

AGENDA NOTES FOR 203rd SEAC-1 MEETING SCHEDULED ON 18th APRIL 2026
THROUGH ONLINE MODE

PARIVESH FILES (Version-1)

Item No.01 **Environmental Clearance for the Proposed Granite Building
Stone Quarry of Sri.Pradeep Kumar for an area of 4.2567
Hectares at Block No.-22, Re-Survey Nos. 129/1pt, 131/5pt, 131/6pt
& 131/7pt in Pullampara Village, Nedumangadu Taluk,
Thiruvananthapuram**

(SIA/KL/MIN/186383/2020 , 1887/EC1/2021/SEIAA)

Sri.Pradeep Kumar submitted application for Environmental Clearance via PARIVESH for the Granite Building Stone Quarry for an area of 4.2567 Hectares at Block No.-22, Re-Survey Nos. 129/1pt, 131/5pt, 131/6pt & 131/7pt in Pullampara Village, Nedumangadu Taluk, Thiruvananthapuram

The proposal was placed in the 123rd SEAC meeting held on 27th – 30th JULY 2021. The Committee decided to entrust the scrutiny of the proposal with Dr.C.Bhaskaran, Shri.K.Krishna Panicker & Shri.M.Dileep Kumar

The proposal was placed in the 124th SEAC meeting held on 24th -27th ,August, 202. The Committee scrutinized the proposal submitted by the proponent. The Committee found that the application submitted is incomplete and hence the proponent is directed to submit the complete application.

The proposal was placed in the 126th SEAC meeting held on 11th to 13th April, 2022. The committee deferred the item for detailed scrutiny.

The proposal was placed in the 127th SEAC meeting held on 28th to 30th April, 2022. The Committee examined the documents submitted by the proponent and decided to invite the proponent for presentation.

The proposal was placed in the 129th SEAC meeting held on 8TH TO 10TH JUNE, 2022. As invited, the proponent Mr. Pradeep Kumar and the RQP Mr. Mahesh were present.

The RQP made the presentation. After hearing the presentation, the Committee decided to direct the proponent to submit the following additional documents:

1. Revised project cost.
2. Recent Cluster Certificate from M & G Department
3. A Recent survey map certified by the Village Officer showing the distance to residential/public buildings, inhabited sites, canals, roads, electric lines, mobile towers, religious places, etc., within 200 m. radius of the lease boundary.
4. Revised Environmental Management Plan along with cost estimates.
5. Revised EMP incorporating the specific CER activities in physical terms to be undertaken by the proponent in consultation with the stakeholders as stipulated in the OM No.22- 65/2017-IA.III dated 30/09/2020 and OM No. 22-65/2017-IA.III dated 20/10/2020 of the MoEF&CC, GOI instead of allocation of funds under CER.
6. The stakeholder consent of the beneficiary of the proposed CER.
7. Detailed drainage plan incorporating the entire project area
8. The plan for the relocation of OB dumping site to a safe area.
9. The elevation difference of the proposed area is around 100 m and hence submit a work plan for ensuring slope stabilization in the project area and its surroundings

The project proponent uploaded additional documents as sought by 129th SEAC meeting via PARIVESH-1 Portal (Annexed).The project cost is Rs 2,35,00,000/-. The project proponent enclosed cluster certificate dated 09.06.2025, recent survey map, revised EMP, CER, Drainage plan, Revised OB dump plan, Slope stability and boulders management report and in addition NOC dated 07.07.2025 from Irrigation Department.

The proposal is placed in SEAC for further appraisal.

Item No.02 Environmental Clearance for the Development of Technocity Technology Park in Veiloor, Pallipuram, Andoorkonam, Melthonnakkal Villages, Thiruvananthapuram Taluk & District., Kerala (SIA/KL/MIS/62018/2020, 1588/EC1/2020/SEIAA)

Sri.John M Thomas, Chief Executive Officer (CEO), Park Center, Technopark, Karyavattom P.O, Thiruvananthapuram Kerala vide application received on 25.04.2022, sought Environmental Clearance for the for the Development of Technocity Technology Park at 293/1, 293/2, 293/3, 293/4, 293/5, 293/5- 2, 293/6, 293/7, 293/8, 293/9, 293/10, 293/ 11, 293/12, 293/12- 2, 293/13, 293/14, 293/15, 293/16, 293/18,19, 293/20, 293/21, 308/13, 308/14, 308/ 16, 309/5, 309/6, 309/7, 309/8,9, 309/10, 309/11, 309/12, 309/13, 309/14,

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The proposal was placed in the 129th SEAC meeting held on 8th to 10th June, 2022, The Committee decided to invite the proponent for a presentation.

The proposal was placed in the 130th SEAC meeting held on 4th to 06th July, 2022, The Consultant Smt.Jinitha of the accredited Organization KIITCO and Sri. Madhavan and Sri. Rahul, on behalf of the proponent with authorization, attended the presentation. The Committee heard the presentation and entrusted Er.Dileep Kumar, Dr.Bijukumar and Sri.Sheik Hyder Hussain for evaluation of the EIA report, field inspection and report.

