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Validity expires on 19.04.2026

**PROCEEDINGS OF THE ADMINISTRATOR, STATE
ENVIRONMENT IMPACT ASSESSMENT AUTHORITY,
THIRUVANANTHAPURAM**

(Present. MINIMOL V.G.)

Sub: SEIAA- Environmental Clearance for the Proposed construction of multistoried residential and commercial buildings at Re Survey No. 174/14-1 (Old Sy. No. 180/P, 181/1P, 182/2P), Ollur Village, Thrissur Taluk & Thrissur District, Kerala of Mr. Nisanth, Company Executive, M/s Sobha Highrise Ventures Private Limited- Granted - Orders issued

State Environment Impact Assessment Authority, Kerala

No.1188(A)/A2/2018/SEIAA

dated, Thiruvananthapuram 20.04.2019

- Ref: 1. Application received on 17.10.2018 from M/s Sobha Highrise Ventures Private Limited, Sobha City, Puzhakkal, Thrissur, Kerala- 680 553.
2. Minutes of the 88th meeting of SEAC held on 30th October 2018
3. Minutes of the 89th meeting of SEAC held on 04th December 2018
4. Minutes of the 86th meeting of SEIAA held on 17th December 2018.
5. Minutes of the 92nd meeting of SEAC held on 22nd January 2019.
6. Minutes of the 89th SEIAA meeting held on 27th February 2019.
7. Lr.No.SHVPL/AH/SEIAA/05/2018-19, dated 12.03.2019 from M/s Sobha Highrise Ventures Private Limited
8. Minutes of the 90th SEIAA Meeting held on 29th March 2019.
9. Affidavit dated 05.04.2019 from Mr. Nisanth, Company Executive, M/s Sobha Highrise Ventures Private Limited

ENVIRONMENTAL CLEARANCE NO.10/2019

Mr. Nisanth, Company Executive, M/s Sobha Highrise Ventures Private Limited, Sobha City, Puzhakkal, Thrissur, Kerala- 680 553, has sought Environmental Clearance under EIA Notification, 2006 for the proposed construction of multistoried residential and

commercial buildings at Re Survey No. 174/14-1 (Old Sy. No. 180/P, 181/1P, 182/2P), Ollur Village, Thrissur Taluk & Thrissur District, Kerala, as per paper read as 1st paper above. The project comes under the Category B, 8(b) of Schedule of EIA Notification 2006.

2. The proposal was placed in the 88th meeting of SEAC held on 30th October 2018 and entrusted a subcommittee for site inspection.

3. The site inspection report was placed in the 89th meeting of SEAC held on 04th December 2018 and the Committee appraised the proposal based on Form 1, Form I A, field inspection report and all other documents submitted with the proposal. The SEAC after deliberation decided to recommend for issuance of EC subject to general conditions and the specific condition below.

Should not sink bore wells in the project site for utilization of ground water.

4. SEIAA considered the proposal in its 86th meeting of SEIAA held on 17th December, 2018 and decided to remand the matter to SEAC for detailed consideration of all aspects such as internal roads, STP, effluent discharge, availability of parking space, energy sources etc including legal provisions.

5. The proposal was again placed in the 92nd meeting of SEAC held on 22.01.2019. The Committee took into consideration the suggestions of SEIAA and observed that the aspects indicated by SEIAA have been satisfactorily explained in the proposal and presentation of the proponent before SEAC. The subcommittee which visited the site was also satisfied with the aspects pointed out by SEIAA. Therefore SEAC recommended the proposal again by informing SEIAA that all the conditions put forth by SEIAA have already been evaluated by SEAC and found that it is a genuine case for recommendation for grant of EC by SEIAA.

6. The proposal was then placed in the 89th meeting of SEIAA held on 27.03.2019 and authority decided to recommend for issuance of EC subject to general conditions and with the specific condition stipulated in OM No.21-270/2008-IA-III dated 07.02.2012/ F No.21-270/2008-IA.III dated.06.06.2013 subject to condition that the proponent should file an affidavit that he will construct 50 low cost ecofriendly houses/flats as part of the promised

CSR of Rs.6.7 crores in the district in consultation with the District Collector, as part of the Rebuild Kerala, in 5 years and the balance amount if any should be used for environmental conservation purposes in consultation with the District Collector. Also onsite hygienic accommodation should be provided for the workers during the period of construction.

