared before SEAC and made presentation and submitted documents based on which, SEAC issued ToR under violation category and again this was accepted by the PP. The PP prepared the EIA report in compliance with the ToR conditions and submitted application for EC vide Proposal No. SIA/TN/MIS/225908/2021 dated 22.08.2021. The PP appeared before SEAC for appraisal of his application. As the proposal was considered under violation category, a Sub-Committee of SEAC visited the project and made its recommendations. All along the PP had no doubt that his proposal was being considered under violation category and only now suddenly changed his stance. Nevertheless, disregarding the 'principle of Estoppel', the Committee decided to examine the case on merits.
3. The Committee observed the following provisions contained in the Notifications & O.Ms issued by MoEF&CC & also the Judgements/Orders issued from time to time:

i) As per Schedule 8(a) of EIA Notification S.O.1533 (E) dated.14.09.2006,

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

(1)	(2)	(3)	(4)	(5)
8		Building /Construction projects/Area Development projects and Townships		
8(a)	Building and Construction projects		≥20000 sq.mtrs and <1,50,000 sq.mtrs. of built-up area#	#(built up area for covered construction; in the case of facilities open to the sky, it will be the activity area)
8(b)	Townships and Area Development projects.		Covering an area ≥ 50 ha and or built up area ≥1,50,000 sq .mtrs ++	**All projects under Item 8(b) shall be appraised as Category B1

All Building & Construction Projects of area ≥20,000 sq.m has to obtain Environmental Clearance under the provisions of EIA Notification 2006.

ii) The proponent has submitted an application seeking Environmental Clearance for the construction of ACS Medical College and Hospital for a built-up area of 85079.69 sq.m vide offline proposal F.No.226 dated.02.04.2009.

The proponent vide mail dated.22.06.2023 has furnished the details of the building constructed by ACS Medical College & Hospital and their period of construction as follows:

S.No.	Block Name	Floors	Built-up area (Sq.m)	Year of construction
1	College Block	G+3 Floors	20,364.06	2007 & 2010
2	Hospital Block 1	G + 2 floors	10479.37	2008 & 2010
3	Hospital Block II	G + 2 floors	10249.17	2008 & 2010
4	Girls Hostel	G+3 Floors	3132.4	2008
5	Nurse Quarters	G+3 Floors	2241.64	2008
6	Staff Quarters	G+3 Floors	1769.04	2008
7	Canteen Shed	Ground floor	509.58	2008

8	Residential Quarters	G+3 Floors	3257.04	2009
9	Auditorium	Ground Floor	5040	2009
10	Mortuary Block	G+3 Floors	1563.88	2010
11	Boys Hostel	G+3 Floors	6724.44	2011
12	Watchmen shed, Store, Connecting Corridor, Temple 1 & 2, Staff Toilet & EB shed 1 & 2	Ground floor	273.31	2011
13	Dental Block	B+G+2 Floors	12499.65	2012

Hence, based on the above construction details furnished by the proponent, it is ascertained that the proponent commenced the construction work in the year 2007 prior to applying for EC at SEIAA-TN as per EIA notification, 2006 as amended.

iii) Further, it is ascertained that after the submission of the proposal for obtaining Environmental Clearance, the proponent had carried out the construction activity in the year 2010, 2011 & 2012 and has achieved a built-up area of 78,103.58 Sq.m as on 2012 without valid Environmental Clearance.

iv) As per MoEF&CC Notification S.O.3252 (E) dated.22.12.2014,

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN

(1)	(2)	(3)	(4)	(5)
"8		Building or Construction projects or Area Development projects and Townships		
8 (a)	Building and Construction projects		>20000 sq.mtrs and < 1,50,000 sq. mtrs. of built up area	The term "built up area" for the purpose of this notification the built up or covered area on all floors put together including its basement and other service areas, which are proposed in the building or construction projects. Note 1.- The projects or activities shall not include industrial shed, school, college, hostel for educational institution, but such buildings shall ensure sustainable environmental management, solid and liquid waste management, rain water harvesting and may use recycled materials such as fly ash bricks. Note 2.- "General Conditions" shall not apply.
8	Townships and Area Development Projects		Covering an area of > 50 ha and or built up area > 1,50,000 sq. mtrs	A project of Township and Area Development Projects covered under this item shall require an Environment Assessment report and be appraised as Category 'B1' Project. Note.- "General Conditions" shall not apply.

