



**Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Kerala)**

To,

The Managing Partner
INOA PROPERTIES & DEVELOPERS LLP
107/41, 3rd floor, City Castle, East Fort Jn.,
Thrissur, Kerala-680005. -680005

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/KL/MIS/284787/2022 dated 22 Jul 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038KL172225 |
| 2. File No. | 2099/EC6/2022/SEIAA |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Environmental Clearance for the Proposed Expansion of Commercial Complex Project ("Ozone Mall") to be developed by M/s Inoa Properties & Developers LLP |
| 7. Name of Company/Organization | INOA PROPERTIES & DEVELOPERS LLP |
| 8. Location of Project | Kerala |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 22/12/2023

(e-signed)
Dr Rathan U kelkar IAS
Member Secretary
SEIAA - (Kerala)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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**PROCEEDINGS OF THE
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY – KERALA, THIRUVANANTHAPURAM**

*(Present : Dr.H.Nagesh Prabhu IFS (Retd), Chairman,
Shri.K.Krishna Panicker, Member, Dr.Rathan U.Kelkar IAS, Member Secretary)*

Sub: Environmental Clearance for the Expansion of Commercial Complex Project (Ozone Mall) M/s INOA Properties & Developers LLP in Pathaikkara Village, Perinthalmanna Taluk, Malappuram – Granted – Orders issued.

State Level Environment Impact Assessment Authority, Kerala

Proposal No. SIA/KL/MIS/284787/2022

File No. 2099/EC6/2022/SEIAA

- Ref: 1. EC No.864/SEIAA/EC1/3073/2015 dtd 17.08.2017.
2. Application received from Sri. A. K. Abdul Azeez through Parivesh on 22/07/2022
3. Minutes of 149th SEAC meeting held on 21st & 22nd August 2023.
4. Minutes of the 134th meeting of SEIAA held on 13th & 14th November 2023

ENVIRONMENTAL CLEARANCE NO. 186/B/2023

Sri. A. K. Abdul Azeez, Managing Partner, M/s. INOA Properties & Developers LLP, 8/107/41, 3rd Floor, City Castle, East Fort Jn, Thrissur submitted an application for Environmental Clearance via PARIVESH for the expansion of the Commercial Complex Project (Ozone Mall) at Sy. Nos. 1/1B-1, 4/2B-1, 146/1-5, 146/7-11, 4/2B-11, 4/2B-12, 146/3-1, 146/7-10, 4/2B-2, 146/7-2, 4/2B-3, 4/2-6, 146/1-1, 146/1-3, 146/7-9, 4/2B-4 in Pathaikkara village, Perinthalmanna Taluk, Malappuram.

I) The Project Details

Sl. No.	Description	Details
1	Name of the project	Expansion of the Commercial Complex Project M/s Ozone

		Mall by M/s INOA Properties & Developers LLP
2	Major Project/Activity Category	8(a) Building & Construction Project
3	Name & Address of the project Proponent	Sri. A. K Abdul Azeez M/s. INOA Properties & Developers LLP 8/107/41 3 rd Floor City Castle East Fort Jn. Thrissur
	a) Survey Nos:-	1/1B-1, 4/2B-1, 146/1-5, 146/7-11, 4/2B-11, 4/2B-12, 146/3-1, 146/7-10, 4/2B-2, 146/7-2, 4/2B-3, 4/2-6, 146/1-1, 146/1-3, 146/7-9, 4/2B-4
	b)Revenue Village	Pathaikkara
	c) Taluk	Perinthalmanna
	d)District	Malappuram
4	Height of the Structure	16.8m (Basement+Gr. Floor+2 Floors)
5	Plot area	0.9816 ha
6	Project Cost	Rs. 114 Cr
7	Daily water consumption	396 KLD (238 KLD fresh water & 158 KLD recycled water)

II) EMP Details (a) During Construction Phase

Sl.No	Particulars	Approx. Recurring Cost/ Annum	Approx. Capital Cost
		Rs. In Lakhs	
1	Medical cum first Aid facility	0.5	1.5
2	Portable toilets type mobile sanitation system & Portable STP	1.25	7.5
3	Supply of drinking water for the labourers	0.5	0.5
4	Barricading and wind breakers	2.0	9.0
5	Sprinklers for suppression of dust	1.5	3.0
6	Solid waste from construction site	0.25	0.5
TOTAL		6.0	22.0

b) During Operation Phase

Sl.No	Particulars	Approx. Recurring Cost/ Annum	Approx. Capital Cost
		Rs. In Lakhs	
1	Sewage Treatment Plant with ultra	20	110

	filtration		
2	Solid Waste Management Plan	0.5	8.0
3	Noise control for D.G Sets through acoustic enclosures	6.0	30.0
4	Chimney for D. G Sets Emission	4.0	20.0
5	Green Area development (Tree plantation and Grass Coverage)	7.5	30.00
6	Rain Water Storage tank	6.5	63.0
7	Solar energy power plant	19.0	375.0
TOTAL		63.5	636.0

