



Dr. JAYANTHI. M, I.F.S
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY – TAMIL NADU

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ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA-TN/F.6722/EC/8(b)/647/2019 dated: 17.06.2019

To

M/s. SNP Infrastructure LLP,
(Represented by M/s. Embassy Property Developments Private Limited –
Co Developer and Power Agents),
Mena Kampala, 6th Floor, B-Wing, 113-114,
Thyagaraya Road, T. Nagar,
Chennai – 600 017.

Sir,

Sub: SEIAA, TN - Environmental Clearance - Proposed Expansion of IT Park by M/s. SNP Infrastructure LLP, (Represented by Embassy Property Developments Private Limited – Co Developer and Power Agents) at S. Nos. 181/2A2, 181/2B, 181/3, 181/4, 182/6 (part), 182/7 (part), 182/8 (part), 182/9, 182/10, 186/5B, 186/6, 186/7A, 186/7B, 186/8A2, 186/8B, 187/1, 187/2A, 187/2B, 187/3, 188/2, 188/3A, 188/3B, 188/4, 188/5, 188/6A, 188/6B, 188/7, 188/8, 188/9, 194/4 (part), 194/5, 194/6, 194/7, 194/13, 194/8, 194/9, 194/11, 194/12, 195/2, 195/3A, 195/3B, 195/4, 195/5, 195/6, 196, 197/2A, 197/2B, 197/3, 197/4A, 197/4B, 197/5A, 197/6A, 197/5B, 197/6B, 197/7, 197/8, 197/9, 197/10A, 197/10B, 197/11, 198/2, 198/3, 198/4, 198/5, 198/6, 198/7, 198/8A, 198/8B2, 198/9A2, 198/9B2, 203/2A, 203/3, 203/4A, 203/4B, 203/5, 203/6, 203/7A1A, 203/7A1B, 203/7B, 204/3A, 204/4, 204/5A, 181/1, 181/5, 181/7, 181/8, 182/1 (part), 182/5, 186/8A1, 186/1, 188/1, 197/1, 194/1, 194/3 (part), 195/1, 198/1, 203/1, 204/1 (part), 195/7 at Zamin



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S. H. Mohan

Pallavaram Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu -
Issued - Regarding.

- Ref: 1. Environment Clearance issued by MoEF&CC vide letter No.21-1105/2007-IA.III dated 17.07.2018.
2. Environment Clearance revalidation issued by SEIAA vide Lr.No.SEIAA-TN/C.F.No.001233/EC-Extn/8(b)/2016 dated 19.09.2016.
3. Terms of Reference issued by MoEF&CC F. No. 21-361/2017-IA-III dated: 24.05.2018.
4. Application for Environmental Clearance dated: 15.02.2019.
5. Minutes of the 126th SEAC Meeting held on 12.03.2019.
6. The project proponent reply dated 30.03.2019 received by this office on 05.04.2019.
7. Minutes of the 129th SEAC Meeting held on 17.05.2019.
8. Minutes of the 345th SEIAA Meeting held on 17.06.2019.

1.0 This has reference to your application 4th cited, wherein you have submitted proposal for obtaining Environmental Clearance to establish a construction project under Category B1 and Schedule S.No. 8(b) under the Environment Impact Assessment Notification, 2006, as amended of the Ministry of Environment, Forests and Climate Change, Government of India, New Delhi.

The Competent Authority and Authorized signatory has furnished detailed information in Form 1, Form 1A, EIA Report and liquidate enclosures are as Annexure:

2.0 Project Details

Sl No	Description	Details
1)	Name of the Project proponent and address	M/s. SNP Infrastructure LLP. (Represented by M/s. Embassy Property Developments Private Limited – Co Developer and Power Agents), Mena Kampala, 6th Floor, B-Wing, 113-114,



