

No. 21-238/2006-IA.III
Government of India
Ministry of Environment & Forests

Paryavaran Bhawan,
CGO Complex, Lodi Road,
New Delhi-110003.

Dated: 22nd December, 2006

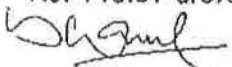
Shri Badrinarayan,
M/s Buckingham Real Estate and Asset
Developers (Madras) Limited,
No. 5-A, Stephenson Road,
Perambur,
Chennai -600011

Subject: Construction of Housing Complex at Stephenson Road,
Perambur, Chennai, M/s Buckingham Real Estate and Asset
Developers (Madras) Limited, Chennai. - Environmental
Clearance - regarding

Sir,

This has reference to your application NO. Nil, dated 16th May, 2006 & subsequent letter dated 23rd August, 2006, 15th September, 2006 & 29th September, 2006, seeking prior environmental clearance for the above project under the EIA Notification, 1994. The proposal has been appraised as per prescribed procedure under the EIA Notification 2006 on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Committee constituted by the competent authority in its meetings held on 28-29 July, 2006 & 15-16 September, 2006.

2. It is interalia, noted that M/s Buckingham Real Estate and Asset Developers (Madras) Limited is involves development of residential houses, Door No. 4,5,6,7, with survey No. 146, 146/1, 146/2, 147, 148,149, 150, 225,226/3, 228/4,229,142/1, 144,145,152,231/1 and 231/3 at Stephenson Road, Perambur, Chennai. Total project area is 19.76 ha. & total built up area of 46.73 ha (FSI of 2.37). Total number of apartments will be 3930 of which Type A (G+2F+18F) is 2160, Type B (G+18F) is 1440 and Type C (G+5F) is 330. Club houses and other amenities are also included in the complex. Total water requirement is 3650 m³ out of this 1623 is fresh water requirement, which will be supplied by CMSSB. Total sewage discharge is estimated at 3500 m³/day, for which Seven STP (each capacity 500 m³) has been proposed. Public Hearing was held on 04.08.2005. The total cost of the project is Rs. 519.40 crores including land cost Rs. 116.97 crores and construction cost Rs. 402.43 crores.



submitted by the project proponent and additional clarifications furnished in response to its observations have accorded environmental clearance as per the provisions of Environmental Impact Assessment Notification - 2006, subject to strict compliance of the terms and conditions as follows:

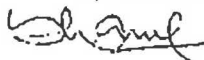
PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- ii) A First Aid Room will be provided in the project both during construction and operation of the project.
- iii) 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.
- iv) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- v) Disposal of muck, including excavated material during construction phase should not create any adverse effects on the neighboring communities and should be disposed off taking necessary precautions for general safety and health aspects.
- vi) The diesel generator sets to be used during construction phase should be enclosed type and should conform to E(P) Rules prescribed for air and noise emission standards.
- vii) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- viii) 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 so that they should not leach into the ground water.

II. Operation Phase

- i) The installation of small size Seven (7) STP's are proposed at different locations, within the site, based on the phasewise development. This 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.



- ii) The Raw Sewage only can be discharged into the Public Sewer after taking necessary permissions from Chennai Metropolitan Water Supply & Sewage Board and it should conform to the norms & standards of the Tamil Nadu Pollution Control Board.
- iii) The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.
- iv) The green belt design along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- v) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- vi) 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 hybrid system or fully solar system for a portion of the apartments should be provided.
- ix) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- x) A Report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.
- xi) Environment Management Plan (EMP) should indicate Solid Waste Management capital cost and recurring cost for energy conservation and submit to the Ministry.

PART - B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
 - ii) Six monthly monitoring reports should be submitted to the Ministry and its Regional Office Bangalore.
4. Officials from the Regional Office of MOEF, Bangalore who 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 the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bangalore.

Shankar


5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

6. 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.

7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, shall be obtained, as applicable by project proponents from the competent authorities.

8. 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 copies of clearance letters are available with the Tamil Nadu Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bangalore.

9. 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.



(Bharat Bhushan)
Director (IA)

bbhushan_98@yahoo.com

Tel: 24360795

Copy to: -

1. The Secretary, Department of Environment, Government of Tamil Nadu, Chennai.
2. The Member Secretary, Tamil Nadu Pollution Control Board, Chennai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bangalore.
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

(Bharat Bhushan)
Director (IA)

No.21-238/2006-IA.III
Government of India
Ministry of Environment & Forests
[IA.III - Division]

Paryavaran Bhawan,
CGO Complex, Lodhi Road,
New Delhi - 110003

Dated: 12th August, 2009

CORRIGENDUM

Subject: Construction of Housing Complex at Stephenson Road, Perambur, Chennai By M/s. Buckingham Real Estate and Developers Ltd. - Environmental Clearance - regarding.

Sir,

This has reference to your letter no. Nil dated 6.5.2009 (received in this Ministry on 22.7.2009) regarding the change of name from M/s. Buckingham Real Estate and Asset Developers(Madras) Ltd. to M/s. PVP Ventures Ltd. In this context, attention is invited to this Ministry's letter of even number dated 22.12.2006, the correction in the environmental clearance in the name and address of the project proponent as well as in the subject may be read as :

1. M/s. PVP Ventures Ltd, KRM Centre, 9th Floor, No.2 Harrington Road, Chetpet, Chennai- 60003

instead of

"M/s. Buckingham Real Estate and Asset Developers(Madras) Ltd., No.5-A, Stephenson Road, Perambur, Chennai - 600 011"

2. All other terms and conditions of the Environmental Clearance Letter no. 21-238/2006-IA.III dated 22.12.2006 remains unchanged.

Yours faithfully,


(Bharat Bhushan)
Director (IA)

Copy to:

1. The Secretary, Department of Environment, Government of Tamil Nadu, Chennai.
2. M/s. PVP. Ventures Ltd, KRM Centre, 9th Floor, No.2 Harrington Road, Chetpet, Chennai -31
3. The Member Secretary, Tamil Nadu State Pollution Control Board, 76- Mount Salai, Guindy, Chennai - 600 032
4. M/s. Buckingham Real Estate and Asset Developers(Madras) Ltd., No.5-A, Stephenson Road, Perambur, Chennai - 600 011
5. The CCF, Regional Office, Ministry of Environment and Forests (SZ), Kendriya Sadan, IV Floor, E&F Wings, 17th Main Road, Koramangala-II Block, Bangalore-560 034
6. IA- Division, Monitoring Cell, MoEF, New Delhi-3.
7. Guard File.