



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Thiru. Abhash Kumar, I.P.S.,
DGP / Director,
Tamil Nadu Fire and Rescue Services,
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai - 600 008.

To
M/s. Shatapatri Estate (P) Ltd.,
Plot No.10, Sector B, Pocket-1,
1st Floor, Vasanth Kunja,
New Delhi - 110 070.

K.Dis.No.6702/C1/2023

Dated.26.06.2023

Sir,

Sub: Tamil Nadu Fire and Rescue Services - Directorate -
MSB - Issue of Planning Permission NOC requested -
Inspection at M/s. Shatapatri Estate (P) Ltd., ALTA VIDA,
Block D, S.No.1395/E, 1C1 & 1C2, Thaiyur Village,
Thiruporur Taluk, Chengalpet District - Reg.

Ref: 1) The applicant letter dated:19.04.2023.
2) The Deputy Director, North-Western Region, Vellore,
Report R.C.No.1185/C/2023, dated:14.06.2023.

Kindly refer to the letter cited above. The MSB inspection team, north-western region has inspected the building of M/s. Shatapatri Estate (P) Ltd., ALTA VIDA, Block D, S.No.1395/E, 1C1 & 1C2, Thaiyur Village, Thiruporur Taluk, Chengalpet District. The team has **not recommended** for issuance of a planning permission NOC at this stage due to the following reasons:-

1. Plan copies are not submitted by the applicant. Hence, the team does not able to scrutinize the plan. Hence, the applicant may inform to submit the plan copies (site plan, floor plan, elevation plan with owner / architect / structural engineers signatures).

2) You are informed to rectify the above said defects and again apply for re-inspection for consideration to issuance of a planning permission NOC.

for Director,

Fire and Rescue Services,
Tamil Nadu.

Copy to:

The Deputy Director, Fire and Rescue Services,
North-Western Region, Vellore.





भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE
CHANGE
Regional Office (South Eastern Zone),
1st & 2nd floor, HEPC Building, No.34, Cathedral Garden Road,
Nungambakkam, Chennai - 600034



F.No. EP/12.1/SEIAA/2017-18/15/TN/0875
11.06.2018

To
The President,
M/s. Yuga Builders,
Flat No. A2, First Floor,
Sahana Apartment, New No. 6, Old No. 55,
Kavignar Bharathidasan Road,
Alwarpet, Chennai - 600 018.

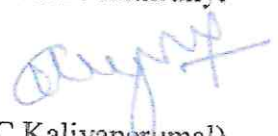
Subject: SEIAA, TN -- Environmental Clearance -- Proposed construction of Residential Apartments -- M/s. Yuga Builders, S.F.No. 1395 E/1C1 & 1395 E/1C2 of Thaiyur Village, Chengalpattu Taluk, Kancheepuram District -- Issued -- Regarding.

Reference: 1) Letter No. SEIAA/TN/F.402/EC/8(a)/160/2010 dt: 02.05.2013.
2) Your letter dated. 19.09.2017.

Sir/Madam,

With reference to 2nd cited above, please find enclosed herewith a certified copy of the compliance report. This has been approved by the Addl.PCCF(C) vide diary no. 663 Dt: 07.06.2018.

Yours faithfully,


(Dr.C.Kaliyaperumal)
Director (S)

Encl: As above.

Dr. C. KALIYAPERUMAL, M.E., PhD
Director (S)
Government of India
Ministry of Environment, Forests & Climate Change
Regional Office (South Eastern Zone)
HEPC Building, No.34, Cathedral Garden Road,
Nungambakkam, Chennai-600 034.

Certified Copy of the Compliance Report

Subject: SEIAA, TN - Environmental Clearance- Proposed construction of residential apartments – M/s. Yuga Builders, S.F. Nos. 1395 E/1C1 & 1395 E/1C2 of Thaiyur Village, Chengalpattu Taluk, Kancheepuram District – Issued - Regarding.

Reference: No. SEIAA/TN/F.402/EC/8(a)/160/2010 dt 02.05.2013.

Present status of the project:

Total Number of blocks are 7 namely A, B, C, D, E, F, G and Club house. Out of these, Block C and D are under construction and all other blocks including club house were completed and occupied.

Date of Monitoring: 28.04.2018.

