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सत्यमेव जयते

THIRU. A.R. RAHUL NADH, I.A.S.,
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY –TAMILNADU
3rd Floor, Panagal Maaligai,
No.1 Jeenis Road, Saidapet,
Chennai – 600015
Tele phone No : 044-2435 9970

AMENDMENT OF ENVIRONMENTAL CLEARANCE

Lr. No. SEIAA-TN/F.No.6651/EC/8(a)/671/2019/Amendment/2024 Dt:26.02.2024

To

M/s. Tamil Nadu Slum Clearance Board
Thiru. A. Selvamani
Executive Engineer
Reconstruction North Division,
T.P. Chaotram
Chennai-600 010

Sir/Madam,

Sub: SEIAA - TN – Proposal seeking Amendment of Environmental Clearance for the Proposed construction of 1200 slum tenements at Kargil Nagar at T.S.No.1/1 & 3/1 (Old S.F. No:618/G) (Block 8) of Kargil Nagar, Thiruvottiyur Village, Thiruvottiyur Taluk, Chennai District, Tamil Nadu by M/s. Tamil Nadu Slum Clearance Board – Under B2 category – Amendment EC under violation category - Regarding.

Ref:
1. Earlier EC issued by SEIAA-TN vide Lr.No.SEIAA-TN/F.No.6651/EC/8(a)/671/2019 dated: 31.10.2019
2. Online proposal No. (SIA/TN/MIS/225144/2021) dated: 18.08.2021.
3. Application seeking EC Amendment submitted dated: 11.02.2022.
4. Minutes of the 325st SEAC Meeting held on 03.11.2022.
5. Minutes of the 570th Authority meeting held on 12.11.2022.
6. Minutes of the 378th SEAC meeting held on 11.05.2023.
7. Minutes of the 625th SEIAA meeting held on 01.06.2023
8. Minutes of the 390th SEAC meeting held on 07.07.2023

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9. Minutes of the 640th authority meeting held on 19.07.2023
10. The project proponent furnished reply on 07.12.2023
11. Minutes of the 684th Authority meeting held on 27.12.2023.
12. The project proponent furnished reply on 20.02.2024.
13. Minutes of the 699th authority meeting held on 26.02.2024

Environmental Clearance was issued to M/s. Tamil Nadu Slum Clearance Board vide this office reference 1st cited above for the Proposed construction of 1200 slum tenements at Kargil Nagar at T.S.No.1/1 & 3/1 (Old S.F. No:618/G) (Block 8) of Kargil Nagar, Thiruvottiyur Village, Thiruvottiyur Taluk, Chennai District, Tamil Nadu.

Now, the project proponent has applied seeking amendment of Environmental Clearance vide reference 2nd, & 3rd cited in regard to **Amendment** for Environmental Clearance (EC).

SEAC Remarks:

Amendment of Environmental Clearance for the proposed construction of 1200 slum tenements at Kargil Nagar at T.S.No.1/1 & 3/1 (Old S.F. No:618/G) of Kargil Nagar, Thiruvottiyur Village, Thiruvottiyur Taluk, Thiruvallur District, Tamil Nadu by M/s. Tamil Nadu Slum Clearance Board – Amendment for Environmental Clearance. (SIA/TN/MIS/225144/2021) dated: 18.08.2021.

Earlier, this proposal was placed in the 325st SEAC Meeting held on 03.11.2022. The details of the minutes are available in the website (Parivesh.nic.in).

The SEAC noted the following:

1. The Proponent, M/s. Tamil Nadu Slum Clearance Board has obtained Environmental Clearance vide Letter No. SEIAA-TN/F.No.6651/EC/8(a)/671/2019 dated: 31.10.2019 for the proposed construction of 1200 slum tenements at Kargil Nagar at T.S.No.1/1 & 3/1 (Old S.F. No:618/G) of Kargil Nagar, Thiruvottiyur Village, Thiruvottiyur Taluk, Thiruvallur District, Tamil Nadu.
2. The project/activity is covered under category "B" of Item 8 (a) "Building and Construction" of the schedule to the EIA Notification 2006.
3. Now, the PP M/s. Tamil Nadu Slum Clearance Board has applied for Amendment of Environmental Clearance vide Online proposal No. (SIA/TN/MIS/225144/2021) dated: 18.08.2021 for the said proposed amendment of Environmental Clearance for the reasons stated therein vide Covering lr. Dt:16.08.2021.