7. M/s Sobha Highrise Ventures Private Limited vide their letter read as 7th paper above has requested to revise the CER to Rs.67 lakhs, as Rs.6.7 crores was wrongly mentioned in their application.

8. The request for revision of CER was placed in the 90th meeting of SEIAA held on 29th March, 2019. SEIAA found that in the original and update information provided by the proponent, it was mentioned that the project cost is Rs.447.8 crores. Since the project cost is above 100 crores and below 500 crores, as per OM FNo.22-65/2017-IA-III dtd 1.5.2018, the proponent has to earmark 1.5% of the project cost for CER activities. Hence the Authority decided to stick on to the earlier decision and ask the project proponent to prepare a detailed action plan for CER activities for the amount of Rs.6.7 crores already proposed, in consultation with District Collector, Thrissur. Accordingly, the proponent as per paper read as 9th paper above has filed an affidavit to that effect.

9. In this circumstance, Environmental Clearance is granted to Mr. Nisanth, Company Executive, M/s Sobha Highrise Ventures Private Limited, Thrissur for the Proposed construction of multistoried residential and commercial buildings at Re Survey No. 174/14-1 (Old Sy. No. 180/P, 181/1P, 182/2P), Ollur Village, Thrissur Taluk & Thrissur District, Kerala, subject to the condition in para 3 of this order and the usual general conditions for projects other than mining appended hereto. Also the following green conditions should be strictly adhered to.

Green Conditions.

1. *Adequate rain water harvesting facilities shall be arranged for.*
2. *Technology and capacity of the STP to be indicated with discharge point (if any) of the treated effluent.*

3. *Effluent water not conforming to specifications shall not be let out to water bodies.*
4. *Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured.*
5. *Dual plumbing for flushing shall be done.*
6. *Provisions for disposal of e-wastes, solid wastes, non-biodegradables and separate parking facility for the buildings shall be provided.*
7. *Generation of solar energy to be mandatory for own use and/or to be provided to the grid.*
8. *There shall be no compromise on safety conditions and facilities to be provided by the project proponent, which shall be ensured for occupation, regularisation or consent to operate.*

10. The Clearance will also be subject to full and effective implementation of all the undertakings given in the application form, all the environmental impact mitigation and management measures undertaken by the project proponent in the documents submitted to SEIAA, and the mitigation measures and waste management proposal as assured in the Form - 1 and Form-1A, Environment Management Plan as submitted. The assurances and clarifications given by the proponent in the application and related documents will be deemed to be part of these proceedings as conditions as undertaken by the proponent, as if incorporated herein.

11. Validity of the Environmental Clearance will be for seven years from the date of issuance of E.C, subject to inspection by SEIAA on annual basis and compliance of the conditions, subject to earlier review of E.C in case of violation or non-compliance of any of the conditions stipulated herein or genuine complaints from residents within the scrutiny area of the project.

8. Compliance of the conditions herein will be monitored by the State Environment Impact Assessment Authority or its agencies and also by the Regional Office of the Ministry of Environment and Forests, Govt. of India, Bangalore.

- i. Necessary assistance for entry and inspection by the concerned officials and staff should be provided by the project proponents.

- ii. Instances of violation if any shall be reported to the District Collector, Thrissur to take legal action under the Environment (Protection) Act 1986.
- iii. The given address for correspondence with the authorized signatory of the project is, Mr. Nisanth, Company Executive, M/s Sobha Highrise Ventures Private Limited, Sobha City, Puzhakkal, Thrissur, Kerala- 680 553.


MINIMOL.V.G.
Administrator, SEIAA

To,

Mr. Nisanth.M.N.
Company Executive,
M/s Sobha Highrise Ventures Private Limited,
Sobha City, Puzhakkal,
Thrissur- 680 553

Copy to:

1. MoEF Regional Office, Southern Zone, KendriyaSadan, 4th Floor, E&F Wing, II Block, Koramangala, Bangalore-560034
2. The Principal Secretary to Government, Environment Department
3. The District Collector, Thrissur
4. The District Town Planner, Thrissur
5. The Tahsildhar, Thrissur Taluk, Thrissur District
6. The Member Secretary, Kerala State Pollution Control Board
7. The Secretary, Corporation of Thrissur, Municipal Office Road, Kuruppam, Thekkinkadu Maidan, Thrissur- 680001
8. Chairman, SEIAA, Kerala
9. Website
10. Stock file
11. O/c

GENERAL CONDITIONS *(for projects other than mining)*

- (i) Rain Water Harvesting capacity should be installed as per the prevailing provisions of KMBR / KPBR, unless otherwise specified elsewhere.
- (ii) Environment Monitoring Cell as agreed under the affidavit filed by the proponent should be formed and made functional.
- (iii) Suitable avenue trees should be planted along either side of the tarred road and open parking areas, if any, inclusive of approach road and internal roads.
- (iv) The project shall incorporate devices for solar energy generation and utilization to the maximum possible extent with the possibility of contributing the same to the national grid in future.
- (v) Safety measures should be implemented as per the Fire and Safety Regulations.
- (vi) STP should be installed and made functional as per KSPCB guidelines including that for solid waste management.
- (vii) The conditions specified in the Companies Act, 2013 should be observed for Corporate Social Responsibility.
- (viii) The proponent should plant trees at least 5 times of the loss that has been occurred while clearing the land for the project.
- (ix) Consent from Kerala State Pollution Control Board under Water and Air Act(s) should be obtained before initiating activity.
- (x) All other statutory clearances should be obtained, as applicable, by project proponents from the respective competent authorities including that for blasting and storage of explosives.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
- (xii) The Authority 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 Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (xiii) The stipulations by Statutory Authorities under different Acts and Notifications should be complied with, including 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.
- (xiv) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
- (xv) Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
- (xvi) Officials from the Regional of MOEF, Bangalore who would be monitoring the implementation of environmental safeguards should be given full co-operation, 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.
- (xvii) These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control Pollution) at 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

- (xviii) Environmental Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
- (xix) Any appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1997.
- (xx) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which (both the advertisement and the newspaper) shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Department of Environment and Climate Change, Govt. of Kerala and may also be seen on the website of the Authority at www.seiaakerala.org. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same signed in all pages should be forwarded to the office of this Authority as confirmation.
- (xxi) A copy of the clearance letter shall be sent by the proponent to concerned GramaPanchayat/ District Panchayat/ Municipality/Corporation/Urban Local Body and also to the Local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The Environmental Clearance shall also be put on the website of the company by the proponent.
- (xxii) The proponent shall submit half yearly reports on the status of compliance of the stipulated EC conditions including results of monitored data **(both in hard copies as well as by e-mail)** and 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 respective Regional Office of MoEF, Govt. of India and also to the Directorate of Environment and Climate Change, Govt. of Kerala.
- (xxiii) The details of Environmental Clearance should be prominently displayed in a metallic board of 3 ft x 3 ft with green background and yellow letters of Times New Roman font of size of not less than 40.
- (xxiv) The proponent should provide notarized affidavit (*indicating the number and date of Environmental Clearance proceedings*) that all the conditions stipulated in the EC shall be scrupulously followed.

SPECIFIC CONDITIONS

I. Construction Phase

- i. "Consent for Establishment" shall be obtained from Kerala State Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
- ii. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii. A First Aid Room will be provided in the project both during construction and operation of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site, Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

- vi. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- vii. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- 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.
- ix. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Kerala State Pollution Control Board.
- x. The diesel generator sets to be during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- xi. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- xii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
- xiii. 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. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/KSPCB.
- xiv. Fly ash should be used as building material in construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August 2003. (The above condition is applicable Power Stations).
- xv. Ready mixed concrete must be used in building construction.
- xvi. Storm water control and its re-use per CGWB and BIS standards for various applications.
- xvii. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xviii. Permission to draw ground shall be obtained from the Computer Authority prior to construction/operation of the project.
- xix. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xx. 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.
- xxi. Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xxii. Roof should meet prespective requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- xxiii. Opaque wall should meet perspective requirement as per energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfil requirement.

- xxiv. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National, Building Code including protection measures from lightening etc.
- xxv. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- xxvi. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.


II. Operation Phase

- i. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated affluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% grey water by decentralised treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Kerala State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- ii. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- iii. Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Kerala State pollution Control Board.
- iv. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- v. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- vi. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- vii. Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts.above the highest ground water table.
- viii. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- 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 confirming to energy conservation norms finalise 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. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
- xii. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
- xiii. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

III Post Operational Phase

Environmental Monitoring Committee with defined functions and responsibility should foresee post operational environmental problems e.g. development of slums near the site, increase in traffic congestion, power failure, increase in noise level, natural calamities, and increase in suspended particulate matter etc. solve the problem immediately with mitigation measures


Administrator, SEIAA