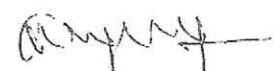
Specific Conditions – Construction Phase:

S.No.	Conditions	Compliance
i)	“Consent for Establishment” shall be obtained from the Tamil Nadu Pollution control Board and a copy shall be submitted to the SEIAA, Tamil Nadu before the start of any construction activity at the site.	Refer Below The PA have informed that, as per notification dated 2 nd February, 2017 CTE is not applicable.
ii)	The entire water requirement during construction phase shall be met from the Private tankers as committed.	Complied Water requirement during the construction phase was met through private tankers as informed.
iii)	The height and coverage of the construction shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.	Refer below. The project is not under CRZ zone, and hence CRZ notification is not applicable.
iv)	The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc as per National Building Code including protection measures from lightning etc.	Complied The PA have obtained structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc as per National Building Code including protection measures from lightning etc.
v)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the Construction phase.	Complied As informed by the PA all necessary sanitary and hygienic measures were provided to the construction workers before starting construction activities and they have maintained the same throughout the construction phase.
vi)	A First Aid Room shall be provided in the project site during the entire construction phase of the project.	Complied First Aid room is provided at the project site and maintained during

	Rules framed thereon.	monitored through external agency on monthly basis and the levels are within the limit as per the rules under the Environment (Protection) Act, 1986 and the rules framed thereon.
xiv)	Vehicles hired for bringing construction material to the site should be in good condition and should conform to air and noise emission standards prescribed by TNPCB/CPCB. The vehicles should be operated only during non-peak hours.	Complied The PA informed that vehicles hired for bringing the material were in good condition and all the vehicles were checked for pollution under control certificates. Also, the vehicles were operated only during non-peak hours as informed.
xv)	Ambient air and noise levels should conform to residential standards prescribed by TNPCB, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.	Complied AAQ and Noise Levels (During day and night time) were monitored through external agency and as per the reports; the levels are within the limits.
xvi)	Fly-Ash bricks should be used as the building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27 th August, 2003.	Complied Fly-Ash based solid blocks were used as construction material in the construction.
xvii)	Ready mix concrete should be used in building construction and necessary cube-test should be conducted to ascertain their quality.	Complied Ready mix concrete of high quality was used in building construction and necessary cube-tests have been conducted.
xviii)	Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.	Complied The PA has provided storm water channels with collection tank.
xix)	Water demand during the construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.	Complied Ready Mix Concrete, curing agents and other best practices were used to reduce the water demand.
xx)	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.	Complied Fixtures for shower, toilet flushing and drinking water are of low flow type by adopting the use of aerators/pressure reducing devices/sensor- based control.
xxi)	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.	Complied It is a residential project and glass is used only for windows.
xxii)	Roof should meet the prescriptive	Complied



	requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	The PA has informed that all ECBC norms were followed.
xxiii)	Adequate measures to reduce air and noise pollution during construction shall be adopted, conforming to norms prescribed by TNPCB norms on noise limits.	Complied The PA has monitored the AAQ and Ambient noise levels during construction and as per the reports, the levels are within the prescribed limits.
xxiv)	Opaque wall should meet prescriptive requirement as per Energy Conservation Building code which is mandatory for all air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Refer below It is a residential project and PA informed that all ECBC norms were adopted.
xxv)	The project proponent is requested to indicate the probable date of commissioning of the project supported with necessary bar charts.	Complied Necessary bar chart is available and as per the chart the probable date of completion of the project is June, 2018.
xxvi)	Adequate fire protection equipments and rescue arrangements should be made as per prescribed standards.	Agreed to comply The PA has agreed to provide adequate fire protection equipments and rescue arrangements as per the prescribed standards.
xxvii)	Proper approach road for fire-fighting vehicles and for rescue operations in the event of emergency shall be made.	Complied Proper approach road for fire-fighting vehicle and for rescue operations in the event of any emergency are made.
xxviii)	Design of the buildings should be conformity with the seismic Zone Classifications.	Complied As informed, the designs of the buildings are in conformity with the seismic Zone Classifications.
xxix)	All ECBC norms have to adopted.	Complied All ECBC norms are adopted as informed.
xxx)	The proponent should also ensure to keep necessary road width as per O.M dated 7.2.12 of MoEF, GOI, New Delhi with respect to high rise buildings.	Complied. The PA has provided necessary road width as per O.M dated 7.2.12 of MoEF, GOI and New Delhi with respect to high rise buildings.
xxxi)	Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe measures, if needed.	Complied All Personnel Protective Equipments (PPE) are provided to the construction workers and they were also provided training and information on safety aspects as informed. Medical checkup for the workers were carried out and records are maintained.