Industrial sheds, Schools, Colleges, Hostel for educational institutions of area upto 1,50,000 sq.m are exempted from obtaining Environmental Clearances subject to the condition that they shall ensure sustainable environmental management, solid and liquid waste management, rain water harvesting and may use recycled materials such as fly ash bricks.

v) As per MoEF&CC O.M dated.09.06.2015, regarding Clarification of S.O.3252 (E) dated.22.12.2014,

"The Ministry is in receipt of representation from various educational institutions regarding issuing clarification on status of universities, and other educational institutions. The matter has been further examined in the Ministry and it is clarified that the Notification No. S.O. 3252 (E) dated 22.12.2014 provides exemption to buildings of educational institutions including universities from obtaining prior Environment Clearance under the provisions of the EIA Notification, 2006 subject to sustainable environmental Management. In the case of medical universities/institutes the component of Hospitals will continue to require prior Environment Clearance".

From the above O.M dated.22.12.2014, it is ascertained that the hospitals have to obtain Environmental Clearance under the provisions of EIA Notification, 2006, as amended.

vi) Subsequently, as per MoEF&CC S.O.5733 (E) dated.14.11.2018,

" In exercise of the powers conferred by section 23 of the Environment Protection Act, 1986 (29 of 1986), the Central Government hereby delegates the power to local bodies such as Municipalities, Development Authorities, District Panchayats, the case may be, to ensure the compliance of the environmental conditions as specified in the Appendix in respect of building or construction projects with built-up area ≥ 20,000 sq.mtrs to 50,000 sq.mtrs and ***industrial sheds, educational institutions, hospitals and hostels for educational institutions ≥ 20,000 sq.m upto 1,50,0000 sq.m*** *along with building permission and to ensure that the conditions specified in Appendix are complied with, before granting the compliance certificate/ completion certificate".*

vii) Subsequently, as per MoEF&CC S.O.5736 (E) dated.15.11.2018,

"(i) in the said notification, for paragraph 14, the following shall be substituted, namely:

14 Local bodies such as Municipalities, Development Authorities and District Panchayats, shall stipulate environmental conditions while granting building permission, for the Building or Construction projects with built-up area ≥20,000 sq.mtrs and <50,000 sq.mtrs and industrial sheds, educational institutions, hospitals and hostels for educational institutions from built-up area ≥ 20,000 sqm to <1,50,000 sq.m as specified in Notification S.O. 5733(E) dated 14th November, 2018

(ii) in the Schedule, for item 8 and the entries relating thereto, the following item and entries shall be substituted, namely: -

8	*Building or Construction projects or Area Development projects and Townships as well as for industrial sheds, educational institutions, hospitals and hostels for educational institutions*

8 (a)	*Building or Construction projects*		*≥50,000 sq. mtrs. And <1,50,000 sq. mtrs. of built-up area*	***Note-1:** The term "built-up area" for the purpose of this notification is the built-up or covered area on all the floors put together including its basement and other service areas, which are proposed in the buildings or construction projects.* ***Note 2:** The projects or activities shall not include industrial sheds, educational institutions, hospitals and hostels for educational institutions.* ***Note 3:** General Conditions shall not apply.*
8 (b)	*Townships and Area Development projects as well as industrial sheds, educational institutions, hospitals and hostels for educational institutions*		*≥1,50,000 sq. mtrs. of built-up area and or covering an area ≥ 50 ha.*	*A project of Township and Area Development Projects covered under this item shall require an Environment Assessment Report and be appraised as Category 'B1' Project. Note: - General Conditions shall not apply.*