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4. The PP letter Dt: 16.08.2021 has requested for issue of amendment for said Environmental Clearance for the following and has assured that there is no change in the total land area, survey numbers and no of tenements from the existing EC (Letter No. SEIAA – TN/F.6651/EC/8(a)/671/2019 dated 31.10.2019) for the project.

S.no	Plant/ Equipment/ Facility	Existing Configuration As per Environmental Clearance Vide (Letter No. SEIAA-TN/F.6651/EC/8(a)/671/2019 dated 31.10.2019)	Proposed Configuration for amendment
1	No. of Blocks	10	4
2	Dwelling units	1200	1200
3	No. of Floors	10	15
4	Built up Area	50226.2	49,181.2
5	Name of the District	Tiruvallur	Chennai

Based on the presentation made and documents furnished by the project proponent, SEAC noted that the PP has admitted before SEAC that they have completed the construction of 4 Nos. of Blocks (S+15 Floors) each without obtaining amendment for **Environmental Clearance** issued vide Letter No. SEIAA-TN/F.6651/EC/8(a)/671/2019 dated 31.10.2019. In view of the above, SEAC decided that this proposal seeking EC amendment **shall be treated as violation case as it attracts the paragraph No.5 of the MoEF&CC (IA Division) O.M F. No. IA3-22/10/2022 -IA.III Dt: 05.05.2022.**

In this regard, SEAC has decided that the project proponent is directed to submit the following additional Particulars

i) EIA report by the accredited consultants for this project including independent chapter on assessment of ecological damage, remediation plan and natural and community resource augmentation plan. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing

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and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

ii) Revised comparison table with break up details of total plot area and total built up area block wise for existing and the proposed amendment.

iii) Revised layout plan including children play area in the greenbelt area and temple tank type pond in the proposed OSR.

Subsequently, the proposal was placed in the 570th Authority meeting held on 12.11.2022 and the authority decided to request the Member Secretary, SEIAA to communicate the SEAC minutes to the project proponent held on 03.11.2022.

The proposal was again placed in 378th SEAC meeting held on 11.05.2023 and the PP and EIA Coordinator has made presentation in regard to additional particulars raised vide 325st SEAC Meeting held on 03.11.2022.

Based on the presentation and documents furnished by the project proponent. SEAC decided to obtain the following details from the PP.

1. The PP shall furnish damage assessment calculation based on CPCB guidelines.

In connection to the reply furnished by project proponent, the proposal was again placed in 390th SEAC meeting held on 07.07.2023 and the PP and EIA Coordinator has made presentation in regard to Remediation Plan & Natural and Community Resource Augmentation Plan (Budgetary Allocation) and the Environmental Compensation calculation based on CPCB guidelines.

In this connection, the sub-committee constituted by the SEAC to assess the existing status of the project site & environmental settings and also to examine the EIA report submitted by the PP including independent chapter on assessment of ecological damage, preparation of remediation plan and natural & community resource augmentation plan inspected the project site on 30.11.2022 and submitted its inspection report before the SEAC.

Inspection/field visit report of Sub-Committee constituted by SEAC as follows;

The project proponent had applied for amendment in EC vide proposal no: SIA/TN/MIS/225144/2021 dated 18-08-2022. The project proposal was placed in the 325th SEAC Meeting held on 03-11-2022, the committee after detailed deliberations, decided to inspect the site by the sub-committee to be constituted by the SEAC to assess the present status of the proposed project and environmental settings.