xxxii)	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.	Complied Periodical medical examination of the workers engaged in the project is carried out and records are maintained. Though there is no schedule of health examination, the PA has informed that the health examination was conducted regularly. PPE are provided.
--------	--	---

Operation Phase:

The Project Authority has agreed to comply the stipulations during the operation period.

General Conditions:

S.No.	Conditions	Compliance
i)	The construction of the structures should be undertaken as per the plans approved by the concerned local authorities/ local administration.	Complied. The PA informed that the constructions of the structures were undertaken as per the plans approved by the concerned local authorities/local administration.
ii)	It is mandatory for the project proponent to furnish to the SEIAA, half yearly compliance report in hard and soft copies on 1 st June and 1 st December of each calendar year in respect of the conditions stipulated in the prior Environmental Clearance.	Complied Half Yearly Compliance Reports are being submitted to MoEF, RO Chennai regularly.
iii)	In the case of any change(s) in the scope of the project, fresh appraisal by the SEAC/SEIAA shall be obtained.	Complied. There is no change in the scope of the project.
iv)	A copy of the clearance letter shall be sent by the proponent to the commissioner of Corporation/ municipalities/ executive officers of town panchayat / Block development officers of panchayat union whichever is applicable and the local NGO, if any, from whom suggestions / representations, if any, have been received while processing the proposal. The clearance letter shall also be put on the website of the Proponent.	Complied The PA has informed that a copy of the clearance letter was sent to the local panchayat. The Environmental Clearance letter has also been uploaded on the website of the company.
v)	The SEIAA reserves the right to add addition safeguard measures subsequently, if non compliance of EC conditions are found and take action, including revoking of this Environmental Clearance as the	Agreed to comply



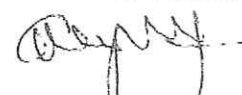
	case may be.	
vi)	All other statutory clearance such as the approval for storage of diesel for Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project from the concerned competent authorities.	Complied The PA obtained all other required statutory clearances. 1. Approval for storage of diesel is not applicable because they are not going to store the diesel at the site as informed. 2. The PA has obtained the NOC from Airports Authority of India 3. The PA has obtained NOC from Tamil Nadu Fire and Rescue Services Department 4. Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972 is not applicable for the project. 5. The PA has purchased water from private tankers and hence the State / Central Ground Water Authority NOC is not obtained. 6. The project is not under CRZ zone; hence CRZ Clearance is not applicable.
vii)	The project authorities should advertise with basic details at least in two local newspaper widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of clearance and a copy of the clearance letter is available with State Pollution Control Board and also at website of SEIAA, TN and a copy of the same should be forwarded to Regional Office of the Ministry of Environment and Forests located at Bangalore.	Refer below No information was provided about the newspapers advertisements.
viii)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that Construction of the project has been started without obtaining Environmental Clearance, and for any other action resulting in violation of any condition stipulated in the Environmental Clearance.	Agreed to comply
ix)	The proponent shall upload the status of	Complied



	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, Bengaluru, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely: SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emission) or and sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	The PA has uploaded the status of compliance of the stipulated EC conditions on their website. Further they are simultaneously sending the reports to the Regional Office of MoEF, Chennai, and the TNPCB. They have not displayed the monitored data near the main gate of the project site for the public.
x)	A copy of the Environmental Clearance (EC) letter shall be issue to all the allottees / owners while exccuting the allotment order/ sale deed / before handing over of the building to allottees.	Complied A copy of the Environmental Clearance (EC) letter is issued to all the allottees / owners while executing the allotment order along with sale deed.
xi)	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.	Agreed to comply. There is no separate environmental management cell. However, the monitoring of Environmental parameters is carried out through an external agency.
xii)	The funds earmarked for environmental protection measures should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the Ministry of Environment and Forests and its Regional Office located at Bangalore.	Complied. The PA have allocated an adequate amount for environmental protection measures and assured not to divert this amount for any other purpose
xiii)	The Regional Office of the Ministry located at Bangalore 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.	Complied The PA has extended full cooperation during the visit to the undersigned.
xiv)	The project proponent shall submit six-monthly reports on the status of compliance of the stipulated environmental clearance conditions including results of monitored data(both in hard copies as well as by e-mail) to the Ministry of Environment and Forests, Its Regional Office Bangalore, the respective Zonal	Complied. The PA are submitting six monthly compliance reports along with the monitored data both in hard and soft copies except by e-mail regularly to MoEF, RO.

