

DR. H.MALLESHAPPA, I.F.S.,
MEMBER SECRETARY



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

ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA/TN/F.964/EC/ 8(a)/ 174 /2013 dt: 11.06.2013.

To

The Partner,
M/s. RMK Constructions and Housing,
2981, 13th main road (1st SR),
Anna Nagar,
Chennai - 600 040

Sir,

Sub: SEIAA, TN - Environmental Clearance - Proposed construction of Residential Complex "CHOLA GARDENS"- M/s. RMK Constructions and Housing, S.F.No. 24/1, 24/3A1A, 24/3A1B, 24/9, 24/10, 26/3 & 26/2A of Sundaracholavaram Village, Poonthamalle Taluk, Thiruvallur District, Tamil Nadu – Issued – Regarding

This has reference to your application dated 25.03.2013 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 – 1- 9 (Nine) Blocks – Stilt + 4 floors + Terrace – 648 units, LIG Block – Stilt + 4 floors + Terrace – 132 units, Club House – Ground + 3 floors + Terrace & Community hall – Ground floor. Total No. of dwellings is 780 units and expected No. of Occupancies is 3900 + 225 visitors. The area of the plot is 51075.96 m² and the built up area is 99023.38 m². The surface parking area as per report is – 2613.61 m² , covered parking area is – 18506 m² and green belt area is 7350.0 m².

Daily fresh water requirement for the project will be 362 KLD, which will be met from the ground water source. Out of which 357 KLD will be used for the

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- ii) The entire water requirement during construction phase shall be met from the in House bore well / out sourced. after getting proper permission as committed
- iii) Provision shall be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
- v) 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.
- vi) All required sanitary and hygienic measures should be in place before starting construction activities and they have to be maintained throughout the construction phase.
- vii) A First Aid Room shall be provided in the project site during the entire construction phase of the project.
- viii) 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.
- ix) 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.
- x) 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.
- xi) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.

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- xxi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent
- xxii) 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
- xxiii) 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.
- xxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material, to fulfill the requirement.
- xxv) Adequate measures to reduce air and noise pollution during construction shall be adopted, conforming to norms prescribed by the TNPCB on noise limits.
- xxvi) Opaque wall should meet prescribed requirement as per Energy Conservation Building Code which is mandatory for all air conditioned spaces by use of appropriate thermal insulation material to fulfill the requirement.
- xxvii) The Project proponent is requested to indicate the probable date of commissioning of the project supported with necessary bar charts.
- xxviii) Adequate fire protection equipments and rescue arrangements should be made as per the prescribed standards.
- xxix) Proper approach road for fire-fighting vehicles and for rescue operations in the event of emergency shall be made.
- xxx) Design of buildings should be in conformity with the Seismic Zone Classifications.
- xxxi) All ECBC norms have to be adopted.
- xxxii) 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.
- xxxiii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health

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- (wheeled bins with top lid arrangement) in the bottom of the chute to be kept in the ground floor level and the bins shall be transferred to the solid waste disposal area identified within the facility.
- viii) The biodegradable municipal solid waste shall be decomposed through Organic Waste Converter and the manure shall be used as compost for green belt development/ avenue plantation as committed.
 - ix) The Plastic wastes shall be segregated and disposed as per the provisions of Plastic Waste (Management & Handling) Rules 2011.
 - x) The e - waste generated should be collected and disposed to a nearby authorized e-waste centre as per e waste (Management & Handling), Rules 2011.
 - xi) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA, TN before the project is commissioned for operation. Treatment effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100 % grey water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Tamil Nadu State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP. Explore the less power consuming systems viz. baffle reactor etc. for the treatment of sewage.
 - xii) The Proponent shall install STP units each of Bar Screen chamber, Grit Chamber, Oil & Grease trap, Pre Aeration tank, Aeration tank, Settling tank, Disinfection tank, Treated water tank, Sludge holding tank, Pressure sand filter, Activated Carbon Filter, filter press & UV disinfection as committed (Capacity of STP 520 KLD) and operated continuously to achieve the standards prescribed by the Tamil Nadu Pollution Control Board.
 - xiii) The Proponent shall operate STP continuously by providing DG set of adequate capacity (1 no.) as committed in case of power failure.

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- wall, so as to let out the storm water during rainy season, without stagnation / ponding
- xxii) The proponent shall ensure that roof rain water run-off collected from the covered roof of the buildings, etc shall be scientifically harvested so as to ensure the maximum beneficiation of rain water harvesting. It shall be stored in a sump of capacity 20 KL and reused.
 - xxiii) Rain water harvesting for surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment with screens, settlers etc. must be done to remove suspended matter, oil and grease, etc. The Proponent shall provide 40 no. of borewells / percolation pits/ etc. as committed. The borewells / percolation pits/ etc. for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
 - xxiv) 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.
 - xxv) 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.
 - xxvi) Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
 - xxvii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. Parking shall be fully internalized and no public space should be utilized. Parking plan to be as per MoEF norms.

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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 any of the 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

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- 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) This Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.
- xvii) 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.
- xviii) 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.
- 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

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MEMBER SECRETARY



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

AMENDMENT

Letter No. SEIAA/TN/F.964/A/ 8(a)/2013 dt:16.07.2013.

To

The Partner,
M/s. RMK Constructions and Housing,
2981, 13th main road (1st SR),
Anna Nagar,
Chennai - 600 040

Sir,

Sub: SEIAA, TN - Environmental Clearance - Proposed construction of Residential Complex "CHOLA GARDENS"- M/s. RMK Constructions and Housing, S.F.No. 24/1, 24/3A1A, 24/3A1B, 24/9, 24/10 & 26/3 of Sundaracholavaram Village, Poonthamalle Taluk, Thiruvallur District, Tamil Nadu – Issued – Regarding

Ref: 1. T. O. Lr. No. SEIAA / TN / EC / 8(a) / 174 / F.964/2013 / dt.11.06.2013
2. Your application for amendment of EC dt.04.07.2013.

The Environmental Clearance was accorded to M/s. RMK Constructions and Housing, S.F.No. 24/1, 24/3A1A, 24/3A1B, 24/9, 24/10, 26/3 & 26/2A of Sundaracholavaram Village, Poonthamalle Taluk, Thiruvallur District, Tamil Nadu vide reference 1st cited. The particulars mentioned in the said Environmental Clearance are

S.No	Description	As per Form I, Form IA & Conceptual plan	As Per EC Issued
1	Built-up area	99,023.38 Sq.m	99,023.38 Sq.m
2	Survey Number	S.Nos. 24/1, 243A1A, 24/3A1B, 24/9, 24/10, 26/3 & 26/2A	S.Nos. 24/1, 243A1A, 24/3A1B, 24/9, 24/10 & 26/2A

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				used for gardeni ng				used for gardeni ng
	2	Inert Waste	359	Land fill	2	Inert Waste	359	Land fill
	3	Non Bio degradable Waste	838	Authori sed Recycle rs	3	Non Bio degradable Waste	838	Authori sed Recycle rs
	4	STP Sludge	68	Manure for gardeni ng	4	STP Sludge	68	Manure for gardeni ng
	solid waste generated - 2063 Kg/day				solid waste generated - 2063 Kg/day			
6	Project Cost	Rs.116 Crores			Rs.116 Crores			

Now the Proponent vide reference 2nd cited has requested for amendment in the Environmental Clearance issued dt. 11.06.2013. The Authority in its meeting held on 16.07.2013 discussed this in detail and decided to issue amendment as given below to the Environment Clearance already issued by SEIAA / TN dt. 11.06.2013 for the following particulars

S. No	Description	As per EC Issued	Details of Amendment Approved
1	Built-up area	99,023.38 Sq.m	96518.83 Sq. m. (including stilt area)
2	Survey Number	S.Nos. 24/1, 243A1A, 24/3A1B, 24/9, 24/10, 26/3 & 26/2A	S. No. 24/1, 24/3A1A, 24/3A1B, 24/9, 24/10, & 26/3
3	Brief description of the project	<ul style="list-style-type: none"> ➤ The total plot coverage area 51,075.96 Sq.m. ➤ The proposed residential complex comprising of 1 to 9 Blocks (9 Blocks) with 780 Dwelling units ➤ Each block has stilt + 4 floors + 	<ul style="list-style-type: none"> ➤ The total plot coverage area 50425.01 Sq.m. (vide patta and gift deed) ➤ The proposed residential complex comprising of 10 Blocks (Block I to Block IX + LIG Block), Club House and

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				for gardeni ng				for gardeni ng	
		2	Inert Waste	359	Land fill				
		3	Non Bio degra da ble Waste	838	Authori sed Recycl ers				
		4	STP Sludge	68	Manure for gardeni ng				
		solid waste generated - 2063 Kg/day					solid waste generated - 2041 Kg/day		
6	Project Cost	Rs.116 Crores					Rs.197 Crores		

The above amendments are issued subject to all the conditions stipulated in the Environmental Clearance already issued by SEIAA / TN dt. 11.06.2013 shall remain unaltered.

**MEMBER SECRETARY,
SEIAA -TN**

Copy to:-

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

**MEMBER SECRETARY,
SEIAA -TN**