From the above notifications S.O.5733 (E) dated.14.11.2018 & S.O.5736 (E) dated.15.11.2018, it is ascertained that buildings and construction projects upto 50,000 sq.m are exempted from obtaining prior Environmental Clearances. Also, industrial sheds, educational institutions, hospitals and hostels for educational institutions of area upto 1,50,000 sq.m are exempted from obtaining Environmental Clearances.

viii) However, the operation of both the aforesaid notifications (S.O.5733 (E) & S.O.5736 (E)) has been stayed by the Hon'ble High Court of Delhi and the Hon'ble NGT, Principal bench. The various ongoing and disposed court cases pertaining to the operation of MoEF&CC Notification dated.14.11.2018 and 15.11.2018 are as below:

S. No.	Case No.	Title	Court	Status
1	Writ Petition (Civil) No. 12517 of 2018	Social Action for Forest and Environment Vs. Union of India	High Court of Delhi	Stay order has continued
2	Writ Petition (Civil) No. 12570 of 2018	Society for Protection of Environment & Biodiversity (SPENBIO) Vs. Union of India	High Court of Delhi	Stay order has continued
3	Original Application No. 1017 of 2018	Shashikant Vithal Kamble Vs. Union of India & Ors	National Green Tribunal, Principal Bench	Was disposed of vide order dated 22.01.2019 by stating that: *"...We note that even though stay granted by*

				this Tribunal and Delhi High Court has been operative for the last more than four years and the impugned Notification has not been acted upon, no steps have been taken by the MoEF&CC either to file any reply or to seek variation of the order by this Tribunal or by Delhi High Court and none appears to contest the matter. Thus, there will be no prejudice if such stay continues till any further step is taken in the matter after an expert study and conscious decision, as per law..."
4	Contempt Case (Civil) No. 872 of 2018	Social Action for Forest & Environment vs. C. K. Mishra, Secretary & Another	High Court of Delhi	Case pending

ix) Further, MoEF&CC vide O.M dated.19.05.2022 has furnished clarification on the applicability of EIA notification, 2006 for Educational Institutions. Para 5 of the O.M states that:

*"...The matter has been examined in the Ministry and it has been decided that the exemption provided for educational institutions vide Ministry's Notification No. S.O.3252(E) dated.22.12.2014 shall be applicable to all educational institutions covered under the definition of educational institutions as mentioned in Noise Pollution (regulation & Control) Rules, 2000. However, these educational institutions shall strictly implement the guidelines issued vide **O.M dated 9th June 2015** to ensure sustainable environment management".*

The Ministry vide O.M dated.19.05.2022 once again mandates the strict implementation of O.M dated.09.06.2015 which states that

*"...In the case of medical universities/institutes, the component of **Hospitals will continue to require prior Environment Clearance..."***

4. The PP's case rests on two arguments, namely, (1) the Notifications of MoEF&CC S.O.5733 (E) dated.14.11.2018 & S.O.5736 (E) dated.15.11.2018 exempt Hospitals up to 1,50,000 Sq. M from obtaining EC and the exemption will have retrospective effect and (2) the stay issued by the Hon'ble Delhi High Court does not have jurisdiction in the State of Tamilnadu.
5. As far as the 'retrospective effect of amendments of Act, Rules, etc, in Case No: CA 5815 OF 2009, the Hon'ble Supreme Court of India in its order dated 6th September, 2021, has observed that *"There is profusion of judicial authority on the proposition that a rule or law cannot be construed as retrospective unless it expresses a clear or manifest intention, to the contrary...Another equally important principle applies: in the absence of express statutory authorization, delegated legislation in the form of rules or regulations, cannot operate retrospectively"* In this case, the impugned Notification do not mention about the Notifications having retrospective effect. Even if one concedes that the Notifications will have retrospective effect, then the contents of O.M issued by

MoEF&CC vide O.M dated.19.05.2022 - removing the exemption to hospitals – will also have retrospective effect, nullifying the case of PP.