Agreed

	Office of Central Pollution Control Board. SEIAA, TN and State Pollution Control Board.	
xv)	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Boards prescribed under the Environment(protection) rules 1986 as amended subsequently, shall also be put on the website of the company along with the status of compliance of environmental clearance conditions and shall also be sent to Regional Office of the Ministry of Environment and Forests, Bangalore by e-mail.	Agreed to Comply The PA has agreed to comply after commissioning the project.
xvi)	The Environmental Clearance does not absolve the applicant / proponent of his obligation/requirement to obtain other statutory and administrative clearance from other statutory and administrative authorities.	Complied. As mentioned in point vi. the PA has obtained required other statutory clearances.
xvii)	This Environmental Clearance does not imply that the other statutory/ administrative Clearance shall be granted to the project by the concern authorities. Such authorities would considering the project on merits and be taking decisions independently of Environmental Clearance.	Agreed to Comply The PA informed that it is noted.
xviii)	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.	Agreed to Comply The PA informed that it is noted.
xix)	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 SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the environmental clearance.	Agreed to Comply The PA informed that it is noted.
xx)	Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract	Agreed to Comply The PA informed that it is noted.





TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Thiru. Abhash Kumar, I.P.S.,
DGP / Director,
Tamil Nadu Fire and Rescue Services,
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai – 600 008.

To
The Director,
Directorate of Town and Country
Planning,
CMDA Office Complex,
E&C Market Road, Koyambedu,
Chennai – 600 107.

R.Dis.No.11424/C1/2023

Dated.21.08.2023

PP NOC No.137/2023

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Revised Planning Permission NOC requested - Inspection at M/s. Shatapatri Estate (P) Ltd., Block D, S.No.1395/E, 1C1 & 1C2, Thaiyur Village, Thiruporur Taluk, Chengalpet District - Reg.

Ref : 1) The applicant letter dated:10.07.2023.
2) The Deputy Director, North-Western Region, report R.C.No.2160/C/2023, Dated:04.08.2023.

Kindly refer to the letter cited above. The MSB inspection committee of the north-western region has inspected the site of M/s. Shatapatri Estate (P) Ltd., Block D, S.No.1395/E, 1C1 & 1C2, Thaiyur Village, Thiruporur Taluk, Chengalpet District for which the revised PP NOC has been requested. The committee has made certain observations with regards to fire and life safety, which are reproduced below:-

Observation:-

It is a revised planning proposal for construct residential building block D consists of stilt floor + 11 floors with the height of 35.95 meters. The building plot area is 20646.80 sq. mts and the total builtup area is 5284.78 sq. mts. This building occupancy is comes under Group A Residential Building

4. Hose reel assembly should be provided per 1000 sq. mts covering each floor area.
5. Manually operated fire alarm call points should be provided in each floor near exits.
6. "Exit" signage should be provided with alternative source of power supply or battery back-up with "GLOW" TYPE.
7. Emergency lights should be provided at staircase landing and exit routes.
8. Public address system should be provided connecting all the floors.
9. Assembly point should be designated at ground floor.
10. Evacuation route plan should be displayed in all floors.
11. Alternate and independent power system should be provided to fire pumps, pressurization & smoke venting, exit signage lighting, emergency lighting, fire alarm system, public address system, magnetic door hold open devices and fire lift.
12. Number of exit, location and its width should be conforms to the requirement of NBC of India, Part 4, 2016.
13. As per the National Building Code of India -2016, two number of staircase should be provided with the minimum width of 1.25 meters for residential blocks and they should be away from each other.
14. **Fire escape - internal staircase and external staircase:**

a) **Internal staircases:**

As per clause 4.4.2.4.3 of the national building code of India part IV fire and life safety 2016 - All staircases shall be minimum width of 1.25 meters for residential blocks. The minimum width of tread without nosing shall be 250mm. The maximum height riser shall be 190 mm. The number of riser shall be limited to 12 per flights.

