

**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.**

**Letter No. SEIAA/TN/F-468/EC/ 8(b)/122/2012 dt:01.11.2012.**

To

The General Manager,  
Apricot Realtors Pvt. Ltd.,  
Level – 6, Chennai Citi Centre,  
10 & 11 Dr. Radhakrishnan Salai,  
Chennai-600 004.

Sir,

**Sub:** SEIAA, TN - Environmental Clearance - Proposal to develop an Integrated Industrial Township Development - M/s. APRICOT REALTORS PRIVATE LIMITED, S.F.No.14, 16, 19, 152, 143/2B7, 148/2A, 151/1, etc of Panchanthiruthi Village, S.F.No.72, 78, 79, 86, 87, 91, 93, 95 etc of Kunnappattu Village , S.F.No.173/5B, 174/7, 174/5 etc of Paiyanur Village, S.F.No.4/6 of Amur Village, Chengalpattu Taluk, Kancheepuram District, Chennai – Issued – Regarding

**Ref:** 1. Your application 31.05.2012 submitted to SEIAA, TN  
2. Minutes of the SEAC meeting held on 10.10.2012  
3. Minutes of the SEIAA meeting held on 01.11.2012

This has reference to your application dated 31.05.2012 submitted to the State Level Environment Impact Assessment Authority, Tamil Nadu seeking Environmental Clearance under the Environment Impact Assessment Notification, 2006.

The project proposal is for development of an Integrated Industrial Township at S.F.Nos. listed vide Annexure. The total area of development is 130.3577 ha (322.12 acres) and total built up area is reported as 884970 m<sup>2</sup> to accommodate industries that do not attract the provisions of EIA notification 2006. The proposed Integrated Industrial Township will develop industrial plots with infrastructural facilities such as Roads, water supply system, storm water drains, Green Belt development for housing industries Viz., Auto Ancillary, Electronics and White Goods, Food and Fast Moving Consumer Goods (FMCG), Ready Built Factories, and Logistics. Other amenities like bank, post

office, training centre, primary health centre, recreational area viz retail, auditorium & exhibition centre and utilities like 110 KVA substation, HT routing, maintenance yard and storage/reuse/disposal system will also be developed by the Developer. The cost of the project is Rs.227.36 crores. The industrial units will be required to obtain consent from Tamilnadu Pollution Control Board individually with their respective STP, ETP and APC measures. The breakup of the total area is tabulated as below:

S.No.	Area Breakup	Area in Sq.m.
1	Plot Area	1303577
2	Built up Area	884970
3	O.S.R. area	119786
4	Green belt development	56453
5	Roads	172273
6	Car parking area	22662
7	Amenities	26911
8	Recreational Area	6610
9	Utility	79925
10	Parcels / Logistics	118572

Water requirement of the project during construction phase 150 KLD which shall be met from the supply of CMWSSB. Total Water requirement for operation phase is 2910.16 KLD which will be met from CMWSSB.

In the 2910.16 KLD of fresh water utilized, 788.59 KLD will be used for industrial operations and 2121.57 KLD will be used for domestic purpose. The quantity of wastewater generated will be 2407 KLD which includes 709.73 KLD of trade effluent generated from industries proposed to be housed in the Integrated Industrial Township and 1697.26 KLD of domestic sewage. It is expected that 95% of treated sewage/ effluent is recovered after loss which accounts for 2287 KLD and out of 2287 KLD of treated sewage/ effluent, 475 KLD will be used for AC make up, 616 KLD will be used for green belt, 774 KLD will be used for gardening by the Industries to be established and 422 KLD will be used for Flushing. A dedicated elevated reclaimed water reservoir for the

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storage of tertiary treated combined effluent sewage is proposed so as to recycle the same for non potable water like for flushing, landscape, irrigation and AC water make up.

The individual industries and the Developer has to provide separately their own STP and ETP collection, storage and reuse mechanism for the treated sewage and trade effluent, after satisfying the characteristics by the individual industry. The industrial units will be mandated to provide complete treatment system for treatment of sewage & trade effluent to the standards prescribed by the TNPCB before letting into combined collection, storage, Reuse and Disposal system.

Municipal Solid Waste (400 Kg) generated throughout the construction phase and 2.0 T/day generated from the common utilities, commercial establishments etc will be collected and composted in the Organic Waste Converter by the Developer.

The non hazardous waste 57.4 T/day and hazardous waste 2 T/day generated by the individual industries will be handled by the respective industry as per the Municipal Solid Waste (M & H) Rules 2000 and Hazardous Waste (Management Handling Trans Boundary Movement) Rules 2008, and as per the procedure prescribed by TNPCB.