FIELD INSPECTION REPORT

1. General

Land details: Lies in
between,
Latitude:
8°36'53.87"N
Longitude: 76°51'10.40"E

Village: Pallipuram, Veiloor, Andoorkonam, & Melthonnakkal
Villages

Taluk: Thiruvananthapuram

District: Thiruvananthapuram

Project type: 8(b), Township and Area Development Projects

Total Built-up area & plot area: Total Built Up Area - 62, 31,343 Sq m in 158 ha of land

Project: Integrated IT township, encompassing IT/ITES
infrastructure, and other support facilities

2. Observations

Sanction for Conversion

of Paddy land: Not obtained Clearance under the Kerala
Conservation of

Paddy Land and Wetland
Act 2008 &

Wetland (Conservation & Management Rules) 2019

As per the available data bank record, out of 158 ha of land set aside for the Technocity development, 29.96 ha area (14.29 ha in Veiloor village and 5.67 ha in Pallipuram village) comes under the 'Nilam' Category (Categorized as paddy), which requires clearance under Kerala Conservation of Paddy Land and Wetland Act 2008 for converting it for public utility.

Cases pending: More than 457 cases are pending in various Courts,
but not provided details of the present stage of cases.

Details of EC already issued:

- 1) Sun Tec group obtained EC for the development of 60,323 Sq m for IT /ITES Building within 4.05 hectares of land in Technocity Park vide 372/SEIAA/KL/2612/2014 dated 25.09.2015. Building Construction of Sun Tec is ongoing. Construction of Common IT Building of Technopark is ongoing in 4.77 acres of land owned by Technopark.
- 2) Tata Consultancy Services obtained EC for IT Buildings in two parcels of land ; Site A: 82 acres & Site B: 15 acres, Total 97 acres i.e. 39.2545 ha for a built-up area of 99,998.29 sq m; piling work for foundation is progressing.

Impact on Biodiversity:

The project area is spread across 158 Ha of land, of which the majority of the area comes under agricultural plantations and fallow land. The project would involve clearing the plantations.

One natural drain passes through the plot allocated to Brigade, IITMK, VSSC & Space Park. This natural drain crosses NH 66 via a culvert near Technocity main entrance but is not appropriately considered for maintaining easy flow during internal road construction.

Project

Proposed expansion of Technopark Phase III aims to create more infrastructure space and support facilities for satisfying the upcoming needs of high-technology companies. Instead of taking up individual EIA Studies towards obtaining prior environmental clearance, since the development is happening in contiguous land, within each parcel of land, the respective parties will develop their own infrastructure facilities including the following:

- Building Infrastructure
- Internal Road
- Parking Facility
- Water Sump
- Drainage
- DG Set
- Fire Safety Measures
- Solid Waste Management Mechanisms
- Green belt within the plot

- Sewage Treatment Plant

Details of Land allotted :

Water Demand
as

The total water demand of Technocity is forecasted

4.5 MLD .

Expected treated water available for reuse 3.6 MLD (80% of the total water demand).

This available treated water shall be utilized for non- contact purposes, including flushing and gardening water demand. The flushing water demand is forecasted as 2 MLD.

STP

Not proposed. Mentioned that the proposal envisages to develop separate facilities for disposing of the liquid waste generated by each individual party/ Units, at the time of construction.

Power

The total power demand for the entire Technocity is estimated to be 40 MVA for the next 15 years.

Afforestation

26,026 trees exist in the land.

Not proposed compensatory afforestation for matching the number of trees, propose to be cut. Considering 50% number of trees to be cut, then compensatory afforestation for the same has to be provided, based on the norms of KMBR.

Rain Water Harvesting
estimated

Not clearly proposed. Land area, location, cost etc. are not given in the EIA report.

Energy Conservation

Not proposed.

Solid waste treatment

Not proposed.

Source of Power

Kerala State Electricity Board & D.G. Sets

The 130th meeting of SEAC considered the application for EC for proposal on the Development of Technocity Technology Park project, the Proponent and Consultant made a presentation, and after detailed discussions, it was decided to conduct a field inspection by a Sub Committee of SEAC comprising of Er. M. Dileep Kumar, Dr. A. Bijukumar and Sri. Sheik Hyder Hussain, Members of SEAC. The subcommittee visited the project area on

18th August 2022 and discussed the project's details with the proponent's representative and the consultant.

3. Specific Observations

- 1) The proposal is to get EC for the IT Park in an area of 153 Ha with the proposed construction of 62,31,343 m². Out of that 29.96 ha is coming under 'Nilam' category.

The proponent has not produced copy of sanction order/ permission received from the competent authorities, allowing the proposal for the development of IT Park, as the proposed land is coming under the category of 'Nilam'. The proponent has to submit the permission as per item No (iv) of Standard ToR for proceeding further.

- 2) The proposal for Rain Water harvesting pond does not have location, size, calculations for storm water generation etc.
- 3) The proposal is not having water balance chart as specified under item No (x) to ensure adequacy of proposal on recycle/reuse/recycle reuse of water.
- 4) The proposed site has 2 natural drains and the plan for protecting these streams is not clearly specified. In one drain, there are problems of blockage flow due to construction of entry road, which was done without providing proper culvert, especially near to main gate, it need be corrected. Proposal for restoration of the streams are not given in the EIA report or not given as part of EMP.
- 5) Not proposed proper action for recharging of rain water for replenishing of local ground water using site specific methods.
- 6) The proposed project area will generate construction waste, domestic solid waste, liquid waste and e-waste. An estimate of the waste generation under each category maybe done and required to analyse its impact with respect to collection, transportation, reuse & recycle and disposal. The management measures given for the four types of waste are very sketchy. The expected quantity of each type of waste, its management measures, and the proposed site where it is proposed to be stored, segregated, processed, treated and disposed of should be detailed.