The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.

No external staircases, used as a fire escape, shall be inclined at an angle greater than 45 degrees from the horizontal.

d) **Fire lifts:**

- a. Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15m in height or above shall be provided with fire lifts.
 - b. In case of fire, only fireman shall operate the fire lifts. In normal course, it may be used by other persons.
 - c. Each fire lift shall be equipped with suitable inter-communications equipment for communicating with the control room on the ground floor of the buildings.
 - d. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.,
15. One fire lift should be provided.
16. Lightning arrester should be provided k.
17. Refuge area should be provided at 24th and every 15 meter level as per the requirements of NBC of India, Part 4, 2016 if balconies are not provided at each floor for each block.
18. The first aid firefighting equipment's should be provided at all floors for in accordance with the IS 2190:2010 requirements for each block.
19. Clear side set back of 8 meters should be provided all around the building without any obstructions so as to allow fire service vehicle to move closer to the building at the time of emergency and it should be

27. A trained fire officer with a crew shall be arranged to maintain as well as to operate the fire protection systems in case of any need.

28. During construction of the building the following fire protection measures should be provided in good working condition.

1. Dry riser minimum 100 mm diameter pipe with hydrant outlets on the floors constructed with a fire service inlet to boost the water in the riser from fire service pumps.
2. Drums filled with water of 2000 liters capacity with two fire buckets on each floor.
3. A water storage tank of minimum 20000 liters capacity, which may be used for other construction purposes also.

The MSB inspection team has recommended to issue a revised planning permission / no objection certificate for the proposed building subject to the fulfillment of all the above mentioned conditions.

In view of compliance with the above said facts a revised PP NOC is issued from the fire service point of view to accord planning permission for the above said for the proposed building subject to fulfillment of all the above said conditions, as recommended by the MSB committee. After completion of this project the compliance certificate should be obtained to ensure the fire safety measures.

A. S. Ravi
for Director,
Fire and Rescue Services,
Tamil Nadu.

To:

M/s. Shatapatri Estate (P) Ltd.,
ALTA VIDA Apartment, No.46, Rajiv Gandhi Salai, OMR,
Thaiyur Village, Kellambakkam,
Chengalpattu, Tamil Nadu – 603 103.



Copy to:

The Deputy Director, Fire and Rescue Services,
North-Western Region, Vellore.

V.HARIDASS, M.E.,(PH)
MEMBER



STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY,
TAMILNADU,
3rd Floor, PanagalMaaligai,
No.1 Jeenis Road, Saidapet.
Chennai-15.

Letter No. SEIAA/TN/F.402/EC/ 8(a)/160/2010 dt: 02.05.2013.

To

The President,
M/s Yuga Builders,
Flat No.A2, First Floor,
Sahana Apartment, New No.6, Old No.55,
Kavignar Bharathidasan Road, Alwarpet,
Chennai – 600 018

Sir,

Sub: SEIAA, TN - Environmental Clearance - Proposed
construction of Residential Apartments - M/s Yuga
Builders, S.F No 1395 E/1C1 & 1395 E/1C2 of Thaiyur
village, Chengalpattu Taluk, Kancheepuram District –
Issued – Regarding

This has reference to your application dated 10.11.2010 submitted to the State Level Environment Impact Assessment Authority, Tamil Nadu seeking Environmental Clearance under the Environment Impact Assessment Notification, 2006, as amended.

It is noted, interalia that the project proposal involves to construct - Block A – S+11 floors -88 units, Block B – S+11 floors - 66 units, Block C – S+11 floors - 44 units, Block D – S+11 floors - 55 units, Block E – S+12 floors - 48 units, Block F – S+12 floors - 48 units, Block G – S+12 floors - 48 units & Club House – S + 2 floors. Total number of occupants is 2283. Total No. of dwelling units – 397. The area of the plot is 20646.80 m² and the built up area is 32944.48 m². The parking area as per report is 584.70 m² and green belt area is 4542.00 m² (Site Green Belt area – 2477.26 sq.m + OSR area – 2064.74 sq.m).

