ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The Designated Partner
KUNNAMKULAM CENTRE LLP
G-1003, T1, Business Park, HiLITE City, Thondayad Byepass, Guruvayurappan College, Kozhikode, Kerala-673014. -673014

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/INFRA2/445681/2023 dated 02 Nov 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC25B038KL195804**
2.	**File No.**	2446/EC3/2023/SEIAA
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Environmental Clearance for the Proposed Commercial Complex Project at Kanipayyur & Choondal Villages, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala by M/s Kunnamkulam Centre LLP
7.	**Name of Company/Organization**	KUNNAMKULAM CENTRE 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.

(e-signed)
Mir Mohammed Ali IAS
Member Secretary
SEIAA - (KERALA)

Date: 25/02/2025

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 proposed Commercial Complex project of M/s Kunnamkulam Centre LLP. G-1003, T1, Business Park, HiLITE City, Thondayad Bypass, Guruvayurappan College, Kozhikode– Granted – Orders issued.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, KERALA

Proposal No. SIA/KL/INFRA2/445681/2023 **File No. 2446/EC3/2023/SEIAA**

Ref: 1. Application for EC received through PARIVESH on 02.11.2023 from Sri. Mohammed Shafeeq P.

2. Minutes of the 169th SEAC meeting held on 07th, 08th & 09th August 2024

3. Minutes of the 150th SEIAA meeting held on 27th & 28th November 2024

ENVIRONMENTAL CLEARANCE NO. 239/B/2024

Sri. Mohammed Shafeeq P, Designated Partner, M/s Kunnamkulam Centre LLP, G-1003, T1, Business Park, HiLITE City, Thondayad Bypass, Guruvayurappan College, Kozhikode vide paper read as 1st above, submitted an application for Environmental Clearance for the Commercial Complex project for a total built up area of 59,748 sq.m. at Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and Re-Sy. Nos. 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur. The project details are as follows.

(I) Project Details

Sl. No.	Description	Details
1	Name of the project	Commercial Complex project of M/s Kunnamkulam Centre LLP
2	Major Project/Activity Category	8(a) Building & Construction Project
3	Name & Address of the project Proponent	Sri. Mohammed Shafeeq P Designated Partner M/s Kunnamkulam Centre LLP G-1003, T1, Business Park HiLITE City, Thondayad Bypass, Guruvayurappan College, Kozhikode- 673014
4	Project Location	
	a) Survey Nos.	Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village
	b) Village	Choondal and Kanipayyur Villages
	c) Taluk	Kunnamkulam
	d) District	Thrissur
5	Total Built up area	59,748 sq.m.
6	Total Plot area	2.0176 Ha
7	Total Quantity of ordinary earth to be excavated	1,02,565 cu.m.
8	Project Cost (in Crore)	Rs. 106 Crore
9	Maximum Number of Floors	Basement + GF + 5 Floors + Terrace (Terrace partially used for parking)
10	Facilities	Commercial retail shops, Multiplex (1,500 seats), Food court (1,200 seats), Restaurant (300 seats) along with supporting infrastructure facilities
11	Date of Field Inspection	27.02.2024

(II) EMP Details

Sl. No.	Particulars	Details	Capital Cost (in Lakhs)
1	Sewage Treatment Plant (SBR technology with ultra filtration)	Capital Cost of STP (total capacity 250 KLD) & recurring cost would include operational cost (energy & manpower).	137.5
2	Solid Waste Management Plan	Capital cost of Coloured bins at appropriate locations and installation of OWC & Bio-gas plant	25.0

3	Noise Control for D.G. Sets through acoustic enclosures	D.G. Sets (1,500 kVA x 2 nos. + 500 kVA x 1 no.) will be new and will be fitted with acoustic enclosures & hence no separate capital cost & the recurring cost	15.0
4	Chimney for D.G. Sets Emission	The capital cost would include cost of providing adequate height of stack, ladder and platform and recurring cost would include cost of painting	12.0
5	Green Area development (Tree plantation and Grass Coverage)	Green Area Development Plan (total about 120 trees + other landscape area)	10.0
6	Compensatory afforestation in 6 locations identified by Kunnamkulam Municipality	Compensatory afforestation in 6 locations	9.0
7	Rain Water Storage tank & pits, peripheral drain with silt-trap	Capital cost on construction of rain water collection tank (600 KL capacity) & RWH pits (5 nos.) & peripheral drain with silt-trap	220.0
8	Cleaning & maintenance of Public drain along the S.H. 69 highway (in north direction)	Cleaning & maintenance of Public drain	10.0
9	Dust suppression system & measures to control dust during transportation of Ordinary earth	Dust suppression system	5.0
10	Strengthening of the road located in the west & south direction	Strengthening of the road	20.0
11	Solar energy power plant	Capital cost on procurement & installation of solar panels (total 688 kWp)	481.6
TOTAL			**945.1**