- 7) Not provided traffic management Plan. Not considering the aspects of what are the implications in NH traffic flow due to the present proposal. As per item No (xvi) of Standard ToR, it is mandatory to conduct a detailed baseline transportation study based on the present and future. It should be analysed to prevent traffic congestion.
- 8) Not provided specific proposal/ firm commitments for harnessing solar energy for meeting partial power requirement but some general statements are provided. Not provided specific proposal, or it is not marked as the proposed area in the Master Plan for Compensatory Afforestation, including the Miyawaki Forest concept given in the proposal. Consideration should be done for compensating the trees cut from the project area, but given a long list of plants to be planted, it may not be sufficient for ensuring greenery in the area.
- 9) A comprehensive impact assessment with respect to the proposal to nearby communities, which is not done with respect to various environmental aspects that may affect the local communities.
- 10) As per item No (xix and xxii) of standard ToR, it is mandatory to include project cost, EMP cost and Environmental Monitoring Plan in the proposal, but it is not included in the proposal.
- 11) Not provided plan for utilisation of excavated White Clay (China Clay), following prevailing norms, from the proposed land, as some of the area is near to the Clay Mining Area.

4. Recommendations

The project proponent may be directed to furnish the following additional documents/details.

- 1) It is desirable to consider the application for EC for the Development of Technocity Technology Park project;
 - i) After obtaining clearance from the Revenue Department as per the Kerala Conservation of Paddy Land and Wetland Act 2008, for conversion of paddyland and allowing the proposal of development of IT Park as planned, as the land is coming under the category of 'Nilam'.

- ii) After obtaining clearance for conversion of wetland, as per the Wetland (Conservation & Management Rules 2019)
- 2) Submit a scientific plan with cost estimates and time line for providing side protection measures for the 2 streams flowing through the area, with suitable local species of flora, to ensure proper drainage and smooth flow through the streams by ensuring a scientific plan for eco-restoration/maintenance of those streams.
- 3) Submit a revised storm water management plan, considering the proposed RW harvesting facility, diversion of drain, encroachment of the portion of the stream, if there any, and anticipated capacity of a detention pond, potential for recharging of rainwater for replenishing of local ground water, using site-specific methods.
- 4) Provide a proper plan with an estimate of the waste generation under each category and its impact of it with respect to collection, transportation, reuse & recycle and disposal, as the management measures given for the four types of waste are very sketchy. Expected quantity of each type of waste, its proposed management measures, and the proposed site where it is proposed to be stored, segregated, processed/treated and disposed of should be detailed.
- 5) Provide a detailed water management plan with a Water Balance Chart, to ensure maximum recycle/reuse.
- 6) Study and evaluate traffic management in the context of the present proposal to see what are the implications at present and future , that are making in the NH traffic and smooth entry of vehicles in to the proposed IT Park.
- 7) Provide proper locations with geo-coordinates, proposed area of Compensatory Afforestation and it shall be earmarked in the Master Plan, including Miyawaki Forest concept given in the proposal, for compensating the trees cut from the project area. In this plan, priority should be given to planting local flora species in the Green Belt area
/ open space, compensatory afforestation area, and avenue plantations. The number of trees proposed to be planted should match with KMBR norms.
- 8) Re-examine the EMF submitted by integrating the EMPs approved for those projects within the area which got EC and other proposed projects or project activities envisaged for the future.

- 9) Re-examine the list of essential Rules given in the EMF, as some essential rules are found missing, one of which is KMBR.
- 10) Submit a comprehensive impact assessment with respect to nearby communities, which is not done with respect to various environmental aspects that affect the local communities.
- 11) Re-examine whether the buildings which have come up in the proposed project area and proposed to be constructed have approvals from the Local Authority as there are many buildings which have come up within the project area. It may be examined as to how they are proposed to be managed.
- 12) Provide details of treatment proposed for the Roof Top Rain Water Harvested, ensuring recycle reuse within the compound.
- 13) Provide a plan for harnessing solar energy to meet at least 10 % power requirement and may consider action for providing post type solar yard lighting system at the public places within the Compound.
- 14) Provide a plan for waste management in the proposed project area, especially construction waste, domestic solid waste, liquid waste and e-waste. An estimate of the waste generation under each category may be done and the impact of it concerning collection, transportation, reuse & recycle and disposal should be looked into as the management measures given for the four types of waste are very sketchy. The expected quantity of each type of waste, its management measures, and the proposed site where it is proposed to be stored, segregated, processed, treated and disposed of should be detailed.
- 15) A Comprehensive Social Impact Study should be done with respect to the proposal to nearby communities, concerning various environmental aspects that may affect the local communities as the project mingles with habitation areas.
- 16) As stipulated under item No (XIX and XXII) of standard ToR, it is mandatory to include project cost, EMP cost and Environmental Monitoring Plan in the proposal, but it is not included in the proposal, it has to be fulfilled.
- 17) CER component has not been considered in the project proposal; hence it should be incorporated and it should be linked with EMP for monitoring.
- 18) All proposed actions mentioned in the above paragraphs should be reflected in the

EMP to ensure accountability and monitoring of the same.