Daily fresh water requirement for the project will be 205 KLD, which will be met from the In house bore wells source and used for the domestic

V. H. 2.15.11.10

purposes. The sewage generated after treatment will be 234 KLD out of which 103 KLD will be recycled for flushing, 16 KLD will be utilized for gardening & 115 KLD will be disposed through local body Thiruporur panchayat union for Road side parks and trees as committed.

Solid Waste generation has been projected as 1370 Kgs/day out of which 820 kgs/day of Biodegradable waste will be Decomposed through Organic Waste Converter and used as manure for gardening, 550 kgs/day of Non-Biodegradable / recyclable waste will be handed over to authorized recyclers and the Organic sludge generation from STP of 30 Kgs/day will be used as manure for gardening as reported.

The power required will be of 2510 KVA with backup power of 82.5 KVA: 7 nos. with stack height 3m from GL each & 160 KVA: 2 nos. with stack height 6m from GL each.

The total cost of the project is about Rs. 4850 lakhs.

It is noted that construction were carried out prior to the clearance. As per the 4(ii) of OM No.J-11013/41/2006-IA.II (I) dated 16.11.2010, the proponent has submitted Board Resolution to the effect that such violation will not repeated in future. Further as per 4 (iii) of the above OM, the Principal Secretary, Environment & Forests, Government of Tamil Nadu has been addressed to take necessary action against the violation under Environmental (Protection) Act, 1986.

The project activity is covered in 8(a) of the Schedule and is of 'B2' category. It does not require Public Consultation as per Para 7(i) III Stage (3) (d) 'Public Consultation' of EIA Notification, 2006. Based on the application made in Form-1, Form-IA, Conceptual plan, Annexures, and the additional clarifications furnished by the proponent, the SEAC in the 24th meeting held on 10th & 11th February, 2011 and SEAC decided to call certain details. Since the term of SEIAA was expired on 2.3.2011, the file has been sent to MoEF, GOI on 12.8.2011. After the reconstitution of SEIAA, Tamil Nadu on 4.4.2012, the above file was received back from MoEF, GOI on 14.6.2012. The details asked were submitted by the proponent to SEAC vide letter dated 10.09.12. The project was again appraised during the 28th meeting held on 28th September, 2012 and SEAC decided that the Proponent has to obtain and furnish the permission letter from the CGWA for water drawal, since the application was made more than one year back. The details asked were submitted by the proponent to SEAC

vide letter dated 29.01.13 & 14.03.13. The project was again appraised during the 38th meeting held on 22nd March, 2013 and SEAC recommended the project proposal for grant of EC to SEIAA after obtaining certain detail. The proposal was considered by the SEIAA, Tamil Nadu vide Item No.70-04 in its meeting held on 25.04.2013 and the proposal was discussed in detail and decided to issue EC. Accordingly, 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 five years from the date of issue of EC, subject to the condition that and strict compliance of the terms and conditions stipulated below:

SPECIFIC CONDITIONS

Construction Phase

- i) "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu before taking up of any construction activity at the site.
- ii) The entire water requirement during construction phase shall be met from Private tankers as committed.
- iii) The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
- iv) The approval of the competent authority shall be obtained for structure safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc as per National Building Code including protection measures from lightening etc.
- v) All required sanitary and hygienic measures should be in place before starting construction activities and they have to be maintained throughout the construction phase.
- vi) A First Aid Room shall be provided in the project site during the entire construction phase of the project.
- vii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.

- viii) 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.
- ix) 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.
- x) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.
- xi) Disposal of other 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.
- xii) 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.
- xiii) Low Sulphur Diesel shall be used for the 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.
- xiv) Vehicles hired for bringing construction materials to the site should be in good condition and should conform to air and noise emission standards, prescribed by TNPCB/CPCB. The vehicles should be operated only during non-peak hours.
- xv) Ambient air and noise levels should conform to residential standards prescribed by the TNPCB, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase.
- xvi) Fly- Ash bricks should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 as amended.