6. On the point of jurisdiction of stay order issued by the Hon'ble Delhi High Court, the impugned Notifications have been stayed not only by the Hon'ble Delhi High Court but also by the Hon'ble Principal Bench of National Green Tribunal, vide table above, which has jurisdiction over the entire country.
7. Thus, on both scores, the PP has no case. The PP may, therefore, be asked to comply with the directions already issued by SEIAA within a specified period, failing which stringent penal provisions of the Act may be invoked which may include shutting down the operations of Hospital.

Agenda No. 385-18

File No: 6440/2017

proposed construction of Tuna Fishing Harbour with net fish handling capacity of 69,000TPA at S.F.No. 7/4, 39, 40, 41, 42 & 49, Thiruvottiyur Kuppam Village, Ennore Taluk, Thiruvallur District, Tamil Nadu by Department of Fisheries, Government of Tamil Nadu, Fishing Harbour Project Division SIA/TN/MIS/43388/2015, dated: 27.09.2019 – For amendment in Environmental Clearance

Earlier, this proposal was placed in this 383rd meeting of SEAC held on 15.06.2023. The details of the project furnished by the proponent are available on the PARIVESH web portal (parivesh.nic.in). **The SEAC noted the following:**

- The SEIAA has issued the Terms of Reference (ToR) to carryout Environment Impact Assessment (EIA) and Public hearing meeting, vide their Lr. No.SEIAA-TN/F.No.6440/SEAC-C/7(e) ToR-301/2017 dated:22.01.2018.
- SEIAA has granted Environmental Clearance (EC) vide their Letter No. SEIAA-TN/F.No.6440/EC/7(e)/75/ 2020 dated 05.08.2020.
- In the meantime, anticipating the Environmental Clearance and considering the importance of Welfare schemes, only casting of Tetra pods and placing of Granite stones on the existing groynes were started by the PP.
- Subsequently, in Hon'ble NGT one Original Application OA N o.28/2020 was filled by the Meenava Thanthai K.R. Selvaraj Kumar, Meenava Nala Sangam rep. by its President M.R. Thiyagarajan against the Construction of Tuna Fishing

harbour in CRZ Zone at Thiruvottriyur, Thiruvallur District. The Application was filed before the National Green Tribunal as the Department of Fisheries, is alleged commenced the works without getting permissions.

- The Hon'ble National Green Tribunal (NGT) in OA No.28/2020 is given the directions. As per the Hon'ble court direction the work was stopped from 10.02.2020. The Tamil Nadu Environmental Impact Assessment Authority granted Environmental Clearance (EC) on 05.08.2020. Based on the Hon'ble NGT direction work has been resumed from 21.09.2020 and now the work has been completed 94% and as per court order further onshore works are in progress.
- After, So many hearings the Hon'ble NGT judgment in Original Application No.28/2020 as well as the Appeal No.28/2020 dated: 28.09.2022 as follows,

a) The claim of the appellant that the baseline data collected prior to the ToR and the consideration of the project after three years of the collection of baseline data which will vitiate and not conducting the public hearing after further details submitted by the project proponent as directed by the SEAC – Tamil Nadu in its 141st meeting will vitiate the issuance of Environmental Clearance (EC) are rejected for the reasons discussed above in the Judgment.

b) There is no necessity to set aside the Environmental Clearance (EC) as claimed by the appellant, but suspending the Environmental Clearance (EC) to the extent of directing the project proponent not to commission the project but permitting to undertake the project work in onshore area only till such time further studies are completed and further conditions are to be imposed, if any, by the SEIAA – Tamil Nadu will be sufficient and for that purpose, following directions are issued:

   i. The project proponent is directed to conduct a study of sediment deposit and sediment erosion including predicting the locations and suitable environment management plan for reducing the same on the basis of the ToR issued and the directions issued by the SEAC – Tamil Nadu in their 141st meeting.