19) Provide proposals for installing Electric Charging Points in the Vehicle parking Areas.

20) Provide detailed plan for utilisation of excavated excess clay / soil from the proposed area.



Field inspection team of SEAC Sub Committee at Technocity Technology Park



Building of Sun Tec group



Digital University Campus bordering the site, and the natural drain



Natural drain bordering the Park



Anathazhachira at the lower end of the Park, with pumping stations



Natural streams leading to Thettiyyar within the site



Clay mining site bordering the Park



Field visit by the SEAC team and the consultants

The proposal was placed in the 132nd SEAC meeting held on 13th to 15th September, 2022, The Committee examined the proposal and discussed the field inspection report. The Master Plan for Technocity involves development of built-up area of 62,31,343 m² in 158 Ha of land with FSI as 4. About 50% of the land is already allotted to 8 companies that include TCS, Nissan-digital, Space Park, IITMK etc. About 19% of the land fall under Paddy land which requires clearance under Kerala Conservation of Paddy and Wetland Act, 2008. The Committee observed that the EIA report is incomplete as many of the aspects proposed to be studied as per the ToR is not done satisfactorily. The Committee also observed that it is desirable to consider the application for EC for the Development of Technocity Technology

Park project after obtaining clearance as per the Kerala Conservation of Paddy Land and Wetland Act 2008. Based on discussions, the Committee decided to direct the PP to submit the following additional details/documents.

1. Permission from the Revenue Department for the conversion of paddy land as per the Kerala Conservation of Paddy Land and Wetland Act 2008.
2. The list of the ToR approved and compliance details against each of the terms of reference
3. Scientific plan for eco-restoration and maintenance of the two streams flowing through the area with cost estimates and time line for providing side protection and vegetative measures
4. Revised storm water management plan using site-specific methods, considering the proposed RW harvesting facility, diversion of drain, encroachment of the portion of the stream, anticipated capacity of proposed detention pond, potential for recharging of rain water for replenishing of local ground water etc.
5. Integrated waste management plan after estimating the anticipated waste generation under different categories of waste such as construction waste, domestic solid waste, liquid waste and e-waste and their collection, storage, transportation, reuse & recycle and disposal measures required, proposed location suggested for installation of waste management facilities etc as the details given in the report is very sketchy.
6. Detailed water management plan with a water balance estimate ensuring maximum recycle/reuse.
7. Traffic management plan within and outside the proposed campus considering the proposed activities during the construction and operation phases of the project and the present and future projections of traffic in the proposed campus, adjacent roads and the National Highway, nearby.
8. Plan for green belt development and avenue plantation using indigenous species of trees.
9. Plan for Compensatory Afforestation including Miyawaki Forest considering the KMBR norms along with geo-tagged photographs of the proposed area, number of trees proposed to be planted, the indigenous species that will be preferred.

10. Revised EMP integrating the EMPs of the approved projects and suggestive EMPs for projects envisaged for the future.
11. Revised Environment Management Framework considering various environmental rules and guidelines to be complied including the KMBR.
12. Comprehensive impact of the proposed project on the nearby communities considering various environmental aspects that affect the local communities.
13. Details of treatment proposed for the Roof-top Rain Water harvested, ensuring recycle reuse within the compound.
14. Plan for harnessing solar energy to meet at least 10 % power requirement.
15. Comprehensive Social Impact Assessment Study should be done, particularly considering the nearby communities.
16. Submit the Project cost, cost for implementation of EMP and Environmental Monitoring Plan as stipulated under item No (XIX and XXII) of standard ToR as it is not provided.
17. Proposal consisting of monitorable physical targets to be implemented under Corporate Environment Responsibility (CER) as envisaged in the relevant OM of MoEF & CC.
18. Plan for installing Electric Charging Points in the Vehicle parking Areas.
19. Plan for utilization of excavated clay / soil from the proposed area for most appropriate uses.
20. The details of the District Court Order on OS 83/2014 which is not found uploaded.

The proposal was placed in the 136th SEAC meeting held on 09th to 11th January 2023, The Committee verified the documents submitted and found that proponent has not submitted all the documents sought as per the decision of the 132nd SEAC. Therefore, the Committee decided to direct the proponent once again to submit all the remaining additional documents sought as per the minutes of the 132nd meeting of SEAC.

Now proponent has submitted the documents.

The Proposal is placed in the 155th SEAC meeting held on **18th & 19th December, 2023**. The Committee verified the additional documents submitted by the proponent. **The Committee decided to entrust the subcommittee consisting of Er. M.Dileepkumar, Sri. Sheik**

Hyder Hussain and Dr. A. Bijukumar to evaluate the additional documents and submit specific recommendation. The Committee also noted that the decision of the Committee shall be subject to the final orders of the Court as there are pending cases.