- xvii) Ready mix concrete of high quality should be used in building construction and necessary cub-tests should be conducted to ascertain their quality.
- xviii) Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.
- xix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.
- xx) 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.
- xxi) 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.
- xxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material, to fulfill the requirement.
- xxiii) Adequate measures to reduce air and noise pollution during construction shall be adopted, conforming to norms prescribed by the TNPCB on noise limits.
- xxiv) Opaque wall should meet prescriptive 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.
- xxv) The Project proponent is requested to indicate the probable date of commissioning of the project supported with necessary bar charts.
- xxvi) Adequate fire protection equipments and rescue arrangements should be made as per the prescribed standards.
- xxvii) Proper approach road for fire-fighting vehicles and for rescue operations in the event of emergency shall be made.
- xxviii) Design of buildings should be in conformity with the Seismic Zone Classifications.
- xxix) All ECBC norms have to be adopted.
- xxx) The proponent should also ensure to keep necessary road width as per O.M. dated 7.2.12 of MOEF, GOI, New Delhi with respect to high rise buildings.

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

Operation Phase

- i) The Proponent should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage disposal, solid waste disposal and environmental monitoring for a period of minimum 10 years.
- ii) The entire water requirement during operation phase shall be met from in house bore wells and bore wells should be provided after obtaining required permission from CGWA and before handing over of flats to the allottees.
- iii) The Proponent as committed shall utilize 103 KLD of treated sewage for flushing, 16 KLD for gardening & 115 KLD should be disposed through Thirupporur Panchayat Union for Road side park and trees (Thaiyur panchayat) scientifically throughout the period of operation.
- iv) The proponent should ensure that storm water drain provided at the project site shall be maintained without choking or 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.
- v) The proponent should also ensure that necessary trenches for openings shall be provided at periodic intervals along the compound wall, so as to let out the storm water during rainy season, without stagnation / ponding.

- vi) The proponent shall ensure that rain water collected from the covered roof of the buildings, etc shall be scientifically harvested so as to ensure the maximum beneficiation of rain water harvesting.
- vii) Rain water harvesting for roof run-off and 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.
- viii) The proponent shall issue plans showing Separate pipelines marked with different colour 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 drain
 - ix. Rain water harvesting system

to all the allottees/owners while executing the allotment order/sale deed.
- ix) The Biodegradable solid waste, Non - Biodegradable solid waste and STP sludge generated from the project activity shall be properly collected, segregated and disposed as committed, and as per the provision of Solid Waste (Management and Handling) Rules, 2000.
- x) To facilitate easy disposal and making the solid waste disposal less laborious, chute shall be provided in each floor with a collection bin (wheeled bins with top lid arrangement) in the bottom of the chute to be kept in the ground floor level which the bins shall be transferred to the solid waste disposal area identified within the facility.
- xi) A First Aid Room shall be provided during operation of the project, with necessary equipments and life- saving medicines.
- xii) The Plastic wastes shall be segregated and disposed as per the provisions of Plastic Waste (Management & Handling) Rules 2011

V. m. — 27/5/20

- xiii) Installation and operation of DG set, if any, shall comply with the notified standards and the guidelines of CPCB.
- xiv) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.
- xv) The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, etc. and the noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
- xvi) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot shall be suitably landscaped and covered with vegetation of suitable variety.
- xvii) Incremental pollution loads on the ambient air quality, noise and water quality shall be periodically monitored after commissioning of the project.
- xviii) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrids system or fully solar system for a portion of the apartments shall be provided.
- xix) Traffic congestion near the entry and exit points from the roads adjoining the proposed projects site shall be avoided. Parking shall be fully internalized and no public space should be utilized.
- xx) 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.
- xxi) The Proponent shall install STP unit of bar screen chamber, equalization tank, Aeration tank, Settling tank, Alum Doser, Clarified Water Tank, Mechanical Filter press, Pressure Sand filter, Activated Carbon filter, UV disinfection system and Final holding sump as committed (Capacity of 275 KLD) and operated continuously to

achieve the standards prescribed by the Tamil Nadu Pollution Control Board.

