



File No:12725
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA),
TAMIL NADU)



Dated 17/10/2025



To,

Thiru.Viju Varkey
M/s. L & T Realty Properties Limited,
L&T House N.M. Marg Ballard Estate, Mumbai, MAHARASHTRA, Mumbai-400001 India
sinduja.k@larsentoubro.com

Subject: Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

Sub: SEIAA-TN – Existing Residential cum Commercial building Avinya Enclave with 6 towers and combined basement at S.F. Nos. 115/16 & 117, in Ramapuram village, Maduravoyal Taluk and S.F. Nos. 22/1 & 23 in Manapakkam village, Alandur Taluk, Mount Poonamalle High Road, Manappakkam, Chennai District, Tamil Nadu by M/s. L&T Seawoods Limited – under Category “B1” and Schedule Sl. No. 8(b) “Townships/ Area Development Projects / Rehabilitation Centres” - under the EIA Notification, 2006 as amended – For Name Transfer of Environmental Clearance – Issued – Regarding.

Ref: 1. Earlier, EC issued vide EC Identification No. EC22B039TN110759 Dated: 26.11.2022.
2. Name transfer in EC issued vide EC Identification No. EC24B3812TN5219042T Dated 04.07.2024.
3. Amendment in EC issued vide EC Identification No: EC25B3812TN5416480A, Dated: 19.08.2025.
4. Transfer of Environmental Clearance Online Proposal No. SIA/TN/INFRA2/551389/2025 dated:12.09.2025.
5. Proponent application for Name transfer in Environmental Clearance dated: 12.09.2025.
6. Minutes of the 900th SEIAA meeting held on 09.10.2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812TN5154556T
(ii) File No.	12725
(iii) Clearance Type	Transfer of EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	“Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined

	basement with total built up area 1,73,815.49 Sq.m” by M/s. L&T Seawoods Limited to “Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area 1,73,815.49 Sq.m” by M/s. L&T Realty Properties Limited
(viii) Name of Company/Organization	
(ix) Location of Project (District, State)	CHENNAI, TAMIL NADU
(x) Issuing Authority	SEIAA
(xi) EC Date	16/10/2025
(xii) Details of Transferee	L&T Realty Properties Limited N.M. Marg Ballard Estate Mumbai-400001 India,Mumbai,482,27,400001
(xiii) Details of Transferor	L&T seawoods limited, L&T House N.M. Marg Ballard Estate Mumbai-400001 India MUMBAI MAHARASHTRA 400001,Mumbai,482,27,400001

Environmental Clearance was accorded vide EC Identification No. EC22B039TN110759 Dated: 26.11.2022 for the Proposed Residential building with 5 towers and combined basements at S.F. Nos. 115/16 & 117 of Ramapuram Village and S.F. Nos. 22/1 & 23 Manapakkam Village, Maduravoyal and Alandur Taluk, Mount Poonamalle High Road Chennai District, Tamil Nadu.

Now, the Proponent has applied for Transfer of Environmental Clearance vide Online proposal No. SIA/TN/INFRA2/551389/2025 dated:12/09/2025.

Discussion of SEIAA:

The proposal was placed in the **900th SEIAA meeting held on 09.10.2025**. The Authority noted the following:

i) Environmental Clearance was issued to the project proponent, M/s. L&T Innovation Campus (Chennai) Limited vide EC Identification No. EC22B039TN110759 Dated 26.11.2022 for the Proposed Residential building with 5 towers and combined basements at S.F. Nos. 115/16 & 117 of Ramapuram Village and S.F. Nos. 22/1 & 23 Manapakkam Village, Maduravoyal and Alandur Taluk, Mount Poonamalle High Road Chennai District, Tamil Nadu.

ii) Again, Name transfer in Environmental Clearance was issued to the project proponent, M/s. L&T Seawoods Limited vide EC Identification No. EC24B3812TN5219042T Dated 04.07.2024.

iii) Further, Amendment to Environmental Clearance was issued to the project proponent, M/s. L&T Seawoods Limited vide EC Identification No. EC25B3812TN5416480A Dated 19.08.2025 for the Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area 1,73,815.49 Sq.m at S.F. Nos. 115/16 & 117, in Ramapuram village, Maduravoyal Taluk and S.F. Nos. 22/1 & 23 in Manapakkam village, Alandur Taluk, Mount Poonamalle High Road, Manappakkam, Chennai District, Tamil Nadu.

iv) Now, the PP has submitted an application in Form-7 vide Application No. SIA/TN/INFRA2/551389/2025 dated 12.09.2025 requesting transfer of EC issued in the name of M/s. L&T Seawoods Limited to **M/s. L&T Realty Properties Limited**.