ii. ii. The project proponent is also directed to conduct a study on impact of spillage of fuel or engine oil, lubricant from the construction site and source of other pollution and impacts and suitable precautionary methods to be taken to avoid pollution and trap the spillage should be conducted.

iii. A detailed marine biodiversity management plan prepared through NIOT or any other institute of repute on marine, brackish water and freshwater ecologically and biodiversity and must be submitted to and implemented to the satisfaction of the State Biodiversity Board and the CRZ authority. The report shall be based on the study of the impact of the project activities on intertidal biotopes, corals and coral communities (if any) in the area, molluscs, sea grasses, sea weeds, sub-tidal habitats, fishes and other marine and aquatic micro, macro and mega flora and fauna including benthos, planktons, turtles, birds, etc. as also the productivity. The data collection and impact assessment shall be as per standards survey methods and include underwater photography in tune with the recommendations made by the SEAC – Tamil Nadu while recommending the project.

iv. The study must be conducted by the project proponent and prepare a biodiversity management plan and in consultation with biodiversity board and the CRZ authority.

v. After conducting studies and getting report through accredited agency, then the same shall be placed before the SEAC – Tamil Nadu for consideration and on receipt of the same, the SEIAA– Tamil Nadu shall place the same before the SEAC – Tamil Nadu and they shall consider the sufficiency or otherwise of the same and on that basis, if any, further conditions are to be imposed to protect the marine environment then they shall impose the same and recommend the project or pass appropriate findings and forward the same with recommendation / findings to the SEIAA – Tamil Nadu and on receipt of the same, the SEIAA – Tamil Nadu shall appraise the same and take appropriate decision imposing additional conditions or otherwise on the basis of the findings

of the SEAC – Tamil Nadu and incorporate the same in the Environmental Clearance (EC) granted.

c) The project proponent is directed to complete the studies within a period of 6 (Six) months and on submission of the report by the project proponent, the SEAC / SEIAA – Tamil Nadu are directed to complete the process of further appraisal as directed by this Tribunal within a further period of 3 (Three) months and issue necessary further conditions or modifications or findings in accordance with law.

d) Once the SEIAA – Tamil Nadu imposed further conditions, then the project proponent is directed to carry out those conditions as well while proceeding with the project.

e) The Environmental Clearance (EC) granted will be subject to the further orders to be passed by the SEAC and SEIAA – Tamil Nadu as directed by this Tribunal.

- Considering the circumstances, parties are directed to bear their respective costs in the respective cases.

Based on this Appeal No.28/2022 (SZ) the marine biodiversity management plan prepared through Centre of Advanced Study in Marine Biology Faculty of Marine Sciences, Parangipettai - Annamalai University and submitted by the PP.

During the meeting, SEAC decided to defer the proposal and take it up in the ensuing meeting.

Now, this proposal was again placed in this 385th SEAC Meeting held on 22.06.2023. Based on the presentation made by the proponent SEAC decided to defer the proposal, since the PP has requested more time to furnish the additional details.

Agenda No.19

Proposed expansion of existing Wearhouse/R&D facility at S.No. 175 Part, Ernavour Village, S.No. 6/1A1 Tiruvottiyur Village, TS No. 3, %/1A, 5/2A Block No. 1, Ward No.1 Tiruvottiyur Village, Chennai District by M/s MRF Limited For CRZ Clearance (SIA/TN/INFERA2/433358/2023 Dt. 15.6.2023)

The proposal was placed in this 385th SEAC Meeting held on 22.06.2023 and SEAC decided to defer the proposal & take up this subject in ensuing meeting for want of time.