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		Thyagaraya Road, T. Nagar, Chennai – 600 017.
2)	Proposed Activity	Expansion of IT Park
3)	Category and Schedule No. as per EIA Notification	B1, 8(b)
4)	Project Location	
	i) Survey Nos	S.F.Nos. 181/2A2, 181/2B, 181/3, 181/4, 182/6 (part), 182/7 (part), 182/8 (part), 182/9, 182/10, 186/5B, 186/6, 186/7A, 186/7B, 186/8A2, 186/8B, 187/1, 187/2A, 187/2B, 187/3, 188/2, 188/3A, 188/3B, 188/4, 188/5, 188/6A, 188/6B, 188/7, 188/8, 188/9, 194/4 (part), 194/5, 194/6, 194/7, 194/13, 194/8, 194/9, 194/11, 194/12, 195/2, 195/3A, 195/3B, 195/4, 195/5, 195/6, 196, 197/2A, 197/2B, 197/3, 197/4A, 197/4B, 197/5A, 197/6A, 197/5B, 197/6B, 197/7, 197/8, 197/9, 197/10A, 197/10B, 197/11, 198/2, 198/3, 198/4, 198/5, 198/6, 198/7, 198/8A, 198/8B2, 198/9A2, 198/9B2, 203/2A, 203/3, 203/4A, 203/4B, 203/5, 203/6, 203/7A1A, 203/7A1B, 203/7B, 204/3A, 204/4, 204/5A, 181/1, 181/5, 181/7, 181/8, 182/1 (part), 182/5, 186/8A1, 186/1, 188/1, 197/1, 194/1, 194/3 (part), 195/1, 198/1, 203/1, 204/1 (part), 195/7
	ii) Latitude and Longitude of Project Site	12°57'19.3"N 80°09'43.2"E
	iii) Revenue Village	Zamin Pallavaram Village
	iv) Taluk	Tambaram Taluk
	v) District	Kancheepuram District
5)	Area of the Land	1,20,309 Sq.m



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6)	Built up Area	7,14,681 Sq.m
7)	Brief description of the project	Construction of IT Park with Block 1 - 3B+G+9 Floors, Block 2 - 3B+G+9 Floors, Block 3 - 3B+G+9 Floors, Block 4 - 3B+G+9 Floors, Block 5 - 3B+G+9 Floors, Block 6 - 3B+G+9 Floors, Block 7 - 3B+G+9 Floors, Block 8 - 3B+G+9 Floors, Block 9 - 3B+G+9 Floors, Block 10 - 3B+G+9 Floors, Food Court Block - 3B+G+2 Floors, Utility Block - B+G+2 Floors and Admin Block - 3B+G+2 Floors
8)	Expected number of occupants	59,254 Nos.
9)	Parking Area	91,537 Sq.m
10)	Green Belt Area	17,821 Sq.m
11)	Water Supply	
	Fresh Water consumption during Operation Phase	859 KLD
	a)Source from where the water is proposed to be drawn	CMWSSB / Tankers Supply
	i)Domestic Purposes except for Toilet Flushing	859 KLD
	ii) Toilet Flushing (Recycled Water)	1,718 KLD
	iii) Green Belt Development (Recycled Water)	62 KLD
	iv) HVAC (Recycled Water)	744 KLD
12)	Sewage Treatment	
	i)Sewage generation	2,577 KLD
	ii)Details of Sewage Treatment Plants (STP)	STP Capacity: 2,645 KLD (1 no. of 1,300 KLD, 1 no. of 925 KLD, 1 no. of 145 KLD, 1 no. of 275 KLD)



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	iii) Treated Sewage	2,524 KLD
	iv) Mode of Reuse, Disposal with quantity	i) Toilet Flushing- 1,718 KLD ii) Green belt development – 62 KLD iv) HVAC – 744 KLD
	Solid Waste Management	
	a) Total Municipal Solid Waste generated – 17,776 Kg/Day	Mode of Treatment & Disposal
	i) Bio-degradable – 10,666 Kg/day	
13)	ia) 2,666 Kg/day	Treated in Organic Waste Converter (OWC) and manure used for Green belt Development
	ib) 8,000 Kg/day	Treated in Bio Methanation Plant
	ii) Non Bio. Degradable & Recyclable Waste- 7110 Kg/day	Handed over to Recyclers
	b) Dried sludge from STP: 258 Kg/day	Used as manure for Green Belt Development
	Power Requirement	
	a) From Electricity Board	75 MVA
14)	b) D.G. Sets	i. 26 nos. of 1,500 kVA
	i) Number of D.G. Sets	ii. 10 nos. of 2,000 kVA
		iii. 3 nos. of 2,500 kVA
	ii) Height of Stack above the ground level	47m
15)	Project Cost	Rs. 481 Crores
16)	EMP Cost	<u>For Construction:</u> Capital Cost – Rs. 80.03 Lakhs, Operation cost – Rs. 43.03 Lakhs/annum <u>For Operation Phase:</u> Capital Cost – Rs. 926.29 Lakhs, Operation cost – Rs. 108.55 Lakhs/annum