The Evaluation Report not received dated 09.12.2024

**Application for Environmental Clearance for the Development of Technocity
Technology Park in Veiloor, Pallipuram, Andoorakonam, Melthonnakkal Villages,
Thiruvananthapuram Taluk & District., Kerala (SIA/KL/MIS/62018/2020,
1588/EC1/2020/SEIAA)**

Report of the Sub Committee

The 155th meeting of the SEAC, held from 18th and 19th December, 2023, noted that the decision of the Committee shall be subject to the final orders of the Court as there are pending cases. The Committee also decided to entrust the subcommittee consisting of Er. M. Dileep Kumar, Sri Sheik Hyder Hussain and Dr. A. Biju Kumar to evaluate the additional documents and submit specific recommendations. The Sub Committee report is given below.

132nd SEAC – 13th to 15th Sept 2022

Decision: The Committee examined the proposal and discussed the field inspection report. The Master Plan for Technocity involves the development of the built-up area of 62,31,343m² in 158ha of land with FSI as 4. About 50% of the land is already allotted to 8 companies including TCS, Nissan-digital, Space Park, IITMK etc. About 19% of the land falls under Paddy land which requires clearance under the Kerala Conservation of Paddy and Wetland Act, 2008. The Committee observed that the EIA report is incomplete as many of the aspects proposed to be studied as per the ToR are not done satisfactorily. The Committee also observed that it is desirable to consider the application for EC for the Development of Technocity Technology Park project after obtaining clearance as per the Kerala Conservation of Paddy Land and Wetland Act 2008. Based on discussions, the Committee decided to direct the PP to submit the following additional details/documents.

1. Permission from the Revenue Department for the conversion of paddy land as per the Kerala Conservation of Paddy Land and Wetland Act 2008.

2. The list of the ToR approved and compliance details against each of the terms of reference
3. Scientific plan for eco-restoration and maintenance of the two streams flowing through the area with cost estimates and timeline for providing side protection and vegetative measures
4. Revised stormwater management plan using site-specific methods, considering the proposed RW harvesting facility, diversion of the drain, encroachment of the portion of the stream, anticipated capacity of a proposed detention pond, potential for recharging of rainwater for replenishing of local ground water etc.
5. Integrated waste management plan after estimating the anticipated waste generation under different categories of waste such as construction waste, domestic solid waste, liquid waste and e-waste and their collection, storage, transportation, reuse & recycle and disposal measures required, proposed location suggested for installation of waste management facilities etc as the details given in the report is very sketchy.
6. Detailed water management plan with a water balance estimate ensuring maximum recycle/reuse.
7. Traffic management plan within and outside the proposed campus considering the proposed activities during the construction and operation phases of the project and the present and future projections of traffic in the proposed campus, adjacent roads and the National Highway, nearby.
8. Plan for green belt development and avenue plantation using indigenous species of trees.
9. Plan for Compensatory Afforestation including Miyawaki Forest considering the KMBR norms along with geo-tagged photographs of the proposed area, the number of trees proposed to be planted, and the indigenous species that will be preferred.
10. Revised EMP integrating the EMPs of the approved projects and suggestive EMPs for projects envisaged for the future.
11. Revised Environment Management Framework considering various environmental rules and guidelines to be complied including the KMBR.
12. Comprehensive impact of the proposed project on the nearby communities considering various environmental aspects that affect the local communities.
13. Details of treatment proposed for the Roof-top Rain Water harvested, ensuring recycle reuse within the compound.
14. Plan for harnessing solar energy to meet at least 10 % power requirement.

15. A comprehensive Social Impact Assessment Study should be done, particularly considering the nearby communities.
16. Submit the Project cost, the cost for implementation of EMP and Environmental Monitoring Plan as stipulated under item No (XIX and XXII) of standard ToR as it is not provided.
17. Proposal consisting of monitorable physical targets to be implemented under Corporate Environment Responsibility (CER) as envisaged in the relevant OM of MoEF & CC.
18. Plan for installing Electric Charging Points in the Vehicle parking Areas.
19. Plan for utilization of excavated clay/soil from the proposed area for most appropriate uses.
20. The details of the District Court Order on OS 83/2014 have not found uploaded.

136th SEAC - 9th to 11th Jan 2023

Decision: The Committee verified the documents submitted and found that the proponent has not submitted all the documents sought as per the decision of the 132nd SEAC. Therefore, the Committee decided to direct the proponent once again to submit all the remaining additional documents sought as per the minutes of the 132nd meeting of SEAC.

155th SEAC – 18th & 19th Dec 2023

Decision: The Committee verified the additional documents submitted by the proponent. The Committee decided to entrust the subcommittee consisting of Er. M. Dileepkumar, Sri. Sheik Hyder Hussain and Dr. A. Bijukumar to evaluate the additional documents and submit specific recommendations. The Committee also noted that the decision of the Committee shall be subject to the final orders of the Court as there are pending cases.