III) CER Details

Name of Sub-Activities	Cost (Rs.)
Revamping of drinking water project at Pathaikkara Colony	Rs.10,00,000/-
Maintenance charges for 10 years (electricity, repair of electrical and plumbing items, cleaning of well etc.)	50,000 x 10yrs Rs. 5,00,000/-
Total	Rs. 15,00,000/-

2. In the 149th SEAC meeting, the Committee examined the proposal in detail and discussed the field inspection report and recommended EC for 10 (Ten) years subject to the certain Specific Conditions in addition to the General Conditions:

3. In the 134th SEIAA meeting, the Authority decided to issue Environmental Clearance for the expansion of Commercial Complex Project (Ozone Mall) by M/s INOA Properties & Developers LLP at Sy.Nos. 1/1B-1, 4/2B-1, 146/1-5, 146/7-11, 4/2B-11, 4/2B-12, 146/3-1, 146/7-10, 4/2B-2, 146/7-2, 4/2B-3, 4/2-6, 146/1-1, 146/1-3, 146/7-9, 4/2B-4 in Pathaikkara village, Perinthalmanna Taluk, Malappuram with total built up area of 33,438 sq. m for a period of 10 (ten) years under Category 8(a) 'Building and Construction Projects' subject to the following Specific Condition in addition to the General Conditions:

1. *The total excavated earth is 28000 m³. Out of which 45% will be used for site development*

and 55% will be stored in the land bank in the same village. The excavated earth should not be used for the conversion/filling up of wetlands or paddy fields.

- 2. The site with elevation varying from 102-142m above MSL is located on the lower side slope of a hill with highest elevation of 200m above MSL. The overland flow will be high and intense during high rainfall. There should be a garland drain surrounding the proposed plot to carry the overland flow to the natural drain. The garland drain should be provided with intermittent silt traps to regulate the flow, siltation of sediments, groundwater recharge etc. The silt traps should be minimal and shallow at the northern portion as the soil thickness there is shallow.*
- 3. The recharge pits proposed should only be in the southern part of the site.*
- 4. The PP should ensure that the Floor Area Ratio should strictly adhere to the KMBR norms.*
- 5. Excess overland flow should be drained to the natural drain located at a distance of about 600m from the site through the way side drains. As such there are no way side drains. Therefore, the PP, in consultation with the Local Government, should provide way-side drain with appropriate width.*
- 6. Green belt should be developed along the periphery of the site with indigenous species. The suggested species are Mimosa elengi (Elengi), Saraca asoca (Ashokam), Diospyros buxifolia (Malamuringa), Michelia champaka (Champakam), Cassia fistula (Kani Konna), Mangifera indica (wild Mango), Syzigium cumini (Njaval), Amertia nobilis (Shim Shipa-at least one), Aegle marmilos (Kuvallam), Nyctanthes arbortristis (Parijata), Caesalpinia pulcherrima (Raja malli/Papanasini) Mamea suriga (Suran punna/Naga Kesaram), Azadirachta indica (Neem) etc.*
- 7. Proposed dug wells should be monitored for water level fluctuation during pre-monsoon, monsoon and post-monsoon season and also for development of caving, if any by a geologist. If caving is observed, effective mitigation measures should be adopted without delay. The monitoring data and other observations, such as on caving should be uploaded in the HYCR.*
- 8. The PP should examine the scope for enhancing energy conservation measures and implement the same.*
- 9. The CER committed for implementation of drinking water scheme to the local population for a total amount of Rs. 15.60 lakh in Pathaikara Village should be in addition to the already agreed and committed proposals (i) supply of specified equipments to W & C hospitals Ponnani at a cost of Rs. 50.07 Lakh and (ii) converting the schools in Ponnani Constituency*

to smart classes (165 Nos) at a cost of Rs. 1.25 Cr.

- 10. The committed solar energy conservation of 5.35kw should be implemented.*
- 11. Treated water from STP should be reused to the maximum extent and balance if any should be discharged through a series of soak pits for recharging the local groundwater, and for avoiding discharge of treated water into the nearby public drain.*
- 12. Local topography of the land profile should be maintained as such by avoiding deep cutting /filling.*
- 13. The Project Proponent should make provision for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996. The housing may be in the form of temporary structures to be removed after the completion of the project (Circular No.J-11013/41/2006-IA.II (I) of GoI, MoEF dt.22.09.2008).*
- 14. Climate responsive design as per Green Building Guidelines in practice should be adopted*
- 15. Vegetation should be adopted appropriately on the ground as well as over built structure such as roofs, basements, podiums etc.*
- 16. Exposed roof area and covered parking should be covered with material having high solar reflective index*
- 17. Building design should cater to differently-abled citizens*
- 18. Appropriate action should be taken to ensure that the excess rainwater runoff reaches the nearest main natural drain of the area and if necessary, carrying capacity of the natural drain should be enhanced to contain the peak flow*
- 19. Water-efficient plumbing features should be adopted*
- 20. Design of the building should comply with the Energy Building Code as applicable*
- 21. Energy conservation measures as proposed in the application should be adopted in total*
- 22. Buildings to be constructed should be barricaded with GI sheets of 6 m. (20 feet) height so as to avoid disturbance to other buildings nearby.*
- 23. Construction work should be carried out during day time only.*
- 24. All vehicles, including the ones carrying construction material of any kind, should be cleaned and wheels washed.*
- 25. All vehicles carrying construction materials should be fully covered and protected.*