3.0 Content of the Affidavit submitted by the Project Proponent




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1. We commit to the SEIAA that the daily fresh water requirement to the tune of 859 KLD during the entire period of operation for the IT Park will be met from the CMWSSB / Tankers Supply. The necessary permission will be obtained from CMWSSB.
2. The total quantity of treated wastewater to the tune of 2,524 KLD will be recycled within the premises for toilet flushing, gardening and HVAC.
3. The solid waste generated from our project during operation is 17,776 Kg/ day, in which 10,666 Kg/day is Bio-degradable waste, will be treated in the proposed Organic Waste Converter (OWC) and Bio Methanation Plant within the site and 7,110 Kg/day of Non-Bio degradable waste will be handed over to recyclers for scientific disposal. STP sludge (258 Kg/day) generated from the STP will be used as manure for garden. We shall dispose the solid waste as committed above without polluting the soil/ground water/adjacent canals/lakes/ponds etc.
4. We commit to the SEIAA that SNP Infrastructure LLP is liable for operation and maintenance of Sewage Treatment Plant (STP) for 10 years from the date of operation of the project subject to the consent / approval by the occupants.
5. We commit to the SEIAA that the storm water drain/trench will not carry any untreated (or) treated sewage generated from the project.
6. We commit to SEIAA that, an amount of Rs. 250 Lakhs is earmarked for CER activities.
7. We commit to SEIAA that the enclosed photograph of the site of the project was taken on 2nd day of April 2019. This photograph has been attested by us. It truly depicts the status of the site as on 2nd day of April 2019.

We are aware that we can be prosecuted under relevant Act and Rules, if we do not adhere to the above commitment.

4.0 Project Appraisal and Environment Clearance

The project activity is covered in 8(b) of the Schedule and is of B1 category. It does not require Public Consultation as per Para 7 III Stage (3) (i) (d) of EIA Notification, 2006.

The Authority after consideration all the requisite documents with status and data and based on SEAC appraisal and recommendations for issue of Environmental



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Clearance in its 129th meeting held on 17.05.2019, SEIAA placed the proposal in the 345th SEIAA meeting held on 17.06.2019, hereby conveyed Environmental Clearance along with the conditions containing four parts namely

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

Part - B –Specific Conditions – Pre construction phase

Part - C - Specific Conditions – Construction phase

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

Validity:

The SEIAA hereby accords Environmental Clearance to the above project under the provisions of EIA Notification dated 14th September, 2006 as amended, with validity for Seven years from the date of issue of EC, subject to the compliance of the terms and conditions stipulated below:

SPECIFIC CONDITIONS

The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.

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

1. Any appeal against this environmental clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
2. The construction of STP, Solid Waste Management facility, E-waste management facility, DG sets, etc., should be made in the earmarked area only. In any case, the location of these utilities should not be changed later on.
3. The Environmental safeguards contained in the application of the proponent /mentioned during the presentation before the State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee should be implemented in the letter and spirit.



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4. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State / Central Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project proponent from the concerned competent authorities.
5. The SEIAA reserves the right to add additional safeguard measures subsequently, if non-compliance of any of the EC conditions is found and to take action, including revoking of this Environmental Clearance as the case may be.
6. A proper record showing compliance of all the conditions of Environmental Clearance shall be maintained and made available at all the times.
7. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company. The status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chennai by e-mail.
8. The Regional Office of the Ministry located at Chennai shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information / monitoring reports.
9. "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu.
10. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
11. The conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability Insurance Act, 1991, along with their amendments, draft Minor Mineral Conservation & Development Rules, 2010 framed under MMDR Act 1957, National Commission for protection of Child Right Rules, 2006 and rules



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made there under and also any other orders passed by the Hon'ble Supreme Court of India/Hon'ble High Court of Madras and any other Courts of Law, including the Hon'ble National Green Tribunal relating to the subject matter.