Environmental Monitoring Cost

Sl. No.	Particulars	Details	Recurring Cost/ Annum (in Lakhs)
Construction Phase			
1	Ambient Air Quality	Quarterly Monitoring	0.5
2	Ambient Noise	Quarterly Monitoring	0.15
3	Ground water & Surface water	Quarterly Monitoring	0.35
Operation Phase			
1	Ambient Air	Once in six month	0.25

2	Stack Emission of D.G. sets	Once in a year	0.10
3	Treated Water from Sewage Treatment Plant	Once in a month	0.80
4	Ground Water & Surface water	Once in six month	0.35
5	Noise Level	Once in six month	0.15

(III) CER Details

Sl. No.	Activity	Amount (in Rs.)
1st Year		
1	Construction of Blood bank building Rs. 2000 x 2,500 Sq. ft.	50,00,000
2nd Year		
2	Equipment like Refrigerated Centrifuge, Haematocrit Centrifuge, Automated blood typing, blood storage refrigerator etc.	20,00,000
3	Blood collection beds, tables, chairs, wardrobes etc.	10,00,000
4	5 Air-conditions and other electrical and electronics items	5,00,000
3rd Year to 7th Year		
5	Salary for lab technicians and coordinator	45,00,000
6	Purchase of blood collection bag and other required items	20,00,000
10 Years after EC		
7	Maintenance of building and equipment	10,00,000
TOTAL		**160,00,000**

2**.** After due appraisal, in the 169th meeting, the SEAC recommended EC for 10 years subject to the permissibility of FAR with certain Specific Conditions in addition to the General Conditions.

3. In the 150th SEIAA meeting, the Authority perused the item and observed that the SEAC had appraised the proposal based on the documents received from the project proponent, field inspection report and recommended EC for 10 years subject to certain Specific Conditions in addition to the General Conditions. **In this circumstance, the Authority decided to accept the recommendation of 169th SEAC meeting to issue Environmental Clearance for the Construction of Commercial Complex Project for a period 10 years (as per O.M. dated 13.12.2022) under Category 8 (a) "Building and**

Construction Projects" subject to the following Specific Conditions in addition to the General Conditions:

The validity of EC is subject to the condition that the FAR of the project shall not exceed the permissible limit. The Chief Town Planner should ensure that FAR of the project is within the permissible limit.

1. *Construction must be as per revised basement outline (Attach Copy).*
2. *Ensure that there is no water saturation on the southern side of the project area due to excavation and building construction*
3. *Proper storm water drainage must be provided on the southern side of the project area*
4. ***The excavated earth removed from site should not be used for reclamation of paddy fields/ wetland areas.***
5. ***The excess excavated earth/ soil of 1,01,526 cu.m. shall be provided to road widening works.***
6. ***The public drain connected to the roadside (SH) drainage system must be adequately maintained for a sufficient distance.***
7. ***All the mitigation measures proposed in the EMP along with additional measures suggested should be implemented during the construction and operational phase appropriately.***
8. *Adequate sources for water to meet the requirement during construction and operational phase is to be ensured and details should be given in HYCR.*
9. *The excavation of earth for construction should be limited to minimum and the activity should not affect the water sources of the nearby houses.*
10. *The CER expenditure proposed and agreed by the Project Proponent should be expended through a separate bank account and the account statement and the beneficiary list should be uploaded along with Half Yearly Compliance Report.*
11. *The proposed STP of 250 KLD with MBBR technology and Tertiary Treatment should enable and ensure the re-use /recycle of treated water to the maximum extent and balance if any should be discharged through a series of soak pits for recharging the local ground water.*

12. *Local topography of the land profile should be maintained as such by avoiding deep cutting /filling.*

13. *Project Proponent must ensure that only filtered overland drain is discharged to the nearby natural drain.*

14. *The Project Proponent should make provision for the housing of construction labour 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).*

15. *Climate responsive design as per Green Building Guidelines in practice should be adopted.*

16. *The green building criteria notified in the GO (Ms) No. 39/2022/LSGD dated 25.2.2022 should be adopted.*

17. *Appropriate greening measures should be adopted on the ground as well as over built structure such as roofs, basements, podiums etc.to reduce the urban heat effect of civil structures.*

18. *Exposed roof area and covered parking should be covered with material having high solar reflective index.*

19. *Building design should cater to differently-abled citizens.*

20. *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.*

21. *Design of the building should comply with Energy Building Code as applicable.*

22. *Energy conservation measures as proposed in the application should be adopted in total.*

23. *Buildings should be barricaded with GI sheets of 6 m. (20 feet) height so as to avoid disturbance to other buildings nearby during construction.*

24. *Construction work should be carried out during day time only.*

25. *All vehicles, including the ones carrying construction material of any kind, should be cleaned and wheels washed.*

26. *All vehicles carrying construction materials should be fully covered and protected.*

27. *All construction material of any kind should not be dumped on public roads or pavements or near the existing facilities outside the project site.*

28. *Grinding & cutting of building materials should not be done in open areas. Water jets should be used in grinding and stone cutting.*

29. *Occupational health safety measures for the workers should be adopted during the construction.*

30. *All vehicles during the construction phase should carry PUC certificate.*

31. *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.*

32. *Green belt should be developed along the periphery of the site with indigenous species.*

33. *Usage of energy saving 5 star rating equipment such as BLDC fans and LED lamps should be promoted as part of energy conservation.* ***At least 20% of the energy requirement shall be met from solar power.***

34. *Adequate measures should be adopted to harvest the rainwater.*

35. *Adequate built-in composting facility should be set up for the treatment of biodegradable waste as the capacity or the number of BIOBIN proposed is inadequate.*

36. *There shall be a Environment management committee consisting of Project Proponent, Project Engineer, An environmental expert and local ward member. The committee shall meet once in 4 months and the observations/decisions of the committee should find a place in the half yearly completion report.*

37. *Open space shall be provided as per the building norms without being utilized for any other constructions.*

38. *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.

39. *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.*

40. *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.*

41. *The Project Proponent is directed to install a CCTV camera and take all other essential measures to ensure that mining site is not used by antisocial elements for nefarious antisocial activities which are detrimental for peaceful coexistence in the project region. In case if such complaints are received, the EC given is likely to be cancelled after a police verification.*

42. *The violation of EC condition may lead to cancellation of EC and action under The Environment (Protection) Act 1986.*

4. Environmental Clearance is hereby accorded to the Commercial complex Project of M/s Kunnamkulam Centre LLP. G-1003, T1, Business Park, HiLITE City, Thondayad Bypass, Guruvayurappan College, Kozhikode, for a total built up area of 59,748 sq.m. Including the removal of ordinary earth for a quantity of 1,02,565 cu.m., at Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and Re-Sy. Nos. 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur, for a period 10 years (as per O.M. dated 13.12.2022) under Category 8(a) 'Building and Construction Projects' subject to specific conditions mentioned in para (3) above, the

General Conditions for the building projects and the Green Conditions mentioned below.

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.*

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 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 Level 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, Thrissur** 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. Mohammed Shafeeq P, Designated Partner, M/s Kunnamkulam Centre LLP, G-1003, T1, Business Park, HiLITE City, Thondayad Bypass, Guruvayurappan College, Kozhikode-673014.

GENERAL CONDITIONS

1. 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.
2. The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available on the website of SEIAA www.seiaakerala.in. 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.
3. The proponent shall send a copy of the clearance letter to the concerned Grama Panchayath/District Panchayath/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 uploaded on the website of the company.
4. 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.

5. Consent to Establish and Consent to Operate from Kerala State Pollution Control Board under Water and Air Act(s) should be obtained before initiating activity. 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. Copies of statutory clearance obtained shall be enclosed along with first half yearly compliance report.
6. If blasting is involved in the preparation of site, the required clearances from the competent authorities should be obtained.
7. The stipulations/conditions issued 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, Solid Waste Management Rules,2016 Plastic Waste Management and Handling Rules, 2016, Construction and Demolition Waste Management Rules 2016, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
8. The conditions specified in the EIA notifications 2006 and subsequent amendments, the specific directions given by SEIAA/SEAC should be followed under corporate Environment Responsibility. The activities carried out under CER should be listed with details in Half yearly compliance report along with Status of Implementation and certificates from the beneficiaries and photographs.
9. Safety measures should be implemented as per the Fire and Safety Regulations/SDMA guidelines.
10. The environmental safeguards contained in the EIA Report should be implemented in letter and spirit and status of implementation of each one should be included in the half yearly compliance Report.
11. Environment Monitoring Committee as agreed under the affidavit filed by the proponent should be formed and made functional. Environmental Monitoring Committee with defined functions and responsibility should foresee post operational environmental problems (Eg. 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.) and action taken to solve these immediately with mitigation measures
12. Suitable avenue trees should be planted on either side of approach road and internal roads and open parking areas, if any. The proponent should plant trees at least 5 times of the loss of trees that has occurred while clearing the land for the project. The native flowering and fruiting species only shall be used for planting and planning should be done

considering the nature of public use.