26. *All construction material of any kind should not be dumped on public roads or pavements or near the existing facilities outside the project site.*
27. *Grinding & cutting of building materials should not be done in open areas. Water jets should be used in grinding and stone cutting.*
28. *Occupational health safety measures for the workers should be taken during the construction.*
28. All vehicles during the construction phase should carry PUC certificate.
29. *D.G. set should be provided with adequate stack height and regular maintenance should be carried out before and after the construction phase and would be provided with an acoustic enclosure.*
30. *Green belt should be developed all along the periphery of the site with indigenous species.*
31. *The green building criteria notified in the GO (Ms) No. 39/2022/LSGD dated 25.2.2022 should be adopted.*
32. *Authority makes it clear that as per Clause 8 (vi) of EIA notification 2006, deliberate concealment and/or submission of false or misleading information or data which is material to screening or scoping or appraisal or decision on the application shall make the application liable for rejection and cancellation of prior EC granted on that basis.*
33. *As per OM no F.No.22-65/2017-IA.III dated 30th September 2020, under Corporate Environmental Responsibility (CER) the project Proponent shall prepare an Environment Management Plan (EMP) as directed by SEAC during appraisal, covering the issues to address the environmental problems in the project region, indicating both physical and financial targets year wise. The EMP shall be implemented in consultation with local self Govt. Institutions. The indicated cost for CER shall be 2% of the project cost depending upon the nature of activities proposed. The follow up action on implementation of CER shall be included in the Half Yearly Compliance Report which will be subjected to field inspection at regular intervals. A copy of the approved EMP shall be made available to the concerned Panchayat for information and implementation support.*
34. *The Project Proponent shall obtain all necessary clearances/licenses/permissions from all the statutory authorities issuing clearances/ licenses/ permission for the construction projects of this nature*
35. *The violation of EC condition may lead to cancellation of EC and action under The Environment (Protection) Act 1986.*

4. In this circumstance, Environmental Clearance for the Expansion of the Commercial Complex Project, (Ozone mall) of M/s INOA Properties & Developers LLP at Survey Nos. 1/1B-1, 4/2B-1, 146/1-5, 146/7-11, 4/2B-11, 4/2B-12, 146/3-1, 146/7-10, 4/2B-2, 146/7-2, 4/2B-3, 4/2-6, 146/1-1, 146/1-3, 146/7-9, 4/2B-4 in Pathaikkara village, Perinthalmanna Taluk, Malappuram with a total built-up area of 33,438 sq.m, (approved built up area 24,765.364 sq. m + proposed built up area 8,672. 636 sq.m) subject to the Specific Conditions as in Para (3), in addition to the Specific and General Conditions stipulated in the original EC vide paper 1st.

5. The Environmental 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 and Conceptual Plan as submitted. The assurances and clarifications given by the Project Proponent in the application and related documents will be deemed to be part of this Proceedings as conditions as undertaken by the proponent, as if incorporated herein.

6. Validity of the Environmental Clearance will be for 10 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.

7. Compliance with 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. Necessary assistance for entry and inspection by the concerned officials and staff should be provided by the project proponents. Instances of violation if any shall be reported to the District Collector, Malappuram to take legal action under the Environment (Protection) Act 1986.

8. The Half Yearly Compliance Report (HYCRs) with name of the project, EC No. and date, the period of submission with its contents, compliance report and environmental monitoring data & covering letter have to be uploaded in the Parivesh Portal as per O.M. F.No.IA3-22/1/2022-IA-III(E)-17264 dated 14.06.2022 and the website of the Project Proponent. Hardcopy of HYCRs shall not be acceptable.

9. The given address for correspondence with the authorised signatory of the project is Sri. A. K Abdul Azeez, Managing Partner, M/s. INOA Properties & Developers LLP, 8/107/41, 3rd Floor, City Castle, East Fort Jn, Thrissur.

Sd/-
Administrator, SEIAA
For Member Secretary, SEIAA

To,

Sri. A. K. Abdul Azeez
M/s. INOA Properties & Developers LLP,
8/107/41, 3rd Floor
City Castle
East Fort Jn,
Thrissur – 680 005

Copy to,

1. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4th Floor, E&F Wing, II Block, Koramangala, Bangalore-560034.(through e-mail: rosz.bng-mefcc@gov.in).
2. The Secretary to Government, Environment Department, Government of Kerala
3. The Director, Directorate of Environment & Climate Change, 4th Floor KSRTC Bus Terminal, Thampanoor, Thiruvananthapuram, Kerala 695 001.
4. The District Collector, Malappuram.
5. The District Town Planner, Malappuram.
6. The Member Secretary, Kerala State Pollution Control Board
7. The Envntl.Engineer, KSPCB, District Office, Malappuram.
8. The Secretary, Perinthalmanna Municipality
9. The Chairman, SEIAA, Kerala
10. Website
11. Stock file
12. O/C