12. The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.
13. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
14. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, Chennai, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; PM10, PM2.5, SO2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.
15. The SEIAA, TN may cancel the environmental clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, if it is found or if it comes to the knowledge of this SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the environmental clearance.
16. The Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.
17. The SEIAA, TN may alter/modify the above conditions or stipulate any further condition in the interest of environment protection, even during the subsequent period.
18. The Environmental Clearance does not absolve the applicant/proponent of his obligation/requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.



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19. Where the trees need to be cut, compensation plantation in the ratio of 1:10 (i.e. planting of 10 trees for every one tree that is cut) should be done with the obligation to continue maintenance.
20. A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive who will report directly to the Head of the Organization and the shortfall shall be strictly reviewed and addressed.
21. The project proponent has to strictly follow the terms and conditions issued by the PWD on inundation point of view vide Lr.No.DB/T5 (3)/F-014931 & 002267 –inundation – Radial Road /2017 / dated 08.03.2018. The proponent shall strictly follows the norms and guidelines mentioned in the E-Waste (Management) Rules, 2016 for the handling and disposal of E-waste to be generated.
22. The project proponent has to maintain Zero Liquid discharge (ZLD) as reported.
23. The construction and operation of the project shall no way impact the nearby water bodies.
24. The proponent should strictly comply with, Tamil Nadu Government Order (Ms) No.84 Environment and forests (EC.2) Department dated 25.06.2018 regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.

Part - B – Specific Conditions – Pre construction phase:

1. The project authorities should advertise with basic details at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of clearance. The press releases also mention that a copy of the clearance letter is available with the State Pollution Control Board and also at website of SEIAA, TN. The copy of the press release should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Chennai and SEIAA-TN.
2. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
3. A copy of the clearance letter shall be sent by the proponent to the Local Body. The clearance letter shall also be put on the website of the Proponent.



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4. The approval of the competent authority shall be obtained for structural safety of the buildings during earthquake, adequacy of fire fighting equipments, etc as per National Building Code including protection measures from lightning etc before commencement of the work.
5. All required sanitary and hygienic measures for the workers should be in place before starting construction activities and they have to be maintained throughout the construction phase.
6. Design of buildings should be in conformity with the Seismic Zone Classifications.
7. The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
8. No construction activity of any kind shall be taken up in the OSR area.
9. Consent of the local body concerned should be obtained for using the treated sewage in the OSR area for gardening purpose. The quality of treated sewage shall satisfy the bathing quality prescribed by the CPCB.
10. The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
11. The Project Proponent shall provide car parking exclusively for the visiting guest in the proposed residential apartments as per DTCP norms.
12. The project proponent shall ensure the level of basement shall be above maximum flood level.
13. The proponent shall prepare completion plans showing Separate pipelines marked with different colours with the following details
 - i. Location of STP, compost system, underground sewer line.
 - ii. Pipe Line conveying the treated effluent for green belt development.
 - iii. Pipe Line conveying the treated effluent for toilet flushing
 - iv. Water supply pipeline
 - v. Gas supply pipe line, if proposed
 - vi. Telephone cable
 - vii. Power cable
 - viii. Storm water drains, and



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- ix. Rain water harvesting system, etc., and it shall be made available to the owners
14. A First Aid Room shall be provided in the project site during the entire construction and operation phases of the project.
15. The structural design of the proposed building must be vetted by premier academic institutions like Anna University, IIT Madras, etc., and the fact shall be informed to SEIAA.
16. The present land use surrounding the project site shall not be disturbed at any point of time.
17. The green belt area shall be planted with indigenous native trees.
18. Natural vegetation listed particularly the trees shall not be removed during the construction/operation phase. In case any trees are likely to be disturbed, shall be replanted.
19. During the construction and operation phase, there should be no disturbance to the aquatic eco-system within and outside the area.
20. The Provisions of Forest conservation Act 1980, Wild Life Protection Act 1972 & Bio diversity Act 2002 should not be violated.
21. There should be Fire fighting plan and all required safety plan.
22. Regular fire drills should be held to create awareness among owners.