- xxii) It is the sole responsibility of the proponent to dispose 115 KLD of treated sewage through local body Thirupporur Panchayat Union (Thaiyur panchayat) throughout the period of operation as committed for Road side parks and trees.
- xxiii) It is the sole responsibility of the proponent that the treated sewage water disposed for green belt development/ avenue plantation should not pollute the soil/ ground water/ adjacent canals/ lakes/ ponds, etc.
- xxiv) No construction activity of any kind shall be taken up in the OSR area. Consent of the local body concerned should be obtained for using the secondary treated sewage in the OSR area.
- xxv) Spent oil from D.G sets should be stored in HDPE drums in an isolated covered facility and disposed as per the Hazardous Wastes (Management, Handling, Transboundary Movement) Rules 2008. Spent oil from D.G sets should be disposed off through registered recyclers.
- xxvi) The e-waste generated should be collected and disposed to a nearby authorized e-waste centre as per e waste (Management & Handling), Rules 2011.
- xxvii) A terrace garden area should be developed in the Roof Top Area has to be maintained continuously by the proponent.

GENERAL CONDITIONS

- i) The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
- ii) It is mandatory for the Project proponent to furnish to the SEIAA, Half yearly compliance report in Hard and Soft copies on 1st June and 1st December of each calendar year in respect of the conditions stipulated in the prior Environmental Clearance.
- iii) In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained.
- iv) A copy of the clearance letter shall be sent by the proponent to the Commissioner of Corporation/ municipalities/ executive officers of town

panchayat / Block development officers of panchayat union whichever is applicable and the Local NGO, if any, from whom suggestions /representations, if any, have been received while processing the proposal. The clearance letter shall also be put on the website of the Proponent.

- v) The SEIAA reserves the right to add additional safeguard measures subsequently, if non compliance of EC conditions are found and to take action, including revoking of this Environmental Clearance as the case may be.
- vi) 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.
- vii) The project authorities should advertise with basic details at least in two local newspaper widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at website of SEIAA, TN and a copy of the same should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Bangalore.
- viii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that Construction of the project has been started without obtaining Environmental Clearance, and for any other action resulting in violation of any condition stipulated in the Environmental Clearance.
- ix) 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, Bengaluru, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored

and displayed at a convenient location near the main gate of the company in the public domain.

- x) A copy of the Environmental clearance (EC) letter shall be issued to all the allottees /owners while executing the allotment order / sale deed/ before handing over of the building to allottees.
- xi) 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.
- xii) The funds earmarked for environmental protection measures should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the Ministry of Environment and Forests and its Regional Office located at Bangalore.
- xiii) The Regional Office of the Ministry located at Bangalore 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.
- xiv) The project proponent shall submit six - monthly reports on the status of compliance of the stipulated environmental clearance conditions including results of monitored data (both in hard copies as well as by e-mail) to the Ministry of Environment and Forests, its Regional Office Bangalore, the respective Zonal Office of Central Pollution Control Board, SEIAA, TN and the State Pollution Control Board.
- xv) 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 along with the status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Bangalore by e-mail.
- xvi) 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.
- xvii) This Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the

V. V. ————

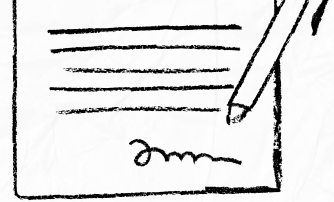
concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.

- xviii) 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.
- xix) 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.
- xx) 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.
- xxi) The above conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability Insurance Act, 1991, along with their amendments, draft Minor Mineral Conservation & Development Rules, 2010 framed under MMDR Act 1957, National Commission for protection of Child Right Rules, 2006 and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/Hon'ble High Court of Madras and any other Courts of Law, including the Hon'ble National Green Tribunal relating to the subject matter.
- xxii) 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.

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 CCF, Regional Office, Ministry of Environment & Forest (SZ),
Kendriya Sadan, IV floor, E&F wings, 17th Main Road,
Koramangala II Block, Bangalore - 560034.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests,
Paryavaran Bhavan, CGO Complex, New Delhi 110003.
6. The Commissioner / Block Development Officer, Thirupporur Panchayat
Union, Thirupporur.
7. Stock File.

V. n. n.



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



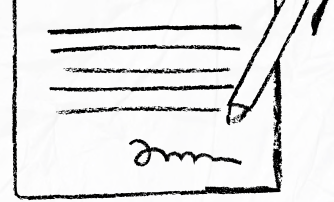
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate