



सत्यमेव जयते

Validity expires on 30-9-2022

## ***Proceedings of the State Environment Impact Assessment Authority Kerala***

*Present: Prof. (Dr.) K.P. Joy, Chairman, Dr. J. Subhashini, Member and Sri. P. Mara Pandiyan I.A.S  
Member Secretary.*

**Sub: Environmental Clearance -Application for environmental clearance for the Environmental clearance for the Residential Apartment project in Sy. Nos. 193/24A and 24B at Edappally South Village, Kochi Corporation, Kanayannur Taluk, Ernakulam District, Kerala by Elko Properties & Developers Pvt. Ltd. & ABZ Skyline Properties Pvt. Ltd.- E.C- Granted.**

### **STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY**

**No. 299/SEIAA/KL/1499/2014**

*dated, Thiruvananthapuram 06-11-2015*

- Read:-**
1. Application dated 31-3-2014 Sri. Shajith, K., Authorized Signatory of M/s Elko Properties & Developers Pvt. Ltd. & ABZ Skyline Properties Pvt. Ltd., 41349/B, Skyline House, Rajaji Road, Kochi, 682035.
  2. Minutes of the 29<sup>th</sup> meeting of SEAC held on 2/3-5-2014.
  3. Minutes of the 30<sup>th</sup> meeting of SEAC held on 6/7-6-2014.
  4. Minutes of the 32<sup>nd</sup> meeting of SEIAA held on 22-8-2014
  5. Minutes of the 33<sup>rd</sup> meeting of SEIAA held on 24-9-2014.
  6. Minutes of the 35<sup>th</sup> meeting of SEAC held on 17/18-10-2014.
  7. Minutes of the 35<sup>th</sup> meeting of SEAC held on 9-4-2015.
  8. Minutes of the 40<sup>th</sup> meeting of SEAC held on 29-5-2015.
  9. Minutes of the 42<sup>nd</sup> meeting of SEAC held on 2-7-2015.
  10. Minutes of the 40<sup>th</sup> meeting of SEIAA held on 3/4-8-2015.
  11. Minutes of the 42<sup>nd</sup> meeting of SEIAA held on 1-10-2015.

### **ENVIRONMENTAL CLEARANCE NO. 86/2015**

Sri. Shajith, K., Authorized Signatory of M/s Elko Properties & Developers Pvt. Ltd. & ABZ Skyline Properties Pvt. Ltd. vide his application received on 31.03.2014 sought for environmental clearance under the EIA Notification, 2006 for the Residential Apartment project in Sy. Nos. 193/24A and 24B at Edappally South Village, Kochi Corporation, Kanayannur Taluk, Ernakulam District, Kerala. It is interalia, noted that the project comes under the Category B, 8(a) of Schedule of EIA Notification 2006. No forest land is involved in the present project. The

proposal was considered as agenda item no. 29.19 in the 29<sup>th</sup> meeting of SEAC held on 2<sup>nd</sup> and 3<sup>rd</sup> May 2014 and the authorized signatory of the project attended the meeting. The Committee, at the end of the presentation found that the authorized signatory is only an employee of the company who is not entitled to implement the commitments made before the Committee. Hence SEAC directed the Managing Director to be present before the next SEAC to file affidavit towards fulfilment of commitments made by the applicant before SEAC and seeking certain clarifications on receipt of which, the proposal can be recommended on the following conditions:

1. Width of road from the entry point of the building to the entry point to the ramp should have a minimum width of 7 m.

2. NOC from Southern Naval Command and CIAL should be obtained.

Further it was decided that the matter shall be vetted by CTP for final decision on the matter. In the meantime, the applicant has placed a request to include the project in the agenda of SEAC meeting for enabling him to sign the affidavit in front of the SEAC and to submit the same. Accordingly, considering the request, the proponent was intimated to be present for the SEAC meeting, and the matter was placed before SEAC in its 30<sup>th</sup> meeting held on 6<sup>th</sup> and 7<sup>th</sup> June 2014. As directed by SEAC in its 29<sup>th</sup> meeting held on 2<sup>nd</sup> and 3<sup>rd</sup> May 2014, Sri. K.V. Abdul Azeez, the Managing Director of M/s Elko Properties & Developers Pvt. Ltd. & ABZ Skyline Properties Pvt. Ltd. appeared before SEAC and filed the affidavit towards fulfilment of commitments made by the applicant. The proposal was recommended for environmental clearance stipulating the above specific conditions along with the usual general conditions:

2. The proposal was placed for consideration of SEIAA in its 32<sup>nd</sup> meeting held on 22<sup>nd</sup> August 2014. The Authority deferred the proposal for detailed examination. The matter was reconsidered in the 33<sup>rd</sup> SEIAA meeting held on 24<sup>th</sup> September 2014. SEIAA resolved to refer it back to SEAC for a site inspection with special reference to the width of the road. Also the NOC from Southern Naval Command and CIAL were called for. In the meantime, field visit to the proposed building project site was carried out on 24.09.2014 by a subcommittee of SEAC, and the site inspection report was as follows:

1. Internal road width to be minimum of 7 m except along the side of the ramp.
2. In the exterior part of the building the glass used must be of non-reflective type.
3. RWH facility must have a capacity of at least 15 days fresh water demand and must be used to ease out the stress on common water supply.
4. The applicant should obtain lay out approval from District Town Planner before obtaining building permit.

The SEAC in its 35<sup>th</sup> meeting held on 17-18<sup>th</sup> October 2014 recommended the case for issuance of EC with specific conditions as recommended for in the inspection report, in addition to the general conditions stipulated for building projects. The 35<sup>th</sup> meeting of SEIAA considered the matter on 9<sup>th</sup> April 2015 and referred the case back to SEAC for further verification on the CRZ status of the project. The 40<sup>th</sup> SEAC held on 27-28<sup>th</sup> May 2015 examined the proposal based on the minutes of the Sub-committee, Form I, Form IA, Conceptual plan and details submitted. The Committee observed that the proponent can be directed to submit building and other plans approved by the competent authority, ensuring that no construction activities are done in the area coming under CRZ for recommended to SEIAA on receipt of the same. The matter was again considered by SEAC in its 42<sup>nd</sup> meeting held on 2<sup>nd</sup> July 2015. In view of the amendment to Para (3) of appendix V of 2006 notification issued vide S.O. 3067 dtd. 1.12.2009; and as per Rule 23 .4(a) of the Kerala Building Rules introduced by SRO No. 80/2013 dated 5-2-2013 the Committee reviewed its decision taken in its 40<sup>th</sup> meeting. Committee found that in this particular case, the CRZ status will not have any bearing on the appraisal and to endorse the decision taken in its 35<sup>th</sup> meeting of SEAC for issuance of EC subject to general conditions for non-mining projects in addition to following specific conditions.

1. In the exterior part of the building the glass used must be of non-reflective type.
2. RWH facility must have a storage capacity of at least 15 days fresh water demand and must be used to ease out the stress on common water supply.
3. Adequate precautions for disaster management should be inbuilt in the plan.

4. Carbon foot print of the project should be reduced to the maximum extent possible.

3. The 40<sup>th</sup> meeting of SEIAA held on 03-04/ 08/2015 considered the matter and referred the case to KCZMA on applicability of CRZ conditions with reference to the CRZ notification 2011, to be obtained within a month. Vide letter no. CRZL-2832/A2/15/KCZMA/S&TD dated 24/082015 of KCZMA has informed that KCZMA provisions are not applicable in this case. The Authority in its 42<sup>nd</sup> meeting held on 1-10-2015, decided to accept the recommendations of SEAC and to accord E.C for the project subject to the specific conditions, the general conditions for non-mining projects and the following green conditions:

#### **Green conditions**

1. Adequate rain water harvesting facilities shall be arranged for.
2. Technology and capacity of 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 waterbodies.
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 facilities for the building 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.

4. Environmental clearance as per the EIA notification 2006 is hereby accorded for the proposed Residential Apartment project of M/s Elko Properties & Developers Pvt. Ltd. & ABZ Skyline Properties Pvt. Ltd. in Sy. Nos. 193/24A and 24B at Edappally South Village, Kochi


**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 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](http://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.
- (xv) A copy of the clearance letter shall be sent by the proponent to concerned Grama Panchayat/ 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.
- (xvi) 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.
- (xvii) 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.
- (xviii) 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.



  
For Member Secretary, SEIAA

Corporation, Kanayannur Taluk, Ernakulam District, subject to the specific conditions in para 2 and green building and other conditions in para 3 above, all the environmental impact mitigation and management measures undertaken by the project proponent in the documents submitted to SEIAA, and the mitigation measures proposed in the Appendix II, Form IA. The assurances and clarifications given by the proponent in the application and related documents will be deemed to be a part of these proceedings as if incorporated herein. Also the general conditions for projects other than mining appended hereto will be applicable and have to be strictly adhered to.

5. Validity of this environmental clearance will be seven years from 1-10-2015, subject to earlier review in the event of non-compliance or violation of any of the conditions stipulated herein.

6. Compliance of the conditions herein will be monitored by the Directorate of Environment & climate change or its agencies and also by the regional office of the Ministry of Environment & Forests Government of India, at Bangalore.

i. Necessary assistance for entry and inspection should be provided by the project proponent and those who are engaged or entrusted by him to the staff for inspection or monitoring

ii. Instances of violation if any shall be reported to the district collector, Ernakulam to take legal action under the Environment (Protection) Act 1986.

7. The given address for correspondence with the authorised signatory of the project is Sri. Shajith, K., M/s Elko Properties & Developers Pvt. Ltd. & ABZ Skyline Properties Pvt. Ltd., 41/349/B, Skyline House, Rajaji Road, Kochi, 682035.

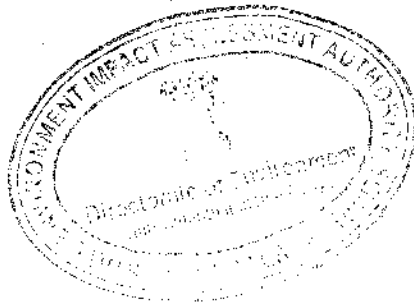
Sd/-  
P. MARA PANDIYAN, I.A.S.,  
Member Secretary (SEIAA)  
&  
Principal Secretary  
Environment & Forests Department.  
Government of Kerala.

To,

Sri. Shajith, K.  
M/s Elko Properties & Developers Pvt. Ltd. &  
ABZ Skyline Properties Pvt. Ltd.,  
41/349/B, Skyline House,  
Rajaji Road,  
Kochi, 682035.

Copy to,

1. The District Collector, Ernakulam
  2. Tahsildar, Kanayannur Taluk, Ernakulam
  3. Secretary,  
Corporation of Kochi,  
Ernakulam.
  4. The District Town Planner, Ernakulam
  5. Director, Department of Environment & Climate Change.
  6. Principal Secretary, Environment Department,  
Government of Kerala.
  7. Principal Secretary, Local Self Government Department,  
Government of Kerala.
- O/C, S/F



Forwarded/ By order

A handwritten signature in black ink, appearing to be "M. S. S. S.", written over a horizontal line.

Administrator  
SEIAA