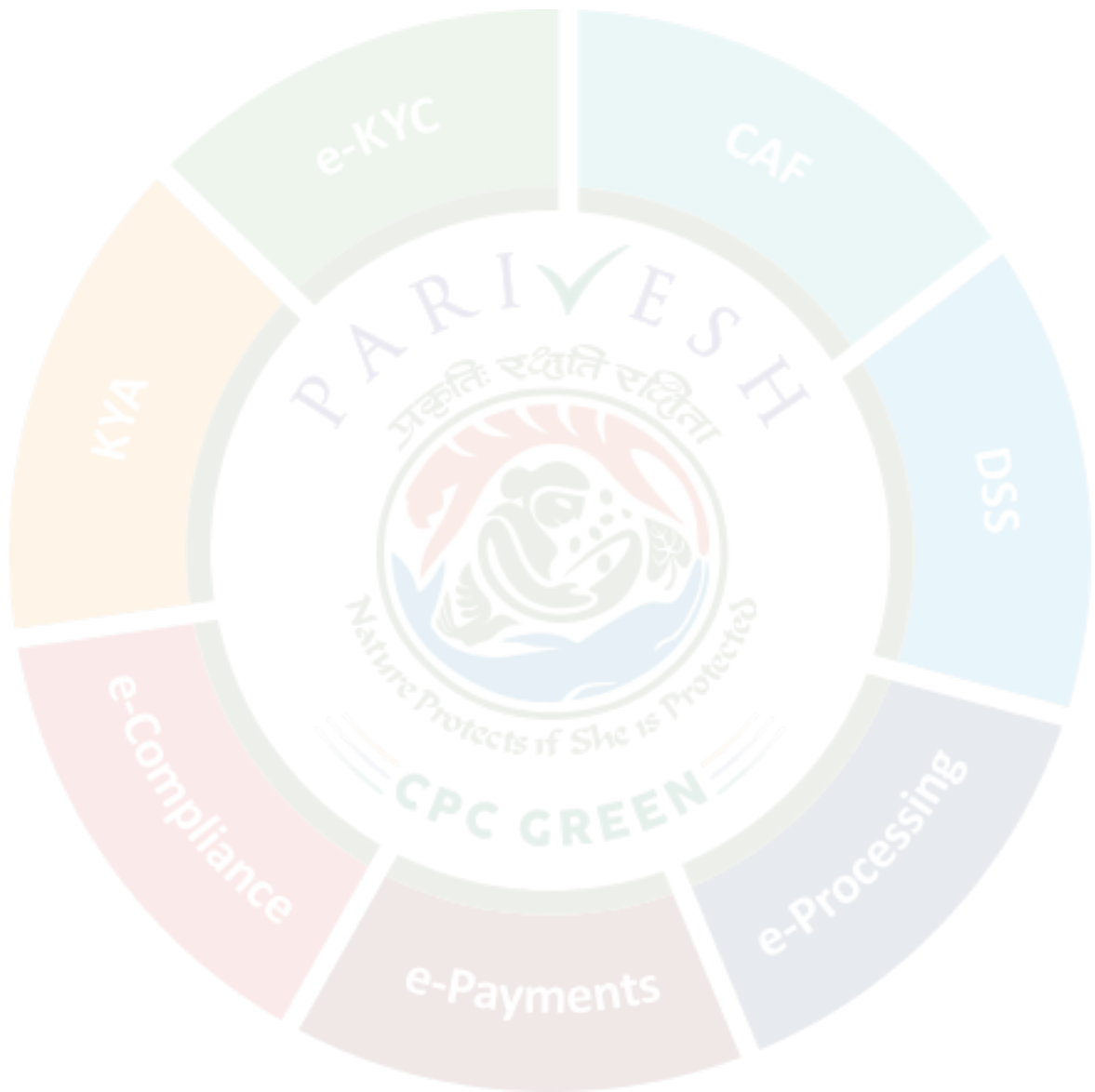
v) The PP has submitted the Certificate of Incorporation vide CIN: U45203MH2008PLC180029 dated 23.09.2024.