Appendix -I
List of Native Trees Suggested for Planting

No	Scientific Name	Tamil Name	Tamil Name
1	*Aegle marmelos*	Vilvam	வில்வம்
2	*Adenaanthera pavonina*	Manjadi	மஞ்சாடி, ஆனைக்குன்றிமணி
3	*Albizia lebbeck*	Vaagai	வாகை
4	*Albizia amara*	Usil	உசில்
5	*Bauhinia purpurea*	Mantharai	மந்தாரை
6	*Bauhinia racemosa*	Aathi	ஆத்தி
7	*Bauhinia tomentos*	Iruvathi	இருவாத்தி
8	*Buchanania axillaris*	Kattuma	காட்டுமா
9	*Borassus flabellifer*	Panai	பனை
10	*Butea monosperma*	Murukkamaram	முருக்கமரம்
11	*Bobax ceiba*	Ilavu, Sevvilavu	இலவு
12	*Calophyllum inophyllum*	Punnai	புன்னை
13	*Cassia fistula*	Sarakondrai	சரக்கொன்றை
14	*Cassia roxburghii*	Sengondrai	செங்கொன்றை
15	*Chloroxylon sweitenia*	Purasamaram	புரசமரம்
16	*Cochlospermum religiosum*	Kongu, Manjalilavu	கோங்கு, மஞ்சள் இலவு
17	*Cordia dichotoma*	Naruvuli	நருவுலி
18	*Creteva adansoni*	Mavalingum	மாவிலங்கம்
19	*Dillenia indica*	Uva, Uzha	உசா
20	*Dillenia pentagyna*	SiruUva, Sitruzha	சிறு உசா
21	*Diospyro sebenum*	Karungali	கருங்காலி
22	*Diospyro schloroxylon*	Vaganai	வாகனை
23	*Ficus amplissima*	Kalltchi	கல் இச்சி
24	*Hibiscus tiliaceou*	Aatrupoovarasu	ஆற்றுப்பூவரசு
25	*Hardwickia binata*	Aacha	ஆச்சா
26	*Holoptelia integrifolia*	Aayili	ஆயா மரம், ஆயிலி
27	*Lannea coromandelica*	Odhiam	ஓதியம்
28	*Lagerstroemia speciosa*	Poo Marudhu	பூ மருது
29	*Lepisanthus tetraphylla*	Neikottaimaram	நெய் கொட்டை மரம்
30	*Limonia acidissima*	Vila maram	விளா மரம்
31	*Litsea glutinos*	Pisinpattai	அம்பா, பிசின்பட்டை
32	*Madhuca longifolia*	Illuppai	இலுப்பை
33	*Manilkara hexandra*	UlakkaiPaalai	உலக்கை பாலை
34	*Mimusops elengi*	Magizhamaram	மகிழமரம்
35	*Mitragyna parvifolia*	Kadambu	கடம்பு
36	*Morinda pubescens*	Nuna	நுனா
37	*Morinda citrifolia*	Vellai Nuna	வெள்ளை நுனா
38	*Phoenix sylvestre*	Eachai	ஈச்சமரம்
39	*Pongamia pinnat*	Pungam	புங்கம்

Appendix –II

Display Board

(Size 6' x5' with Blue Background and White Letters)

---கரங்கம்

கரங்களில் குவாரி செயல்பாடுகளுக்கான சுற்றுச்சூழல் அனுமதி கீழ்கண்ட நிபந்தனைகளுக்கு உட்பட்டு வழங்கப்பட்டுள்ளது SEIAA/——, தேதியிடப்பட்டு, சுற்றுச்சூழல் அனுமதி _____ தேதி வரை செல்லத்தக்கதாக உள்ளது.