Part - C - Specific Conditions – Construction phase:

1. Construction Schedule:

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

2. Labour Welfare:

- i) All the labourers to be engaged for construction should be screened for health and adequately treated before and during their employment on the work at the site.
- ii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health



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surveillance program of the workers should be undertaken periodically to observe any contradictions due to exposure to dust and take corrective measures, if needed.

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

3. Water Supply:

- i) The entire water requirement during construction phase may be met from ground water source from the source with approval of the PWD Department of water resources/ may be out sourced.
- ii) Provision shall be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The treatment and disposal of waste water shall be through dispersion trench after treatment through septic tank. The MSW generated shall be disposed through Local Body and the identified dumpsite only.
- iv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.
- v) Fixtures for showers, toilet flushing and drinking water should be of low flow type by adopting the use of aerators / pressure reducing devices / sensor based control.

4. Solid Waste Management:

- i) The solid waste in the form of excavated earth excluding the top soil generated from the project activity shall be scientifically utilized for construction of approach roads and peripheral roads, as reported.



- ii) The volume of bio-degradable waste generation from the project (11 T/day), the project proponent shall adopt the Bio-methanation technology for treatment & disposal of the same as reported.

5. Top Soil Management:

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

6. Construction Debris disposal:

- i) Disposal of construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed off only in approved sites, with the approval of Competent Authority with necessary precautions for general safety and health aspects of the people. The construction and demolition waste shall be managed as per Construction & Demolition Waste Management Rules, 2016.
- ii) Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate watercourses. The dump sites for such materials must be secured so that they should not leach into the adjacent land/ lake/ stream etc.

7. Diesel Generator sets:

- i) Low Sulphur Diesel shall be used for operating diesel generator sets to be used during construction phase. The air and noise emission shall conform to the standards prescribed in the Rules under the Environment (Protection) Act, 1986, and the Rules framed thereon.
- ii) The diesel required for operating stand by DG sets shall be stored in underground tanks fulfilling the safety norms and if required, clearance from Chief Controller of Explosives shall be taken.
- iii) The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, cooling water tower, etc.

8. Air & Noise Pollution Control:

- i) Vehicles hired for bringing construction materials to the site should be in good condition and should conform to air and noise emission standards,



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prescribed by TNPCC/CPCB. The vehicles should be operated only during non-peak hours.

- ii) Ambient air and noise levels should conform to residential standards prescribed by the TNPCC, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. The pollution abatement measures shall be strictly implemented.
- iii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. Parking shall be fully internalized and no public space should be utilized. Parking plan to be as per CMDA norms. The traffic department shall be consulted and any cost effective traffic regulative facility shall be met before commissioning.
- iv) The buildings should have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation.

9. Building material:

- i) Fly-ash blocks should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27th August, 2003 and Notification No. S.O. 2807 (E) dated: 03.11.2009.
- ii) Ready-mix concrete shall alone be used in building construction and necessary cube-tests should be conducted to ascertain their quality.
- iii) Use of glass shall be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, high quality double glass with special reflecting coating shall be used in windows.

10. Storm Water Drainage:

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

11. Energy Conservation Measures:

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



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- ii) Opaque wall should meet prescribed requirement as per Energy Conservation Building Code which is mandatory for all air conditioned spaces by use of appropriate thermal insulation material to fulfill the requirement.
- iii) All norms of Energy Conservation Building Code (ECBC) and National Building Code, 2005 as energy conservation have to be adopted Solar lights shall be provided for illumination of common areas.
- iv) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting. A hybrids system or fully solar system for a portion of the apartments shall be provided.
- v) A report on the energy conservation measures conforming to energy conservation norms prescribed by the Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology; R & U factors etc and submitted to the SEIAA in three month's time.
- vi) Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

12. Fire Safety:

- i) Adequate fire protection equipments and rescue arrangements should be made as per the prescribed standards.
- ii) Proper and free approach road for fire-fighting vehicles up to the buildings and for rescue operations in the event of emergency shall be made.