The Authority, taking into account, the details and documents submitted by the proponent and after detailed deliberations, decided to recommend the transfer of EC dated 26.11.2022 from **M/s. L&T Seawoods Limited to M/s. L&T Realty Properties Limited** subject to the following conditions:

All other conditions and validity mentioned in the EC dated 26.11.2022 shall remain unchanged and

unaltered.

Send Approval Copy To (In case of multiple use comma as separator)



Signature Not Verified

Digitally Signed by : A R Rahul Nadh IAS
Member Secretary, SEIAA

Date: 17/10/2025



File No.: 12365
Government of India
Ministry of Environment, Forest and Climate
Change
(Issued by the State Environment Impact
Assessment Authority(SEIAA), TAMIL
NADU)



Dated 19/08/2025



To,

Thiru .Viju Varkey
M/s. L&T Seawoods Limited M/s. L&T Innovation Campus (Chennai) Limited
L and T Construction Campus 2nd floor TC1 building Mount Poonamalle ,Manappakkam ,Chennai -
600089.
sinduja.k@larsentoubro.com

Subject: Amendment in Environmental Clearance (EC) granted to the project under the provision of the EIA Notification 2006 and as amended thereof-regarding.

Sir/Madam,

Sub:SEIAA-TN – Amendment to Environmental Clearance for the Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area 1,73,815.49 Sq.m at SF.Nos. 115/16 & 117, in Ramapuram village, Maduravoyal Taluk and 22/1 & 23 in Manapakkam village, Alandur Taluk, Mount Poonamalle High Road, Manappakkam, Chennai District, Tamil Nadu by M/s. L&T Seawoods Limited – under Category “B1” and Schedule Sl. No. 8(b) Townships/ Area Development Projects /Rehabilitation Centres under the EIA Notification, 2006 as amended – Amendment to Environmental Clearance – Issued – Regarding.

Ref:

1. Earlier EC issued Vide letter No SEIAA-TN/F.No.8849/EC/8(a)/878/2022 Dated: 08/11/2022.
2. Name transfer: EC vide EC24B3812TN5219042T dated: 04/07/2024
3. Online proposal No. SIA/TN/INFRA2/531268/2025, dated: 05/04/2025.
4. Proponent application for EC Amendment dated: 26.06.2025
5. Minutes of the 595th meeting of SEAC held on 21.07.2025.
6. Minutes of the 868th meeting of SEIAA held on 08.08.2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812TN5416480A
(ii) File No.	12365
(iii) Clearance Type	Amendment in EC
(iv) Category	B1

(v) Schedule No./ Project Activity

8(b) Townships/ Area Development Projects / Rehabilitation Centres

(vii) Name of Project

Amendment in Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area - 1,73,815.49 Sq.m

(viii) Location of Project (District, State)

CHENNAI, TAMIL NADU

(ix) Issuing Authority

SEIAA

(x) EC Date

13/08/2025

(xi) Applicability of General Conditions

NO

(xii) Status of implementation of the project

Environmental Clearance was accorded vide letter No SEIAA-TN/F.No.8849/EC/8(a)/878/2022 Dated: 08/11/2022 to **M/s. L&T Seawoods Limited** for the Proposed Residential cum commercial building Avinya Enclave with 5 towers and combined basement with total built up area 180,451.39 sq.m at SF.Nos. 115/16 & 117, in Ramapuram village, Maduravoyal Taluk and 22/1 & 23 in Manapakkam village, Alandur Taluk, Mount Poonamalle High Road, Manappakkam, Chennai District, Tamil Nadu.