Background Information

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- M/s. Tamil Nadu Urban Habitat Development Board (TNUHDB) formally known as M/s. Tamil Nadu Slum Clearance Board (TNSCB) for the construction of storied tenements with adequate basic amenities for slum areas.
- The Environmental Clearance for the construction of residential building at T.S. No. 1/1 and 3/1 of block 8, Kargil Nagar, Thiruvottiyur village, Thiruvottiyur taluk, Chennai district was obtained vide Letter No. SEIAA–TN/F.6651/EC/8(a)/671/2019 dated 31.10.2019.
- The proposal involves construction of 10 blocks (S+10 floors). The built-up area is 50,226.2 sq.m. and the land area is 59,376 sq.m.
- There is a reduction in the number of blocks (10 blocks to 4 blocks) and increasing the number of floors from 10 floors (S+10) to 15 floors (S+15). The revised built-up area is 49,181.2 sq.m. with no change in total No. of tenements.
- The district of the project area is ALSO changing from Tiruvallur district to Chennai district. Hence, we are seeking Amendment in Environmental Clearance.
- The proposal was appraised earlier in the 325th SEAC meeting held on 03-11-2022, during which the committee decided to conduct a sub-committee site visit considering the violation nature of the project.
- The SEAC has also directed the Project Proponent to submit the EIA Report prepared by the NABT accredited Consultant or a laboratory of CSIR working in the field of environment summarizing the assessment of ecological damage, preparation of remediation plan and natural & community resource augmentation plan.

OBSERVATIONS OF THE SEAC SUB-COMMITTEE DURING THE PROJECT SITE INSPECTION ON 30-11-2022 (WEDNESDAY)

During the site visit the sub-committee noted the following

1. Project proponent was awarded with Environmental Clearance for the construction of 1200 Tenements vide letter No. SEIAA–TN/F.6651/EC/8(a)/671/2019 dated 31.10.2019 and had sought for EC amendment for change in number of blocks, built-up area & district.

As per Environmental Clearance (Letter No. SEIAA – TN/F.6651/EC/8 (a)/671/2019 dated 31.10.2019)	**Amendment sought for**

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M/s. Tamil Nadu Slum Clearance Board	M/s. Tamil Nadu Urban Habitat Development Board
Built up area – 50,226.2 sq. m.	Built up area – 49,181.2 sq. m.
10 Blocks (S+10 Floors)	4 Blocks (S+15 Floors)
District - Tiruvallur	District – Chennai

2. All 4 blocks had been constructed with S+15 Floors containing 1200 residential tenements and final finishing works are being carried out. During the visit model house was also inspected.
3. Sewage Treatment Plant, EB Sub-station, laying of internal roads, Rain Water Harvesting pits, DG Set, Compound wall and Green Belt Development works are yet to be initiated upon levelling the ground area to MSL.
4. An extent of 2557.73 Sq.m area of land is gifted to CMDA for development of link road within the scheme.
5. The PP has informed that total water requirement of 819 KLD will be met from CMWSSB.
6. For Waste Generation an STP Plant of 750 KLD is proposed to be developed by CMWSSB (Design, Erection and O&M for 5 Years) and treated water will be reused for flushing & Green belt activities.
7. A sewage collection chamber from each block has been constructed which directs the entire sewage collection to STP Plant which is proposed to developed as per the location earmarked in the layout.
8. The total power requirement of 2,568 KVA will be sourced from Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO) by EB substation within the scheme earmarked in the layout.
9. Backup D.G. set of 11 Nos having capacity 62.5 kVA will be used as standby as per the PP statement.
10. The PP has informed that municipal solid waste generation within the scheme will be treated through proposed OWC.
11. PP stated that post completion of construction activities, forest department representative will be visiting the site to analyzing the soil characteristics based on which suitable species will be suggested for plantation.

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12. UG sump for storing the rainwater has been constructed. Excess storm water will be allowed to drain into Buckingham Canal through.

As per the minutes of 325th SEAC meeting, the PP has accepted to develop and maintain the water body (As Temple Tank Model) in the project site reserved for OSR which is gifted to CMDA.

The proponent submitted the revised check list with enclosures on 14.05.2018. From the perusal of the original proposal of the proponent, initial checklist submitted by the proponent, site inspection of the construction site' the Sub-Committee team makes the following observation:

1. The Sub-Committee Team learnt that the "violation" attributed to the project is that the construction activity was started before getting the Environmental Clearance.
2. The Sub-Committee Team made certain recommendations to improve the ecological and Environmental compliance and these recommendations have been accepted by the proponent.