13. Green Belt Development:

- i) The Project Proponent shall plant tree species with large potential for carbon capture in the proposed green belt area based on the recommendation of the Forest department well before the project is completed.
- ii) The purpose of Green belt around buildings is to capture the fugitive emissions and to attenuate the noise generated, in addition to the improvement in the aesthetics. A ^{wide} ~~wide~~ range of indigenous plants species should be planted ^{in and} ~~in and~~ around the premise in consultation with the



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DFO, District / State Agriculture University. The plants species should have thick canopy cover, perennial green nature, native origin and large leaf areas. Medium size trees and small trees alternating with shrubs shall be planted. If possible Miyawaki method of planting i.e planting different types of trees at very close escapement may be tried which will give a good green cover. A total of 15% of the plot area should be designated for green belt which should be raised along the boundaries of the plot and in between blocks in an organized manner.

- iii) The proponent shall develop the green belt as per the plan furnished and area earmarked for the greenbelt shall not be alter at any point of time for any other purpose.
- iv) The proponent has to earmark the greenbelt area along the periphery of the site with dimension and GPS coordinates for the green belt area and the same shall be included in the layout out plan to be submitted for CMDA/DTCP approval.

14. Sewage Treatment Plant:

- i) The Sewage Treatment Plant (STP) installed should be certified by an independent expert/ reputed Academic institutions for its adequacy and a report in this regard should be submitted to the SEIAA, TN before the project is commissioned for operation. Explore the less power consuming systems viz baffle reactor, etc., for the treatment of sewage.
- ii) The Proponent shall install STP as furnished. Any alteration to satisfy the bathing quality shall be informed to SEIAA-TN.
- iii) The project proponent shall operate and maintain the Sewage treatment Plant effectively to meet out the standards prescribed by the CPCB.

15. Rain Water Harvesting:

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



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- ii) Rain water harvesting for surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment with screens, settlers etc. must be done to remove suspended matter, oil and grease, etc. The Proponent shall provide adequate number of bore wells / percolation pits/ etc. as committed. The bore wells / percolation pits/ etc. for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- iii) The roof rain water collected and stored in the sumps should be adequately treated before water is put to any beneficial use.

16. Building Safety:

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

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

1. "Consent to Operate" should be obtained from the Tamil Nadu pollution Control Board before the start of the operation of the project and copy shall be submitted to the SEIAA-TN.
2. The Project Proponent shall ensure compliance of EC conditions related to Pre - construction and Construction phases before the facility is handed over for occupancy and shall report to SEIAA, verified by Regional Office, MoEF & CC, Chennai.
3. The necessary permission for the supply of fresh water shall be obtained from the competent Authority before obtaining CTO from TNPCB.
4. The necessary permission for the disposal of excess treated sewage shall be obtained from the competent Authority before obtaining CTO from TNPCB.
5. Ground water quality to be checked for portability and if necessary RO plant shall be provided.
6. The ground water level and its quality should be monitored and recorded regularly in consultation with Ground Water Authority.
7. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. The treated sewage shall conform to the norms and standards for



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MEMBER SECRETARY
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- should be of enclosed type a
- STATE OF KERALA ENVIRONMENTAL PROTECTION AGENCY AUTHORITY
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- Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets.
18. The noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
 19. Spent oil from D.G sets should be stored in HDPE drums in an isolated covered facility and disposed as per the Hazardous & other Wastes (Management & Transboundary Movement) Rules 2016. Spent oil from D.G sets should be disposed off through registered recyclers.
 20. The proponent shall ensure that storm water drain provided at the project site shall be maintained without choking or without causing stagnation and should also ensure that the storm water shall be properly disposed off in the natural drainage / channels without disrupting the adjacent public. Adequate harvesting of the storm water should also be ensured.
 21. 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.
 22. A copy of the Environmental clearance (EC) letter shall be made available to all the allottees along with the allotment order / sale deed.
 23. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.


MEMBER SECRETARY
SEIAA-TN

Copy to:

1. The Principal Secretary to Government, Environment & Forests Dept,
Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan,
CBD Cum-Office Complex, East Arjun Nagar, New Delhi 110032.
3. The Member Secretary, Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy, Chennai-600 032.



4. The APCCF (C), Regional Office, Ministry of Environment & Forest (SZ), 34, HEPC Building, 1st & 2nd Floor, Cathedral Garden Road, Nungampakkam, Chennai - 34.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests, Paryavaran Bhavan, CGO Complex, New Delhi 110003.
6. The Commissioner, Greater Chennai Corporation, Ripon Building, Chennai, 600003.
7. Stock File.