Now, the Proponent has applied Amendment to Environmental Clearance vide Online proposal No. SIA/TN/INFRA2/531268/2025, Dated: 05/04/2025.

Discussion of SEIAA:

The Authority noted that the subject was placed in the 595th SEAC-I meeting held on 21/07/2025. The SEAC-I has furnished its recommendations for amending the EC dated.08.11.2022.

The Authority, taking into account, the recommendations of SEAC-I and after detailed deliberations, decided to issue the following Amendment in the EC dated 08.11.2022 subject to the condition that all other conditions and validity mentioned in the EC dated 08.11.2022 & 04.07.2024 shall remain unchanged and unaltered.

S. No	Description	EC dated 08.11.2022				Amendment recommended			
1	Project Name	Proposed Residential building with 5 tower & combined basements by M/s. L&T Seawoods Limited Total built up area: 180,451.39 sq.m				Proposed Residential cum commercial building Avinya Enclave with 6 towers and combined basement with total built up area -1,73,815.49 Sq.m by M/s. L&T Seawoods Limited (Chennai) Limited.			
4	Total site area	28,109.23 Sq.m (6.94 acres)				28,100 Sq.m (6.94 acres)			
5	FSI	4.32				4.22			
6	Total Built-up area	Block	Floor	Built up area (sq.m)	Total (Sq.m)	Block	Floor	Built up area (sq.m)	Total (Sq.m)
		Combined Basement	Basement-1	23225.00	58275.00	Combined Basement	Basement-1	23158.46	47244.17
			Basement-2	23250.00			Basement-2	23158.46	
			Basement-3	11800.00			Part Basement-3	927.25	
		Tower-1	Ground floor	1082.34	13837.80	Tower-1	Ground floor (Commercial)	1231.86	14667.43
			First floor	734.88			First Floor (Commercial)	978.13	
			2 nd to 16 th (795.89 Sq.m x 15)	11938.35			Service floor	1173.29	
			Terrace Floor	82.23			Second floor	805.89	
							Typical floor -3 rd to 15 th	10478.26	
		Tower-2	Ground floor	1246.37	14001.83				

			First floor	734.88			(806.02 Sq.m x 13)		
			Typical floor - 2 nd to 16 th (795.89 Sq.m x 15)	11938.35			Terrace Floor	128.99	
			Terrace Floor	82.23		Tower-2&3	Ground floor	2576.41	
							First floor	2078.66	
							Second floor	1677.32	
		Tower-3	Ground floor	1452.02			Typical floor - 3 rd to 16 th (1518.83 Sq.m x 13)	19744.79	26321.27
			First floor	658.05			Terrace Floor	244.09	
			Typical floor - 2 nd to 16 th (695.31 Sq.m x 15)	10429.65	12605.49				
			Terrace Floor	65.77					
						Tower-4	Ground floor	1749	
							First floor	1589.2	
							Second floor	1744.55	
		Tower-4	Ground floor	2328.75			Typical floor - 3 rd to 16 th (1744.39 Sq.m x 14)	24421.46	29749.99
			First floor	2077.72			Terrace Floor	245.78	
			Typical floor - 2 nd to 16 th (2272.75 Sq.m x 15)	34091.25	38765.26				
			Terrace Floor	267.54					
						Tower-5	Ground floor	1978.46	
							First floor	1563.70	
							Second floor	1679.07	
		Tower-5	Ground floor	2271.23			Typical floor - 3 rd to 16 th (1678.06 Sq.m x 14)	23492.84	28953.54
			First floor	2326.83			Terrace Floor	239.47	
			Typical floor - 2 nd to 16 th (2538.65 Sq.m x 15)	38079.75	42966.01				
			Terrace Floor	288.20					
		Total Builtup Area (Sq.m)		180,451.39					
						Tower-6*	Ground floor	1086.74	
							First floor	1031.81	
							Typical floor - 2 nd to 16 th (1158.69 Sq.m x 15)	17380.35	19627.67
							Terrace Floor	128.77	
						Others	Sub-Structures in plot + compound wall area		3000
		Total built-up Area (Sq.m)		173815.49*					
7	Ground coverage	9,323.52 Sq.m (FSI 4.32)			8,416.65 Sq.m (FSI 4.22)				
8	Greenbelt area	GB: 4,300.00 Sq.m (15.30%) OSR: 2,809.01 Sq.m (10.00%)			GB: 5,292.15 Sq.m (18.83%) OSR: 2,809.01 Sq.m (10.00%)				
12	No of Towers with floor and units	No of towers : 5 Nos No of flats:1059 No of floors: (Combined basement 1 + 2 + 3)+ G + 16 + Terrace			No of towers : 6 Nos No of flats:802 No of floor: Part 3rd Basement for STP + combined Basement 2 +G+16 floors + Terrace				
15	Estimated population	Construction Phase: Around 500 peoples will be engaged for the construction activities temporarily. Operation Phase: Population influx is 6443 Nos (Occupancy-5857 & Club house-586)			Construction Phase: Around 500 peoples will be engaged for the construction activities temporarily. Operation Phase: Population influx is 4963 Nos (Occupancy - 4513 & Visitor - 450)				
16	Water requirement	Construction phase: 150 KLD (Source: Private Tankers) Operation Phase: Total water requirement:			Construction phase: 150 KLD (Source: Private Tankers) Operation Phase: Total water requirement: 665				