As per the MoEF & CC notification, the Sub-Committee has assessed the project based on Ecological damage, remediation plan and natural & community resource augmentation plan furnished as an independent chapter in the Environment impact assessment report by the proponent. The extract from the report is as follows:

The project falls under the **Medium-Level Ecological Damage** Category

- Procedural Violation (Started the Construction at the site after obtaining EC, but violation of EC granted)
- Infrastructural Violation such as Deviation from CMDA/Local Body approval initially.
- Not operational (yet to be occupied)

Current Status of the Project:

S. No	DESCRIPTION	CURRENT STATUS	
		COMPLETED	YET TO BE COMPLETED
1	Residential Units	4 No of Blocks with 15 floors each	---
2	Dwelling Units	1200 (300 Units per block)	
3	Occupancy	-	Not Occupied
4	DG Sets		62.5 kVA capacity of 11 Nos
5	STP	--	750 KLD of capacity

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6	Rainwater Harvesting		RW Percolation Pits – 23 Nos RW Storage Tank – 540 m3
7	Green Belt Development		743 Nos of Trees
8	Parking	Parking Area-3074.84 Sq. m. Two-Wheeler Parking –1393 Nos	---

I. As per presentation made by EIA Coordinator:

Summary of Remediation Plan & Natural and Community Resource Augmentation Plan (Budgetary Allocation):

S. No	Aspects	Amount (Rs. In Lakhs)	
1	Estimated cost on remediation plan	44.325	
2	Cost estimate for Natural Resources Augmentation Plan	19.80	Total
	Community Resources Augmentation Plan	24.525	44.325
Grand Total		**88.65**	

CER Breakup

AIR Primary School

Description	Abstract Estimate
RO Plant	20,000
Fans	25,000
Compound Wall	60,000
Total	1,05,000

AIR Middle School

Description	Abstract Estimate
Toilets	2,30,000
Smart Classroom	7,35,000
Play Area	1,75,000

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Napkin Dispenser & Incinerator	2,25,000
RO Plant	20,000
Plumbing Works	25,000
Upgardation of Library	4,00,000
Total	18,10,000

ICDS

Description	Abstract Estimate
Flooring & Compound Wall	1,30,000

II. Application of SEAC Methodology:

The Committee observes that the project organization in construction of 1200 slum tenements at Kargil Nagar at T.S.No.1/1 & 3/1 (Old S.F. No:618/G) of Kargil Nagar, Thiruvottiyur Taluk, Thiruvallur District, Tamil Nadu by M/s. Tamil Nadu Slum Clearance Board, comes under the "Medium level Ecological damage category" as it satisfies the following conditions:

a. Procedural violations (started the construction at site without obtaining EC)
b. Infrastructural violation such as deviation from CMDA/local body approval.
c. Non operation of the project (not occupied).

Considering the above organization is involved in constructing the 1200 slum tenaments for the welfare of the poor people and it is not occupied so far, the SEAC Sub-Committee recommends the following funds allocation to be made by the proponent:

Level of damages	**Ecological remediation cost**	**Natural resource augmentation cost**	**Community resource augmentation cost**	**CER**	**Total**
	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)
Medium level	0.35	0.15	0.25	0.5	1.25

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Ecological Damage					

Project Cost:

With reference to the letter furnished by the Tamil Nadu Urban Habitat Development Board vide Lr. No. 05/HD/DN-I/2022, dated. 07.06.2023, the project cost indicating the estimate cost for construction of additional 5 floors in 4 blocks worked out as Rs. 19,81,23,447/- including 1% of LWF, Supervision charges @ 12.5% and GST at 12%. Hence the project cost is 1981.23447 lakhs.