Evaluation of ADS submitted

SI no	Additional Documents Sought	Observations
1	Permission from the Revenue Department for the	Government order from Agl. Dept. dt 02-09-2023 under Sec 8 of Kerala Conservation of Paddy and

	conversion of paddy land as per the Kerala Conservation of Paddy Land and Wetland Act 2008	Wetland Act, 2008. This may be accepted (Annexure-I)
2	The list of the ToR approved and compliance details against each of the terms of reference	Submitted (Annexure-II)
3	Scientific plan for eco-restoration and maintenance of the two streams flowing through the area with cost estimates and time line for providing side protection and vegetative measures	The Proponent has submitted copy of request letter to the Irrigation Department to take necessary steps for restoring these streams through scientific plan and to provide embankment protection by providing necessary width considering the development activities, since the maintenance of the streams comes under the purview of Minor Irrigation Department. (Annexure-III) The confirmation along with the proposed plan for restoration of two streams flowing through the area from the Irrigation Dept for taking up the work has not seen received.
4	Revised storm water management plan using site-specific methods, considering the proposed RW harvesting facility, diversion of drain, encroachment of the portion of the stream, anticipated capacity of proposed detention pond, potential for recharging of rain water for	Submitted the details. (Annexure-IV) Important Recommendations are the following <ul style="list-style-type: none"> • Structures that have encroached along the banks of the stream should be promptly removed and further encroachments should be prevented. • Periodic desiltation of the stream post and prior monsoon • Measures to prevent waste dumping into the stream

	<p>replenishing of local ground water etc.</p>	<ul style="list-style-type: none"> • To prevent the improper dumping of waste into streams, the installation of CCTV • Food waste composited at onsite facility and other solid & recyclable waste segregated or stored separately should handed over to authorize dealers. • For regular maintenance and periodic cleaning of streams, necessary number of labours to be employed. • Regular cleaning of the stream with a three-month interval. • Detention pond at suitable location to regulate the flow of the streams. • To ensure the unhindered flow, it is recommended to eliminate leaves, tree branches, and bushes from the vicinity. • To expand the width of the stream in the vicinity, proactive measures to be undertaken to collaborate with the Irrigation Department facilitating and supporting appropriate actions <p>The budget and actions proposed for many of the recommendations are not seen incorporated in the EMP</p>
5	<p>Integrated waste management plan after estimating the anticipated waste generation under different categories of waste such as construction waste, domestic solid waste, liquid waste and e-waste and their</p>	<p>In Annexure-VII.</p> <p>Quantification and actions proposed for management of construction waste, domestic solid waste, liquid waste and e-waste and their collection, storage, transportation, reuse & recycle and disposal measures required, proposed location suggested for installation</p>

	collection, storage, transportation, reuse & recycle and disposal measures required, proposed location suggested for installation of waste management facilities etc as the details given in the report is very sketchy	of waste management facilities are not adequate. Action plans and budget are not provided with the EMP (Annexure VII).
6	Detailed water management plan with a water balance estimate ensuring maximum recycle/reuse	In Annexure-VII Water Management Actions and water balance are given but the plans and actions for implementing the suggested mitigative measures are not given in the EMP.
7	Traffic management plan within and outside the proposed campus considering the proposed activities during the construction and operation phases of the project and the present and future projections of traffic in the proposed campus, adjacent roads and the National Highway, nearby	Annexure-V. The budget for implementing the proposed recommendations is not incorporated in EMP
8	Plan for green belt development and avenue plantation using indigenous species of trees	Annexure-VI Submitted

9	Plan for Compensatory Afforestation including Miyawaki Forest considering the KMBR norms along with geo-tagged photographs of the proposed area, number of trees proposed to be planted, the indigenous species that will be preferred	Annexure-VI Submitted
10	Revised EMP integrating the EMPs of the approved projects and suggestive EMPs for projects envisaged for the future	Annexure-VII Submitted but not complete
11	Revised Environment Management Framework considering various environmental rules and guidelines to be complied including the KMBR	Annexure-VII Submitted
12	Comprehensive impact of the proposed project on the nearby communities considering various environmental aspects that affect the local communities	Not Submitted
13	Details of treatment proposed for the Roof-top Rain Water harvested,	In Annexure-VII Submitted but actions and budget are not provided in

	ensuring recycle reuse within the compound	the EMP.
14	Plan for harnessing solar energy to meet at least 10 % power requirement	Annexure-VII Submitted but clear action and budget provisions are not provided.
15	A comprehensive Social Impact Assessment Study should be done, particularly considering the nearby communities	Not submitted
16	Submit the Project cost, cost for implementation of EMP and Environmental Monitoring Plan as stipulated under item No (XIX and XXII) of standard ToR as it is not provided	Annexure-VII. But the budget for proposed recommendations for some of the mitigative measures/activities are not seen incorporated in EMP
17	Proposal consisting of monitorable physical targets to be implemented under Corporate Environment Responsibility (CER) as envisaged in the relevant OM of MoEF & CC	Not submitted
18	Plan for installing Electric Charging Points in the Vehicle Parking Areas	Annexure-VII
19	Plan for utilization of excavated clay/soil from the proposed area for most	In Annexure-VII

	appropriate uses	
20	The details of the District Court Order on OS 83/2014 which is not found uploaded	Not submitted

Some of the additional documents sought have not seen submitted. Also, the submitted documents need further clarification. The Proponent may be invited for a presentation of the ADS with all the required details.