		895.3 KLD (Fresh water:547 KLD; Treated water:348 KLD) Source: Chennai Metropolitan Water Supply and Sewage Board.			KLD (Fresh water:423 KLD; Treated water:242 KLD) Source: Chennai Metropolitan Water Supply and Sewage Board		
17	Mode of Disposal of treated water	Treated sewage: 666 KLD (toilet flushing: 275 KLD; Greenbelt:43 KLD; OSR:30KLD; Excess treated water shall be stored for campus landscape purpose: 318 KLD)			Treated sewage: 514.35 KLD (toilet flushing: 212 KLD; Greenbelt:20 KLD; OSR:10KLD; Excess treated water shall be stored for campus landscape purpose: 272.35 KLD)		
18	Sewage generation	740 KLD			571.5 KLD		
19	STP capacity	750 KLD			600 KLD		
20	Power requirement	Description	Quantity	Source	Description	Quantity	Source
		Power requirement (kVA)	6932.94	TANGEDCO	Power requirement (kVA)	8367	TANGEDCO
		DG sets (kVA)	1x500 2x320 2x380 1x125	DG sets for power backup in case of power failure. DGs will be placed in the DG yard away from building.	DG sets (kVA)	1x500 2x320 2x380 1x200	DG sets for power backup in case of power failure. DGs will be placed in the DG yard away from building.
		Fuel (Diesel)	10 KLD	Local supplier-HP/IOCI/BP	Fuel (Diesel)	10 KLD	Local supplier-HP/IOCI/BP
21	Solid waste- operational phase	Description		Quantity in kg/Day	Description		Quantity in kg/Day
		Organic waste		2309	Organic waste		1935.57
		Inorganic waste		1539	Inorganic waste		1290.38
		Total		3848	Total		3225.95
		STP Sludge		75	STP Sludge		60
26	Parking details	Description		Required as per CMDA	Description		Required as per CMDA
		Two wheelers		839	Two wheelers		535
		Four wheelers		1453	Four wheelers		974

Copy To

1. The Secretary, Ministry of Environment Forest & Climate Change, Government of India, Shastri Bhawan, New Delhi.
2. The Additional Chief Secretary to Government, Environment and Forests Department, Tamil Nadu.
3. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-Cum-Office Complex, East Arjun Nagar, New Delhi-110 032.
4. The Chairman, TNPC Board, 76, Mount Salai, Guindy, Chennai-32
5. EI Division, Ministry of Environment & Forests, Paryavaran Bhawan, New Delhi.
6. Integrated Regional Office of MoEF&CC, Shastri Bhawan, Nungambakkam, Chennai.
7. File Copy.

Signature Not Verified

Digitally Signed by : A R Rahul Nadh IAS
Member Secretary, SEIAA

Date: 19/08/2025