Low level Ecological damage	**Ecological remediation cost** (% of Project Cost)	**Natural resource augmentation cost** (% of Project Cost)	**Community resource augmentation cost** (% of Project Cost)	**CER** (% of Project Cost)	**Total** (% of Project Cost)
SEAC Scale	0.35	0.15	0.25	0.5	1.25
Actual Amount	1981.24×0.35	1981.24×0.15	1981.24×0.25	1981.24 ×0.50	1981.24×1.25
Rupees in lakhs	**6.93**	**2.97**	**4.95**	**9.91**	**24.76**

Sl. No.	**Activity Proposed**	**Total, Rs.**
1	Cost of Ecological Damage Remediation Plan	4,95,000
2	Natural Resource Augmentation Plan	6,93,000
3	Community Resource Augmentation Plan	2,97,000
Grand Total		**14,86,000**

III. Environmental Compensation as per CPCB Guidelines:

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Central Pollution Control Board (CPCB) to implement "Polluter Pays" Principle and to levy Environmental Compensation for Restoration of Environmental Damages. The Environmental Compensation shall be based on the following formula:

$$EC = PI \times N \times R \times S \times LF$$

Where,

EC is Environmental Compensation in Rupees

PI = Pollution Index of Industrial Sector

N = Number of days of violation took place

R = A factor in Rupees for EC

S = Factor for Scale of Operation

LF = Location Factor.

As per CPCB guidelines the applicable values of PI-50 (Orange Category Industry), N-430 days (of violation period as the construction of (violation) additional floors in the building have been carried out from 30.08.2021 to 18.05.2022 (a copy of letter obtained from the competent authority) but however it was observed as violation by the SEAC on 03.11.2022), R-Rs.250 (based on nature of violation; Max. Rs.250-), S-1.0 (cumulatively Medium Scale Unit), LF-2.0 (Population is 10 million and above), the Environmental Compensation computed is as follows:

EC : 50 x 430 x 250 x 1.0 x 2.0 = **Rs.1,07,50,000/-** (Maximum)

However, as per CPCB Guidelines, the minimum Environmental Compensation shall be Rs.5,000/- per day.

Accordingly, the minimum Environmental Compensation for 430 days of Violation will be Rs.**21,50,000**/- (Minimum).

Sl. No.	**Activity Proposed**	**Total, Rs.**
1	Cost of Ecological Damage Remediation Plan	53,75,000
2	Natural Resource Augmentation Plan	21,50,000
3	Community Resource Augmentation Plan	32,25,000
Grand Total		**1,07,50,000**

The Project Cost is **Rs.1981.34 Lakhs.** CER Budget is arrived as 2% of the Project Cost i.e., Rs.39.63 lakhs/-~ **Rs. 40 lakhs.**

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Recommendation of Sub-Committee:

As the Proposal falls in **Medium Level Ecological Damage** and EMP measures were in place during the Violation Period, the Sub-Committee is of the opinion that the higher Environmental Compensation value has been arrived **based on the CPCB Violation Norms** is **Rs. 1,07,50,000/-** which **is higher than** Environmental Compensation values of **Rs. 88,65,000/- based on the EIA model prepared by the EIA coordinator and Rs. 24,76,000/- arrived on SEAC-TN model and** hence it must be compensated for Remediation, Natural Resource Augmentation and Community Resource Augmentation plan as follows:

Sl. No.	Activity Proposed	Total, Rs.
1	Cost of Ecological Damage Remediation Plan	53,75,000
2	Natural Resource Augmentation Plan	21,50,000
3	Community Resource Augmentation Plan	32,25,000
Grand Total		**1,07,50,000**

The Project Cost is **Rs. Rs.1981.34 Lakhs.** CER Budget is estimated as 2% of the Project Cost i.e., **Rs. 40 lakhs/-.** However, the SEAC may decide the following budget towards the Corporate Environmental Responsibility (CER) during the SEAC appraisal.

Accordingly, the amount prescribed for Ecological remediation augmentation, community resource augmentation, may be calculated and applied as per SEAC norms. The Sub-Committee decided to recommend the proposal for grant of post construction EC subject to the following conditions in addition to the normal conditions:

1. The amount prescribed for Ecological remediation (Rs. 53.75 lakhs), natural resource augmentation (Rs. 21.50 lakhs) & community resource augmentation (Rs. 32.25 lakhs), totaling Rs. 1,07,50,000/= shall be remitted in the form of bank guarantee to Tamil Nadu Pollution Control board, before obtaining Environmental Clearance and submit the acknowledgement of the same to SEIAA-TN. The funds should be utilized for the remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report.
2. The project proponent shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of one year. If not the bank guarantee will be forfeited to TNPCB without further notice.

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3. The amount specified as CER (Rs. 40 Lakhs) shall be spent for the benefits of the beneficiary before issue of EC for the activities suggested by the SEAC during the appraisal. A copy of receipt from the beneficiary shall be submitted before issue of EC.
4. The proponent shall obtain the consent letter as on date from the person who has given the power of attorney for the land to execute the project before obtaining EC.
5. Adequate number of trees shall be planted as green belt & compensatory afforestation before obtaining CTO from TNPCB.
6. The proponent shall install the DG set away from the boundary ie. Compound wall and Stack of adequate height as per CPCB norm should be installed.
7. The proponent is directed to provide the acoustic enclosure for the blowers in the existing STP before obtaining EC.
8. The proponent shall obtain the necessary permission for disposal of excess storm water to the tank situated nearby from the competent authority.
9. The proponent should furnish the following certificates before CTO:
    i. Certificate for structural safety from Anna University-Dept of Civil Engineering, CEG Campus, Chennai (or) IIT Madras (or) NIT Trichy.
    ii. Adequacy report of STP from any of these institutions - Anna University-Centre for Environmental Studies, CEG Campus, Chennai / IIT Madras / NIT Trichy.

SEAC carefully considered the report of the Sub-Committee. SEAC observed that the total cost of Ecological remediation, Natural Resource Augmentation and Community Resource Augmentation cost /Environmental compensation arrived by different guidelines are as follows;

As assessed by EIA Coordinator - Rs. 88,65,000/-

As assessed by the Sub-Committee per SEAC-TN Guidelines - Rs.24,76,000/-

Environmental compensation as per CPCB guidelines arrived at by the Sub-Committee - Rs. 1,07,50,000/-

In view of the above, the SEAC decided to adopt total cost of Ecological remediation, Natural Resource Augmentation and Community Resource Augmentation cost / Environmental Compensation as per CPCB Guidelines.

In view of the above, the SEAC decided to recommend the proposal to SEIAA for grant of EC Amendment **under violation category** subject to the following conditions in addition to all the

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conditions stipulated in the EC issued vide Letter No. SEIAA–TN/F.6651/EC/8(a)/671/2019 dated 31.10.2019.

1) The SEIAA shall initiate the credible action under the provisions of Section 19 of the Environment (Protection) Act, 1986 as per MOEF&CC Notifications Dt: 14.03.2017 & 08.03.2018.
2) As per the MoEF& CC Notification, S.O.1030 (E) dated:08.03.2018, "The project proponent shall submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification will be recommended by the Expert Appraisal Committee for category A projects or by the State or Union territory level Expert Appraisal Committee for category B projects, as the case may be, and finalized by the concerned Regulatory Authority, and the bank guarantee shall be deposited.
    a) The amount prescribed for Ecological remediation (Rs. 53.75 lakhs), natural resource augmentation (Rs. 21.50 lakhs) & community resource augmentation (Rs. 32.25 lakhs), totaling Rs. 1,07,50,000/= shall be remitted in the form of bank guarantee to Tamil Nadu Pollution Control board, before obtaining Environmental Clearance and submit the acknowledgement of the same to SEIAA-TN. The funds should be utilized for the remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report.
    b) The project proponent shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of one year. If not the bank guarantee will be forfeited to TNPCB without further notice.
    c) The amount committed by the PP on CER is Rs. 40 Lakhs, which shall be spent on committed activities.
3) The proponent shall obtain the consent letter as on date from the person who has given the power of attorney for the land to execute the project before obtaining EC.
4) Adequate number of trees shall be planted as green belt & compensatory afforestation before obtaining CTO from TNPCB.
5) The proponent shall install the DG set away from the boundary ie. Compound wall and Stack of adequate height as per CPCB norm should be installed.

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6) The proponent is directed to provide the acoustic enclosure for the blowers in the existing STP before obtaining EC.