பசுமை பகுதி வளர்ச்சி மேம்பாட்டுக்கான சுரங்கத் திட்டம்	குவாரியின் எல்லையைச் சுற்றி வேலி அமைக்க வேண்டும்
	சுரங்கப்பாதையின் ஆழம் தரைமட்டத்திலிருந்து ___ மீட்டர்க்கு மிகாமல் இருக்க வேண்டும்
	காற்றில் மாசு ஏற்படாதவாறு சுரங்க பணிகளை மேற்கொள்ள வேண்டும்.
நடப்பட்டு பராமரிக்கப்பட வேண்டிய மரங்கள் எண்ணிக்கை:	வாகனங்கள் செல்லும் பாதையில் மாசு ஏற்படாத அளவிற்கு தண்ணீர் முறையாக தண்ணீர் வாகனங்கள் மூலமாக அவ்வப்போது தெளிக்க வேண்டும்.
	இரைச்சல் அளவையும் தூசி மாசுபாட்டையும் குறைப்பதற்காக குவாரியின் எல்லையை சுற்றி அடர்த்தியான பசுமை பகுதியை ஏற்படுத்த வேண்டும்.
சுரங்கத்தில் வெடி வைக்கும்போது நிலஅதிர்வுகள் ஏற்படாதவாறும் மற்றும் கற்கள் பறக்காதவாறும் பாதுகாப்பு நடவடிக்கைகளை உரியவாறு செயல்படுத்தப்பட வேண்டும்.	
சுரங்கத்தில் இருந்து ஏற்படும் இரைச்சல் அளவு 85 டெசிபல்ஸ் (dBA) அளவிற்கு மேல் ஏற்படாதவாறு தகுந்த கட்டுப்பாடுகளை மேற் கொள்ள வேண்டும்.	
சுரங்க சட்ட விதிகள் 1955 ன் கீழ் சுரங்கத்தில் உள்ள பணியாளர்களுக்கு தகுந்த பாதுகாப்பு கருவிகள் வழங்குவதோடு சுகாதாரமுள்ள குடிநீர் வசதிகளை செய்து தர வேண்டும்.	
கிராமம் அல்லது பஞ்சாயத்து வழியாக வாகனங்கள் செல்லும் சாலையை தொடர்ந்து நன்கு பராமரிக்க வேண்டும்.	
சுரங்கப்பணிகளால் அருகில் உள்ள விவசாயப் பணிகள் மற்றும் நீர்நிலைகள் பாதிக்கப்படக் கூடாது.	
நீர்நிலைகள் பாதிக்கப்படாமல் இருப்பதை உறுதி செய்யும் வகையில் நிலத்தடி நீரின் தரத்தினை தொடர்ந்து கண்காணிக்க வேண்டும்.	
சுரங்கத்திலிருந்து கனிம பொருட்களை எடுத்துச் செல்வது கிராம மக்களுக்கு எந்த சிரமத்தினையும் ஏற்படுத்தாதவாறு பாதுகாப்போடும் மற்றும் சுற்றுச்சூழல் பாதிக்காத வண்ணம் வாகனங்களை இயக்க வேண்டும்.	
சுரங்கப்பணிகள் முடிக்கப்பட்டவுடன் சுரங்க மூடல் திட்டத்தில் உள்ளவாறு சுரங்கத்தினை மூட வேண்டும்.	
சுரங்க நடவடிக்கைகளை முடித்தபின்னர் சுரங்கப் பகுதி மற்றும் சுரங்க நடவடிக்கைகளால் இடையூறு ஏற்படக்கூடிய வேறு எந்தப் பகுதியையும் மறுசீரமைப்பு செய்து தாவரங்கள் விலங்குகள் ஆகியவற்றின் வளர்ச்சிக்கு ஏற்ற வகையில் பசுமைப்பகுதியை உருவாக்க வேண்டும்.	
முழுமையான நிபந்தனைகளை அறிய பரிவேஷ் (https://parivesh.nic.in) என்கிற இணையதளத்தைப் பார்வையிடவும். மேலும் எந்தவித சுற்றுச்சூழல் சார்ந்த புகார்களுக்கு சென்னையில் உள்ள சுற்றுச்சூழல் மற்றும் வன அமைச்சகத்தின் ஒருங்கிணைந்த வட்டார அலுவலகம்: 044 – 28222325 (அல்லது) தமிழ்நாடு மாசு கட்டுப்பாடு வாரியத்தின் மாவட்ட சுற்றுச்சூழல் பொறியாளரை அணுகவும்.	

MEMBER SECRETARY
SEAC -TN

CHAIRMAN
SEAC- TN