The Proposal was placed in the 175th SEAC meeting held on 09th, 10th, & 11th December 2024. The Committee examined the proposal and discussed the report of the evaluation of additional documents submitted by the Subcommittee of SEAC, in detail. The Master Plan for Technocity involves development of built-up area of 62,31,343 m² in 158 Ha of land with FSI as 4. About 50% of the land is already allotted to 8 companies, including TCS, Nissan-digital, Space Park, IITMK etc. About 19% of the land falls under Paddy land, which requires clearance under the Kerala Conservation of Paddy and Wetland Act, 2008. The project proponent has submitted the additional documents as sought in the 134th SEAC meeting and it has been evaluated in detail by a subcommittee entrusted by the SEAC. **After discussing the Evaluation Report, the Committee decided to invite the Project Proponent for a detailed presentation on the additional documents submitted. The Committee also desires the PP to address the following specific observations in the PPT.**

1. Permission from the Revenue Department for the conversion of paddy land as per the Kerala Conservation of Paddy Land and Wetland Act 2008.
2. The compliance details against each of the ToR approved
3. Scientific plan for eco-restoration and maintenance of the two streams flowing through the area including provision for side protection and vegetative measures with cost estimates and timeline.
4. Proactive measures to be undertaken in collaboration with the Irrigation Department for facilitating and supporting appropriate actions including expansion of the width of the stream.
5. Confirmation from the Irrigation Dept for taking up the work along with the proposed plan for restoration of two streams flowing through the area.
6. Revised stormwater management plan using site-specific methods, considering the proposed rain water harvesting facility, diversion of the drain, encroachment of the

portion of the stream, anticipated capacity of a proposed detention pond, potential for recharging of rainwater for replenishing the local ground water aquifer etc.

7. Plan for the following along with budget provision:
 - Removal of the encroached structures along the stream banks and proposed actions for preventing further encroachments.
 - Periodic de-siltation of the stream during the post and pre monsoon seasons for ensuring unhindered flow through out the year
 - Measures to prevent waste dumping into the stream including installation of CCTV etc.
 - Arrangements for handing over the segregated recyclable waste and composted food and other solid waste from the onsite facility to authorize agencies.
 - Details of Detention Pond to be provided at a suitable location to regulate the flow of the streams.
8. Integrated waste management plan after estimating the anticipated waste generation under different categories of waste such as construction waste, domestic solid waste, liquid waste and e-waste and their collection, storage, transportation, reuse & recycle and disposal measures required, proposed location suggested for installation of waste management facilities etc along with appropriate action plans and budget as the details given in the report is very sketchy.
9. Detailed water management plan with water balance estimate ensuring maximum recycle/reuse along with budget estimate for implementing the proposed recommendations, to be incorporated in the EMP
10. Traffic management plan within and outside the proposed campus considering the proposed activities during the construction and operation phases of the project and the present and future projections of traffic in the proposed campus, adjacent roads and the National Highway, nearby along with budget for implementing the proposed recommendations, to be incorporated in the EMP
11. Plan for green belt development and avenue plantation using indigenous species of trees along with budget estimate, to be incorporated in the EMP.
12. Plan for Compensatory Afforestation including Miyawaki Forest along with geo-tagged photographs of the proposed area, the number of trees proposed to be planted, and the indigenous species that will be preferred along with budget estimate, to be incorporated in the EMP.
13. Details of treatment proposed for the Roof-top Rain Water harvested, ensuring recycle and reuse within the compound along with budget estimate.
14. Plan for harnessing solar energy to meet at least 10 % power requirement along with budget estimate.
15. Plan for installing Electric Charging Points in the Vehicle parking Areas and budget estimate.
16. Revised EMP integrating the EMPs of the approved projects and EMPs anticipated for the future projects envisaged and also incorporating the above said mitigation measures.

17. Revised Environment Management Framework considering various environmental rules and guidelines to be complied including the KMBR.
18. The comprehensive impact of the proposed project on the nearby communities considering various environmental aspects that affect the local communities
19. Comprehensive Social Impact Assessment Study, particularly considering the nearby communities as it is not submitted
20. Project cost, revised cost for implementation of EMP and Environmental Monitoring Plan as stipulated under item No XIX and XXII of standard ToR as it is not provided. The budget for some of the mitigative measures/activities are not found incorporated.
21. Proposal consisting of monitorable physical targets to be implemented under Corporate Environment Responsibility (CER) as envisaged in the guidelines in the SEIAA-Kerala website prepared as per the relevant OMs of MoEF & CC.
22. Plan for utilization of the excavated clay/soil from the proposed area for most appropriate uses.
23. Details of the District Court Order on OS 83/2014 which are not found uploaded.

The proposal was placed in the 177th SEAC meeting held on 3rd and 4th January 2025 As invited, authorized persons Sri. Rahul Thampi RI, AGM (Civil), Abhilash MR, Manager were attended the meeting. The Authorized persons briefed the salient features of the project along with the response to the observation of the 175th SEAC meeting. After hearing the presentation, the Committee observed the following in response to the clarifications sought in the 175th SEAC:

1. The details regarding additional documents, 1 & 2 sought have been completed, but the details are not uploaded.
2. The additional documents, 3 to 8 sought are reported to be under preparation and therefore has not been submitted.
3. The additional document, 9 sought was done but the details are yet to be uploaded.
4. The additional document, 10 sought is regarding a study by the NATPAC and it has been entrusted to M/s. NATPAC the details of which will be uploaded after completion of the study.
5. The ADS, 11-13 sought is yet to be completed and the same shall be submitted after completion.
6. The ADS, 14-15 sought are completed and the details are not uploaded.
7. The ADS, 16-20 and 23 sought are yet to be carried out and details are not uploaded.