7) The proponent shall obtain the necessary permission for disposal of excess storm water to the tank situated nearby from the competent authority.

8) The proponent should furnish the following certificates before CTO:

   a) Certificate for structural safety from Anna University-Dept of Civil Engineering, CEG Campus, Chennai (or) IIT Madras (or) NIT Trichy.

   b) Adequacy report of STP from any of these institutions - Anna University-Centre for Environmental Studies, CEG Campus, Chennai / IIT Madras / NIT Trichy.

SEIAA Remarks:

Earlier, the Authority noted that in 390th meeting of SEAC held on 07.07.2023. SEAC has furnished its recommendations for granting Amendment Environmental Clearance under violation category subject to the conditions stated therein.

Subsequently, the authority in the 640th Authority meeting held on 19.07.2023 decided to defer the proposal and to seek certain details stated therein.

In this connection, the PP has furnished reply Dt: 07.12.2023 and the proposal was placed in the 684th Authority meeting held on 27.12.2023.

In this regard, the authority observed that the PP has not furnished certain documents. Hence, the authority decided to defer this proposal for want off additional particulars

d) The project proponent shall submit the proof of amount spent on CER Rs. 40 Lakhs as per SEAC condition.

e) The project proponent shall submit the proof for the action taken by the State Government/TNPCB against 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.

In this connection, now the PP has furnished reply dt:20.02.2024. In this regard, the subject was placed in the 699th authority meeting held on 26.02.2024. The authority noted that the PP has furnished the following

i) The PP has informed that calendar case no. 45 of 2024 has been filed by TNPCB against the Executive Engineer, Division-I TNUHDB (PP) at the Judicial

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Magistrate Court, Thiruvottiyur in regard to the Credible action under Section 19 of the EP Act, 1986. (Submitted copy of Summons to Accused person as proof).

ii) The PP has submitted performance bank guarantee no.004GT02233240002 from HDFC Bank, MKB Nagar Branch Dt: 02.11.2023) for Rs. 1,07,50,000/- to TNPCB on 23.11.2023 (Submitted copy of performance bank guarantee).

After detailed discussions, the Authority accepts the recommendation of SEAC and decided to grant of Amendment Environmental Clearance under violation category subject to the following specific conditions and conditions as recommended by SEAC & normal/standard conditions stipulated by MoEF&CC and the conditions in Annexure 'C' of this minutes.

i) The PP shall spent the CER amount of Rs. 40 Lakhs as committed before obtaining CTO from TNPCB.

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

Annexure 'C'

Climate Change

1. The proponent shall adopt strategies to decarbonize the building.
2. The proponent shall adopt strategies to reduce emissions during operation (operational phase and building materials).
3. The proponent shall adopt strategies to reduce temperature including the Building Façade.
4. The proponent shall adopt methodology to control thermal environment and other shocks in the building.
5. The proponent shall adopt detailed plan to reduce carbon footprints and also develop strategies for climate proofing and climate mitigation.
6. The proponent shall adopt strategies to ensure the buildings in blocks are not trapping heat to become local urban heat islands.
7. The proponent shall ensure that the building does not create artificial wind tunnels creating cold water and uncomfortable living conditions resulting in health issues.

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8. The activities should in no way cause emission and build-up Green House Gases. All actions to be eco-friendly and support sustainable management of the natural resources within and outside the campus premises.
9. The proponent shall ensure that the buildings should not cause any damage to water environment, air quality and should be carbon neutral building.

Health

10. The proponent shall adopt strategies to maintain the health of the inhabitants.

Energy

11. The proponent shall adopt strategies to reduce electricity demand and consumption.
12. The proponent shall provide provisions for automated energy efficiency.
13. The proponent shall provide provisions for controlled ventilation and lighting systems.
14. The proponent shall provide solar panels and contribute to the grid from the solar panel as proposed.
15. All the construction of Buildings shall be energy efficient and conform to the green building norms. The PP shall ensure that carbon neutral building.
16. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as to ensure continuous and efficient operation.