The power required is of 107 MW with backup power of 2 Nos. DG set of capacity 1000 KVA each and 1 No. DG set of 1250 KVA.

The project activity is covered in 8(b) of the Schedule and falls under 'B1' category. As per the amendment dt. 1.12.2009 to the EIA notification, 2006, the industrial estate of area less than 500 ha but contain building and construction projects > 20,000 sq.m and or development area more than 50 ha will be treated as activity listed at serial no. 8 (a) or 8 (b) in the schedule as the case may be.

In this proposal, no. 'A' or 'B' category industry has been proposed to be housed and also the development area (130.3577 ha) is more than 50 ha and hence, this project is considered as 8 (b) category which requires EIA and does not require Public Consultation. Therefore the project does not require Public Consultation as per Para 7(i) III Stage (3) (d) 'Public Consultation' of EIA Notification, 2006.

The SEAC, after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations has recommended vide Item No. 29.36 in its 29<sup>th</sup> meeting held on 10.10.2012 to the SEIAA, Tamil Nadu to grant Environmental Clearance to this project.

The project was considered by the SEIAA, Tamil Nadu in its meeting held on 01.11.2012 in detail and decided to grant EC. Accordingly, SEIAA hereby accords Environmental Clearance to the above project under the provisions of EIA Notification dated 14<sup>th</sup> September, 2006, as amended **with validity for five years from the date of issue of EC**, subject to the strict compliance of the terms and conditions stipulated below:

### **SPECIFIC CONDITIONS**

#### **Construction Phase**

- i) "Consent for Establishment" shall be obtained by the Developer from the Tamil Nadu Pollution Control Board as a whole and a copy shall be submitted to the SEIAA, Tamil Nadu before taking up of any construction activity at the site.
- ii) The Developer shall not alter, change or reroute the natural course of Manamathy canal either partly or wholly and shall ensure to take every precautionary steps to keep the alignment, direction of flow, size etc of Manamathy canal to have its natural and smooth passage in existence over year.

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- iii) The Developer shall ensure that any construction/ development activity shall not change or alter the course of storm water flow either directly or indirectly and shall ensure that every precautionary step shall be taken to ensure the natural existence of waterways with respect to the nearby Kavetteri Lake and Kunnappattu Lake.
- iv) The Developer shall provide complete closed pipeline system for the collection, storage and Reuse systems for the treated sewage/ trade effluent generated from the individual industry with provisions to ensure regular treated sewage/ effluent sample collection periodically from all the individual industries to ensure the degree of treatment and also to ensure complete compliance of the standards prescribed by the TNPCB.
- v) The project should be commissioned only after securing water supply connection from CMWSSB.
- vi) The excavated earth/ construction debris must be used within the premises only.
- vii) The measures contemplated in the EIA report shall be adhered to by the Developer.
- viii) All required sanitary and hygienic measures should be in place before starting construction activities and they have to be maintained throughout the construction phase.
- ix) A First Aid Room shall be provided in the project site during the entire construction phase of the project.
- x) 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.
- xi) 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.
- xii) The solid waste in the form of excavated earth excluding the top soil scientifically utilized for approach road and peripheral roads constructions as reported.

- xiii) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.
- xiv) Disposal of other construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed of only in approved sites with the approval of competent authority with necessary precautions for general safety and health aspects of people.
- xv) 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 ground water.
- xvi) Low Sulphur Diesel shall be used for the 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.
- xvii) 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.
- xviii) Ambient air and noise level 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 construction phase.
- xix) 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.
- xx) Ready mix concrete should be used in building construction.
- xxi) Storm water control and its re-use shall be 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 prevalent.
- xxiii) 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.

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- xxiv) 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 in windows shall be used.
- xxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxvi) Adequate measures to reduce air and noise pollution during construction shall be adopted, conforming with norms prescribed by the TNPCB on noise limits.
- xxvii) 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.
- xxviii) The Project proponent is requested to indicate the probable date of commissioning of the project supported with necessary bar charts.
- xxix) Adequate fire protection equipments and rescue arrangements should be made.
- xxx) Proper approach road for fire fighting vehicles and for rescue operations in the event of emergency shall be made.
- xxxi) Design of buildings should be in conformity with the Seismic Zone Classification.
- xxxii) All ECBC norms to be adopted.