In these Circumstances, the Committee decided to direct the PP to submit the following Completed documents.

1. Permission from the Revenue Department for the conversion of paddy land as per the Kerala Conservation of Paddy Land and Wetland Act 2008.
2. The compliance details against each of the ToR approved.
3. Detailed water management plan with water balance estimate ensuring maximum recycle/reuse along with a budget estimate for implementing the proposed recommendations, to be incorporated in the EMP.

4. Plan for harnessing solar energy to meet at least 10 % power requirement along with budget estimate.
5. Plan for installing Electric Charging Points in the Vehicle parking Areas and budget estimate.
6. Proposal consisting of monitorable physical targets to be implemented under Corporate Environment Responsibility (CER) as envisaged in the guidelines in the SEIAA-Kerala website prepared as per the relevant OMs of MoEF & CC.
7. Plan for utilization of the excavated clay/soil from the proposed area for most appropriate uses.

The following documents reported under preparation should be submitted after completion.

1. Scientific plan for eco-restoration and maintenance of the two streams flowing through the area, including provision for side protection and vegetative measures with cost estimates and timeline.
2. Proactive measures to be undertaken in collaboration with the Irrigation Department for facilitating and supporting appropriate actions, including expansion of the width of the stream.
3. Confirmation from the Irrigation Dept for taking up the work along with the proposed plan for restoration of two streams flowing through the area.
4. Revised stormwater management plan using site-specific methods, considering the proposed rainwater harvesting facility, diversion of the drain, encroachment of the portion of the stream, anticipated capacity of a proposed detention pond, potential for recharging of rainwater for replenishing the local ground water aquifer etc.
5. Plan for the following along with budget provision:
 - Removal of the encroached structures along the stream banks and proposed actions for preventing further encroachments.
 - Periodic de-siltation of the stream during the post and pre monsoon seasons for ensuring unhindered flow throughout the year
 - Measures to prevent waste dumping into the stream including installation of CCTV etc.
 - Arrangements for handing over the segregated recyclable waste and composted food and other solid waste from the onsite facility to authorize agencies.
 - Details of Detention Pond to be provided at a suitable location to regulate the flow of the streams.
6. Integrated waste management plan after estimating the anticipated waste generation under different categories of waste such as construction waste, domestic solid waste, liquid waste and e-waste and their collection, storage, transportation, reuse & recycle and disposal measures required, a proposed location suggested for installation of waste management facilities etc along with appropriate action plans and budget as the details given in the report is very sketchy.
7. Traffic management plan within and outside the proposed campus considering the proposed activities during the construction and operation phases of the project and the present and future projections of traffic in the proposed campus, adjacent roads and

the National Highway, nearby along with budget for implementing the proposed recommendations, to be incorporated in the EMP.

8. Plan for green belt development and avenue plantation using indigenous species of trees along with budget estimate, to be incorporated in the EMP.
9. Plan for Compensatory Afforestation including Miyawaki Forest along with geo-tagged photographs of the proposed area, the number of trees proposed to be planted, and the indigenous species that will be preferred along with budget estimate, to be incorporated in the EMP.
10. Details of treatment proposed for the Roof-top Rain Water harvested, ensuring recycle and reuse within the compound along with budget estimate.
11. Revised EMP integrating the EMPs of the approved projects and EMPs anticipated for the future projects envisaged and also incorporating the above said mitigation measures.
12. Revised Environment Management Framework considering various environmental rules and guidelines to be complied including the KMBR.
13. The comprehensive impact of the proposed project on the nearby communities considering various environmental aspects that affect the local communities
14. Comprehensive Social Impact Assessment Study, particularly considering the nearby communities as it is not submitted
15. Project cost, revised cost for implementation of EMP and Environmental Monitoring Plan as stipulated under item No XIX and XXII of standard ToR as it is not provided. The budget for some of the mitigative measures/activities are not found incorporated.
16. Details of the District Court Order on OS 83/2014 which are not found uploaded.

The project proponent uploaded additional documents as sought by the 177th SEAC via PARIVESH (Annexed) such as order dated 02.09.2023 from the Revenue Department for the conversion of paddy land, compliance details, Detailed water management, Plan for harnessing solar energy, Plan for installing Electric Charging Points, Proposal consisting of monitorable physical targets to be implemented under Corporate Environment Responsibility (CER, Plan for utilization of the excavated clay/soil, Integrated waste management plan, Traffic management plan, Plan for green belt development, Plan for Compensatory Afforestation, Integrated waste management plan, Traffic management plan, Plan for green belt development and avenue plantation, Compensatory Afforestation plan, Details of treatment proposed for the Roof-top Rain Water harvesting, Revised EMP, undertaking regarding comprehensive social impacts.

The project proponent stated that O.S. 83/2014 is related to land acquisition compensation and is pending. The next date of hearing before the District Court is 24-03-2026. There is no Environmental or any land issue in the said case.

The proposal is placed in SEAC for Appraisal.