



सत्यमेव जयते

## State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No. SEIAA 83 CON 2015

Date: 21-04-2016

To,

Sri. Nikhil Agarwal  
M/s. SNN Properties LLP  
No.3761, Raj Lake View Apartment  
29<sup>th</sup> Main, N S Palya main Road  
2<sup>nd</sup> Stage, BTM Layout, Bengaluru-560076

Sir,

Sub: Expansion of Residential Apartment project from 576 units to 909 units (333 additional units) at Survey No's. 146/1, 147/1, 147/2, 145/1 and 144 of Kudlu Village, Sarjapura Hobli, Harlur road, Sarjapura Hobli, Anekal Taluk, Bengaluru District by M/s. SNN Properties LLP - Issue of Environmental Clearance - Reg.

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This has reference to your application dated 6<sup>th</sup> May 2015 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information/seeking prior Environmental Clearance for the above project under the EIA Notification, 2006.

2. It is inter-alia noted that Environmental Clearance has been issued by SEIAA, Karnataka to this project vide letter No. SEIAA 76 CON 2014 dated 5<sup>th</sup> March 2015 for construction of Residential Apartment project on a plot area of 43,199.59 Sqm. The project was approved for a built up area of 1,42,820.99 Sqm with 576 units in 3 Blocks 12 Wings with 2 Basements +Ground floor +19 Upper floors and a club house.

3. Your application for the Environmental Clearance to the proposed expansion was appraised as per the prescribed procedure in light of the provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, EIA Report and the additional clarifications furnished in response to the observations of the SEAC Karnataka, in its meetings held on 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> March 2016 and SEAC has recommended for issue of Environmental Clearance for the proposed expansion.

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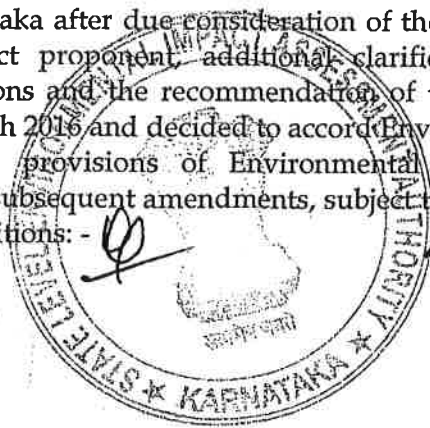
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4. It is, inter-alia, noted that the proposed expansion of Residential Apartment on a plot area of 67,076.11 Sqm including additional plot area of 23,876.52 Sqm. The total built up area is 1,88,764.36 Sqm inclusive of the proposed expansion of 45,943.37 Sqm. The proposed building under expansion consists of 909 No's of Residential units including the proposed 333 units in 3 Blocks (building) with 12 wings. The configuration of the buildings consists of 2 Basements + Ground floor + 19 Upper floors. Total parking space proposed 1,118No's of cars in the expansion (Approved site plan / layout drawing is annexed). Total water consumption is 614 KLD (Fresh water + Recycling water). The total wastewater discharge is 552KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 1 No X 320 KLD and 1 No X 240 KLD. The project cost of the proposed expansion is Rs. 50Crores.

5. The project proposal has been considered by SEAC during the meeting held on 5<sup>th</sup> & 6<sup>th</sup> August 2015 and ToRs were issued on 10<sup>th</sup> September 2015 for conducting Environment Impact Assessment Study. EIA has been conducted by Sri. Dodda Mudde Gowda K S, S/o. Shivalingaiah K, Residing at No.45, Sreenēle, 17<sup>th</sup> A Cross, near Indian Education Society, Jnanabharathi 2<sup>nd</sup> Stage, Mariyapanapalya, Bengaluru-560056 . The O. M dated 02.12.2009, 18.03.2010 and 28.06.2010 issued by the MoEF, GoI, regarding mandatory accreditation of environmental consultants from NABET/QCI is not applicable in this case in view of the stay granted by High Court of Karnataka in W. P. No. 34979-2015 (GM-RES): (Sri. Dodda Mudde Gowda K S, S/o. Shivalingaiah K Vs. Union of India represented by MoEF, GoI, Dept. Ecology, Environment GoK ) on 19<sup>th</sup> August 2015. The proponent has submitted the EIA report on 8<sup>th</sup> December 2015.

6. Based on the information submitted by you and presentation made by Environmental consultant, Sri. Dodda Mudde Gowda K S S/o Shivalingaiah K, Residing at No.45, Sreenēle, 17<sup>th</sup> A Cross, near Indian Education Society, Jnanabharathi 2<sup>nd</sup> Stage, Mariyapanapalya, Bengaluru-560056. The State Level Expert Appraisal Committee (SEAC) examined the proposal in the meeting held on 22<sup>nd</sup> & 23<sup>rd</sup> February 2016 and 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> March 2016 and has recommended for issue of Environmental Clearance.

7. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendations of the SEAC have in its meeting held on 31<sup>st</sup> March 2016 and decided to accord Environmental Clearance in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of following terms and conditions: -



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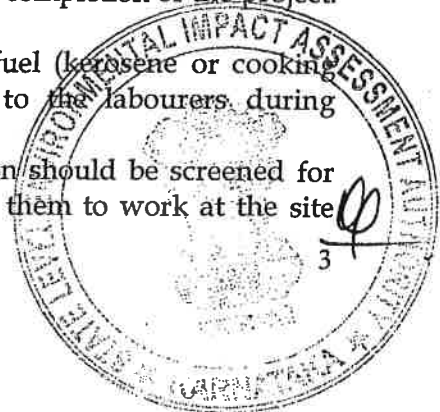
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**Part A- SPECIFIC CONDITIONS**

**I. Construction Phase**

1. Set up an environment management cell and ensure that the cell manages / maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc., and in case the commercial space is sold / leased, then enter into an agreement with the prospective buyers to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.
2. Appoint an Environment and safety engineer during the construction phase to take care of environment and safety aspects.
3. The project proponent should ensure that during the construction phase utmost care is taken to ensure that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
4. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings.
5. Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance.
6. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction work force.
7. A First Aid Room should be provided in the Project both during construction and operation of the project.
8. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
9. Provision shall be made for the housing of construction labourers within the site with all necessary infrastructures. The housing may be in the form of temporary structures to be removed after the completion of the project. The facilities shall include the crèche.
10. Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
11. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site

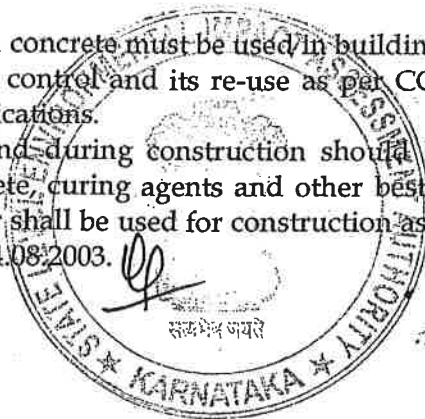


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- and detailed report submitted to SEIAA. Safety standards as per National Building Code (NBC) should be ensured.
12. For dis-infection of wastewater which is not meant for recycling for toilet flushing, use ultra violet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.
  13. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
  14. Disposal of muck, construction debris 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.
  15. Soil and ground water samples should be tested at the project site during the construction phase to ascertain that there is no threat to ground water quality by leaching of heavy metals and or other toxic contaminants and report submitted to SEIAA.
  16. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
  17. The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
  18. Vehicles hired for bringing construction material to the site should be in good condition and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
  19. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
  20. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on August 2003.
  21. Ready mixed concrete must be used in building construction.
  22. Storm water control and its re-use as per CGWB and BIS standards for various applications.
  23. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices and only tertiary treated water shall be used for construction as per G.O. No. FEE 188 ENV 2003 dated 14.08.2003.



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24. No ground water is to be drawn without permission from the Central Ground Water Authority.
25. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
26. Treatment of 100% grey water by decentralized treatment should be done.
27. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
28. Use of glass shall not exceed 40% of exposed area to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
29. The provision of Energy Conservation Building code, 2007 shall be fully complied with.
30. Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.
31. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2007 which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
32. Facilities such as ramps and separate parking shall be provided for the benefit of physically challenged.
33. The project shall be made operational only after necessary infrastructure/connection for water supply and sewerage line is provided and commissioned by the Competent Authorities
34. The project authority shall maintain and operate the common infrastructure facilities created including STP and solid waste management facility for a period of at least 5 years after commissioning the project.
35. The project authority shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
36. The Proponent shall obtain the construction material such as stones and jelly etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
37. The proponent shall obtain approval from the competent authorities for structural safety of the building due to earthquake, adequacy of fire fighting equipment etc. as per the National Building Code (NBC) including protection measures for lightning etc.
38. The project authorities shall ensure that no water bodies are polluted due to project activities.

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39. Safety standards as per National Building Code (NBC), 2005 should be followed and ensured.
40. The project Authorities shall ensure that the National Building Code, 2005 is fully complied with and adhered to.
41. The project authorities shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
42. The project authority shall obtain NOC before commencement of the construction activity and clearance after the completion of the construction from the Fire and Emergency Services Department.
43. The project Authorities shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP. No. 1958/2011 (LB - RES - PIL) on 04.12.2012 for different activities involved in construction work.
44. The proponent shall take up the construction activity only after obtaining NOC from BWS&SB or clearance from the competent authority for assured supply of water as the case may be.
45. The project authorities shall ensure that the construction activity is undertaken strictly in accordance with the approved site plan / layout drawing annexed to this Environmental Clearance letter. However, it is subject to compliance to the provisions of local authorities regarding setbacks, FAR etc. Shall be adhered to.
46. The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.
47. The project authorities shall leave the appropriate buffer from the boundary of lake and on either side of the channel / nala and other water bodies as per the BDA norms and this shall be free from any permanent structures. The buffer so maintained shall be planted with indigenous tree species such as Neem, Akash Mallige, Mahagoni, Honge, Kadamba Ficus, etc. and maintained as green belt.
48. The natural sloping pattern of the project site other than the area excavated for the purpose of construction of proposed building shall remain unaltered and the natural hydrology of the area be maintained as it is to ensure natural flow of storm water
49. Lakes and other water bodies within and/or at the vicinity of the project area shall be protected and conserved.
50. The proponent shall donate Rs.4 Lakhs to construction of bus shelter to kudlu village with immediate effect towards the Corporate Social Commitment made vide letter dated 13-04-2016 and report be submitted to the Authority.