### **Operation Phase**

- i) The Developer shall ensure that the Manamathy Canal shall be kept in its natural course without any change in its alignment, direction, capacity etc during entire operation phase of the project.
- ii) The Developer shall also ensure that the catchment area of the adjacent area of Kavetteri Lake or Kunnappattu Lake shall not be

disturbed or realigned or redistributed or restricted etc during the entire operation phase of the project.

- iii) The Developer shall ensure that the treated sewage/ trade effluent collection, storage and Reuse system shall not have any access at any cost, to the Manamathy Canal, Kavetteri Lake and Kunnappattu lake. All precautionary steps shall be effectively taken and shall be continuously monitored by the Developer so as to prevent the leachate or discharge of the treated sewage/ trade effluent into said canal/ Lake.
- iv) The irrigational rights of the lands / land owners whose lands are not yet acquired should not be either disturbed or denied for any reasons; it should be ensured that they get not only required and eligible water supply to their patta lands, but also should have free access to their respective lands.
- v) The Developer shall ensure that the Green Belt Development as committed including the premises owned by the individual industries and a saving clause in the allotment/sale deed executed with every industry shall be provided.
- vi) The Developer shall ensure that no CETP/ CMSWTSF shall be provided for the sewage, trade effluent, municipal solid waste generated from the individual industries except the facilities for the collection, storage and Reuse of the treated sewage/ trade effluent.
- vii) The Developer shall ensure that no allotment letter/ sale deed in any form shall be made to house category A or category B industry as prescribed in the schedule of EIA notification 2006. However, it is liberty to the Developer to make fresh application for EC before the concerned authority if the Developer so desires to allot / sale the industrial plot for the individual industry to house category A or category B type of industry as prescribed in the schedule of EIA notification 2006 for fresh Environment Clearance (EC).
- viii) The Integrated Industrial Township shall house only the industries that do not attract the provision of EIA notification 2006 as committed.
- ix) The allotted industrial units shall obtain consent from the TNPCB.
- x) No drawal of ground water is permitted within the Integrated Industrial Township during operation/ construction phase.



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- xi) The Developer shall mandate the member units of Integrated Industrial Township to discharge emission within permissible limits only and to install adequate APC measures and to allot 30% of plot area for green belt development and to install rain water harvesting structures.
- xii) Water required for operation phase shall be drawn from CMWSSB as reported.
- xiii) The proponent shall ensure that storm water drain provided at project site shall be maintained without chocking for stagnation and should also ensure that the storm water shall be properly disposed in the natural drainage course.
- xiv) 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.
- xv) 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.
- xvi) The solid waste generated from the project activity shall be composted in the Organic Waste Convertor, as committed and used within the Industrial area.
- xvii) 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.
- xviii) A First Aid Room shall be provided during operation of the project.
- xix) The Plastic wastes shall be segregated and disposed as per the provisions of plastic waste (M & H) Rules 2011.
- xx) 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.
- xxi) 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.

- xxii) Incremental pollution loads on the ambient air quality, noise and water quality shall be periodically monitored after commissioning of the project.
- xxiii) 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.
- xxiv) 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.
- 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) The Developer shall collect periodical water samples in the adjacent Kavetteri Lake and Kunnappattu Lake and sufficient well water samples atleast once in 3 months for physio-chemical and biological analysis and shall keep the baseline data for record. The compiled annual Report of Analysis shall be forwarded to TNPCB to ascertain the changes in the quality of the lake water, if any followed by remediation / action

### **GENERAL CONDITIONS**

- i) It is mandatory for the Project proponent to furnish to the SEIAA, Half yearly compliance report in Hard and Soft copies on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year in respect of the conditions stipulated in the prior Environmental Clearance.
- ii) In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained.

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- iii) The SEIAA reserves the right to add additional safeguard measures subsequently, if found non compliance of EC conditions and to take action including revoking of this Environmental Clearance as the case may be.
- iv) 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 competent authorities.
- v) 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 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 this Ministry located at Bangalore.
- vi) 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, and for action for any violation of any condition stipulated in the Environmental Clearance.
- vii) 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, SO<sub>2</sub>, NO<sub>x</sub> (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.

- viii) A copy of the clearance letter shall be sent by the proponent to the Block Development Officer, Thirupporur Panchayat union 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 Apricot.
- ix) 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.
- x) 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.
- 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.

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- xv) The environmental statement for each financial year ending 31<sup>st</sup> 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 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.
- 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 relating to the subject matter.

- xxii) Any appeal against this environmental 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.



**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, 17<sup>th</sup> 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, Corporation of Chennai, Chennai.
7. The Superintending Engineer, CMWSSB, Pumping station Road, Chennai -2.
8. Stock File.