Regulatory Frameworks

17. The proponent shall adopt methodologies to effectively implement the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.
18. The project proponent shall ensure to provide adequate elevated closed area earmarked for collection, segregation, storage & disposal of wastes generated within the premises as per provisions of Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.
19. The proponent shall provide elevator as per rules CMDA/DTCP.

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Database maintenance & audits

20. The database record of environmental conditions of all the events from pre-construction, construction and post-construction should be maintained in digitized format.
21. The proponent should maintain environmental audits to measure and mitigate environmental concerns.

Biodiversity

22. There should not be any impact due to the modification of the habitat on critically endangered species, biodiversity, etc,.
23. The proponent shall ensure that the proposed activities in no way result in the spread of invasive species.
24. The proponent shall adopt sustainability criteria to protect the micro environment from wind turbulences and change in aerodynamics since high rise buildings may stagnate air movements.
25. The proponent shall ensure almost safety for the existing biodiversity, trees, flora & fauna shall not disturb under any circumstances.
26. The proponent shall develop building-friendly pest control strategies by using non chemical measures so as to control the pest population thereby not losing beneficial organisms.
27. The proponent shall adopt strategies to prevent bird hits.

Safety measures

28. The proponent should develop an emergency response plan in addition to the disaster management plan.
29. The proponent shall develop detailed evacuation plan for disabled people and safety evacuation plan in emergencies.
30. All bio-safety standards, hygienic standards and safety norms of working staff and patients to be strictly followed as stipulated in EIA/EMP.
31. The disaster management and disaster mitigation standards to be seriously adhered to avoid any calamities.
32. The proponent shall provide the emergency exit in the buildings.
33. The proponent shall adhere to the provision and norms regard to fire safety prescribed by competent authority.

Water/Sewage

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34. The proponent shall ensure that no treated or untreated sewage shall be let outside the project site & shall find access to nearby water-bodies under any circumstances other than the permitted mode of disposal.
35. The proponent shall provide STP of adequate capacity as committed and shall continuously & efficiently operate STP so as to satisfy the treated sewage discharge standards prescribed by the TNPCB time to time.
36. The proponent shall periodically test the treated sewage the through TNPCB lab /NABL accredited laboratory and submit report to the TNPCB.
37. The proponent shall periodically test the water sample for the general water quality core parameters including fecal coliform within the proposed project site through TNPCB lab /NABL accredited laboratory and submit report to the concerned authorities.
38. The proponent shall ensure that provision should be given for proper utilization of recycled water.
39. The project proponent shall adhere to storm water management plan as committed.

Parking

40. The project proponent shall adhere to provide adequate parking space for visitors of all inmates including clean traffic plan as committed.

Solid waste Management

41. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time.
42. The proponent should strictly comply with, Tamil Nadu Government order regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.

EMP

43. The proponent shall ensure that the EIA/EMP and disaster management plan should be adhered strictly.
44. The proponent shall ensure that all activities of EMP shall be completed before obtaining CTO from TNPCB.
45. The proponent shall provide and ensure the green belt plan is implemented as indicated in EMP. Also, the proponent shall explore possibilities to provide sufficient grass lawns.

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Others

46. As per the 'Polluter Pay Principle', the proponent will be held responsible for any environmental damage caused due to the proposed activity including withdrawal of EC and stoppage of work.

The project proponent shall adhere to height of the buildings as committed

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Copy to:

1. The Additional Chief Secretary to Government, Environment and Forests Department, Tamil Nadu.
2. The Additional Chief Secretary to Government, Industries Department, Tamil Nadu.
3. The Additional Principal Chief Conservator of Forests, Regional Office (SZ), 34, HEPC Building, 1st& 2nd Floor, Cathedral Garden Road, Nungambakkam, Chennai – 34.
4. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-Cum-Office Complex, East Arjun Nagar, New Delhi-110 032.
5. The Chairman, TNPC Board,76, Mount Salai, Guindy, Chennai-32
6. The District Collector, Thiruvallur District.
7. The Commissioner, Greater Chennai Corporation.
8. EI Division, Ministry of Environment & Forests, Paryavaran Bhawan, New Delhi Spare.
9. File Copy



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate