

F. No. 21-75/2015 - IA III
Government of India
Ministry of Environment, Forest and Climate Change
(I.A. Division)

Indira Paryavaran Bhawan
Aliganj, Jorbagh Road
New Delhi -110 003

Dated: 23rd February, 2017

To,

The Director
M/s Allied Majestic Promoters and OMR Mall Developers Pvt. Ltd.
5th Floor, CITI Tower
117, Thiyagaraya Road
T Nagar, Chennai-600017

E-mail: naren@alliedhousing.com; phone: 044-43444222

Subject: Proposed "The Marina" – A Mixed Development of Mall, Hotel, Multiplex and Residential Apartments at Plot No. 13/1A, Village Egattur, Tehsil Thiruporur, District Kancheepuram, Tamil Nadu by M/s Allied Majestic Promoters and OMR Mall Developers Pvt. Ltd. – **Environmental Clearance reg.**

Ref.: Your online proposal no. IA/TN/MIS/27376/2015 dated 10th April, 2015.

Sir,

This has reference to your online proposal no. IA/TN/MIS/27376/2015 dated 10th April, 2015 alongwith project documents including Form I, IA, Conceptual Plan regarding above mentioned project and subsequent submission of additional information vide letter dated 18th May, 2015 and 13th December, 2016.

2.0 The Ministry of Environment, Forest and Climate Change has examined the application. It is noted that MoEF&CC vide letter no 21-562/2007 IA III has issued environmental clearance to M/s Allied Majestic Promoters (P) Ltd. for the above mentioned project on 01.10.2008. Now, following changes have been made in the project configuration:

S.N.	Details	Existing EC	Proposed Changes
1.	Project	"The Marina – A mixed Development of Mall, Hotel, Multiplex"	"The Marina – A mixed Development of Mall, Hotel, Multiplex and Residential Apartment"
2.	Facilities	a) Mall b) Hotel (270 Rooms)	a) Mall b) Hotel (126 rooms)



		c) ---- d) 2 floor basement and multilevel car parking (68645.76 m ²)	c) Residential (i) Apartment (88 nos.) (ii) EWS (18 Nos) d) 3 Basements parking (48590.67 m ²).
3.	Area break up	FSI- 56471.54 m ² Non FSI- 5685.93 m ² Parking - 68645.76 m ²	FSI- 56471.54 m ² Non FSI- 6001.95 m ² Parking - 48590.67 m ²
4.	Total plot area	25292.85 m ²	25130.90 m ²
5.	Built up area	130803.23 m ²	110835.03 m ²
6.	Project Cost	160 Crore	Rs. 147.9 Crore
7.	Number of Floors	2 Basements + Ground + 9 Floors	3 Basements + Ground + 11 Floors
8.	Power Requirement	6843 KVA	4826 kVA
9.	Water requirement (KLD)	Total water requirement - 830	Total Water requirement - 529

3.0 The daily requirement of water during operation phase will be 529 KLD. Out of which, fresh water requirement will be 243 KLD and remaining water requirement (286 KLD) will be met from treated effluent/recycle water. The source of water supply is from Muttukadu Panchayat/Nemmeli Desalination Plant. The quantity of sewage generation will be 301 KLD during the operation phase. Sewage will be treated in the Sewage Treatment Plant (STP) and treated up to the tertiary level. After treatment, treated sewage will be used for toilet flushing (103 KLD), gardening (28 KLD) and HVAC (155 KLD). Land of 8362.95 Sq.m has been earmarked for greenbelt. DG set (2 x 380 kVA in Hotel; 2 x 1500 kVA + 1 x 1000 kVA in Mall and Multiplex; 1 x 125 kVA in Residential Apartment) will be installed. The solid wastes generated will be segregated into organic and inorganic components and collected in separate bins. The organic biodegradable wastes (waste vegetables, foods etc.) will be sent to local body for processing. In Hotel, centralized solar hot water system of 10000 liters tank capacity with 60 panels of 125 liters per hour will be provided. In Apartment, centralized solar hot water system of 3500 liters tank capacity with 28 panels of 125 liters per hour will be provided for 36 flats of top 3 floors. 100 kw solar power lighting system will be provided for Mall. 50 kw solar power lighting system will be provided for hotel and Apartment each. Roof top rain water harvesting sump of 160 KL will be installed. 22 numbers of rain water percolation pits will be provided for roof top and storm water harvesting.

4.0 The proposal was considered by the Expert Appraisal Committee (Infrastructure) in its meetings held during 29th – 31st July, 2015. Further, proposal was reconsidered by the Expert Appraisal Committee (Infrastructure-2) in its meetings held during 23rd February, 2016 and 29th April, 2015 respectively. Project Proponent and the EIA Consultant namely M/s Hubert Enviro Care Systems (P) Ltd, Chennai, have presented Form1, Form 1A and Conceptual Plan. EAC has found

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Report and additional information to be adequate. The Committee recommended the proposal for environmental clearance.

5.0 Based on the information submitted by the project proponent, the Ministry of Environment, Forest and Climate Change hereby accords environmental clearance to above project under the provisions of EIA Notification dated 14th September 2006, subject to the compliance of the following Specific and General Conditions:

PART A – SPECIFIC CONDITIONS

I. Construction Phase

- (i) The Projects Proponents shall obtain all necessary clearance / permission from all relevant agencies including town planning authority before commencement of work.
- (ii) "Consent for Establishment" shall be obtained from State Pollution Control Board under Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974.
- (iii) The Project Proponent shall comply with the conditions of NOC/Clearance obtained from Fire Department.
- (iv) All the construction shall be done in accordance with the local building byelaws. The Project proponent shall obtain all necessary clearances.
- (v) The project proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, in perpetuity. This would be monitored by the designed Energy Conservation / efficiency Authority in the State.
- (vi) Suitable toilet fixture for water conservation shall be incorporated in the building plan.
- (vii) The rainwater harvesting plan should be incorporated as per CGWA guidelines.
- (viii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure 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 projects.
- (ix) A First Aid Room will be provided in the project both during construction and operations of the project.
- (x) All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.
- (xi) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.



- (xii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (xiii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured not that they should not leach into the ground water.
- (xiv) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xv) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xvi) The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.
- (xvii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (xviii) Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xix) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016.
- (xx) Ready mixed concrete must be used in building construction.
- (xxi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxiii) As proposed, no ground water shall be used during construction / operation phase of the project.
- (xxiv) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xxv) Fixture for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.



- (xxvi) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet perspective requirement as per Energy Conservation of Building Code by using appropriate thermal insulation material to fulfil requirement.
- (xxviii) The approval of the Competent Authority shall be obtained for structural safety of building due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
- (xxix) Regular supervision of the above and other measures for monitoring should be in place all though the construction phase, so as to avoid disturbance to the surroundings.
- (xxx) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

II. Operation Phase

- (i) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (ii) Total fresh water requirement from Muttukadu Panchayat/Nemmeli Desalination Plant through tanker shall not exceed 243 m³/day. No ground water shall be used.
- (iii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (iv) Sewage shall be treated in STP followed by RO system. Treated sewage will be recycle/reuse for cooling make up water, flushing and horticulture within building premises. 'Zero' effluent discharge shall be adopted and no effluent will be discharged outside the premises.
- (v) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.



- (vi) The Operation and Maintenance of STP shall be made in the MoU with STP supplier. Project proponent shall ensure regular operation and maintenance of the STP.
- (vii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- (viii) Solid waste shall be collected, treated and disposed in accordance with the Solid Waste Management Rules, 2016.
- (ix) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (x) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended mater, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- (xi) Solar power shall be used for lighting in the hotel and apartment to reduce the power load on grid.
- (xii) Energy conservation measures like installation of CFLs/TFLs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Use 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.
- (xiii) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.

PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional office. District Industries Centre and Collector's Office/ Tehsildar's Office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC would be monitoring the implementation of environmental safeguards should be given full




cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all entire document submitted to MOEF&CC should be forwarded to the CCF, Regional Office of MOEF&CC.

- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fore Department, civil Aviation Department, Forest Conservation Act, 1980 and wildlife (Protection) Act, 1972 etc. Shall be obtained, as applicable by project proponents from the restive competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
- (viii) The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental clearance and project has been accorded Environmental Clearance and copies of clearance letters are available with the state Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forests & Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Bhopal.
- (ix) This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation v/s. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be application to this project.
- (x) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (xi) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal, the clearance letter shall also be put on the website of the company the proponent.
- (xii) The proponents 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 Offices of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM10, PM2.5, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- (xiii) The environmental statement for each financial year ending 31st March in Form – V as is mandate 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 EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by email.
- (xiv) This issues with the approval of the Competent Authority.


(Dr. Vinod K. Singh)
Scientist 'D'

Copy to:-

1. The Principal Secretary, Department of Environment, Ground Floor, Panagal Buildings 1, Jeen Road, Saidapet, Chennai - 600 015.
2. The Chief Conservator of Forests, Regional Office (Southern Zone, Bangalore) Kendriya Sadan, 4th Floor, E&F Wing, II Block Koramangala, Bangalore-560034.
3. The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4. The Chairman, Tamil Nadu Pollution Control Board, Corporate Office, 76, Anna Salai, Guindy, Chennai - 600 032.
5. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhavan, Lodhi Road, New Delhi.
6. Guard File/Monitoring File/Notice Board.


(Dr. Vinod K. Singh)
Scientist 'D'