13. 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 power grid and consumption in future.
14. The proponent shall submit half yearly compliance 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 same on their website and shall update the same periodically. The compliance report shall be simultaneously sent to the Regional Office of Ministry of Environment, Forests and Climate Change, Govt. of India at Bengaluru and also to SEIAA.
15. The project proponent is responsible for implementing all the provisions of labour laws applicable from time to time. Provision should be made for providing cooking facilities and supply of kerosene or cooking gas to the labourers.
16. The proponent shall co-operate with and provide facilities and documents/data to the Agencies including the Officials from the Regional of Ministry of Environment, Forests and Climate Change, Bengaluru during their inspection as part of monitoring the implementation of environmental safeguards.
17. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
18. In case of transfer of EC, the matter shall be intimated and approval from the Authority shall be obtained as per the existing norms.
19. 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.
20. 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.
21. Any appeal against this Environmental Clearance shall lie with the National Green Tribunal 1, if preferred, within a period of 30 days as prescribed under section 11 of the National Green Tribunal Act, 1997.

General Conditions specific to Construction Phase

1. All statutory permissions including "Consent for Establishment" to STP/ETP, Solid waste management plant, Power Generator etc shall be obtained from Kerala State Pollution Control Board under Air Act and Water Act and Environment (Protection) Act. A copy shall be submitted to the Ministry/SEIAA before start of any construction work at the site.
2. 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 lightning etc. Building constructed in the runout area of landslide / rock fall area, shall be provided with suitable structures/ measures to prevent earth materials to hit the structure.
3. All required sanitary and hygienic measures should be in place before starting construction activities which are to be maintained throughout the construction phase.
4. A First Aid Room shall be provided at the project site both during construction and operation phases of the project.
5. Provide safe and healthy basic facilities for construction workers as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996
6. Adequate drinking water and sanitary facilities should be provided for construction workers at the site, Provision should be made for mobile toilets. Safe disposal of wastewater and solid wastes generated including piling debris during the construction phase should be ensured.
7. Unless provided otherwise, all the topsoil excavated during construction phase should be stored and re-used for backfilling/ horticulture/landscaping purposes within the project site.
8. Top soil excavated should not be used for reclaiming wetlands.
9. The muck shall be disposed of only at approved sites with the approval of competent authority. The disposal should not create any adverse effect on the neighbouring communities and should be disposed taking necessary precautions for general safety and health of the public. Proof regarding the same shall be enclosed with the respective six monthly compliance reports.
10. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such materials must be secured so that they will not leach into the ground water.

11. Any hazardous waste generated during construction phase, should be disposed off to authorised/approved Waste Collectors as per applicable rules and norms with necessary approval of the Kerala State Pollution Control Board.
12. Soil and ground water samples shall be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
13. Storm water control and its re-use measures as per CGWB and BIS standards shall be followed for various applications.
14. 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. During the transportation of building materials/products, the vehicles shall be covered with suitable materials to prevent dust pollution.
15. 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 taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/KSPCB.
16. The diesel generator sets used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards. 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. DG sets shall be installed and made functional as per guidelines of KSPCB.
17. Ready mixed concrete must be used in building construction. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
18. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
19. Separate dual plumbing line should be provided; one line for Toilet Flushing / Gardening / Vehicle wash and another separate line for other domestic uses, for ensuring reuse / recycle of treated waste water to the maximum extent possible.
20. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
21. 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.
22. Water efficient plumbing features should be adopted

23. Use of glass may be reduced by 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating on windows.
24. Design of the building should be in compliance to Energy Building Code as applicable
25. Roof should meet perspective requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil the requirement.
26. Opaque wall should meet perspective requirement as per energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement
27. Climate responsive design as per Green Building Guidelines in practice should be adopted
28. Building design should cater to the differently-abled citizens
29. Vegetation should be adopted appropriately on the ground as well as over built structure such as roofs, basements, podiums etc.
30. Exposed roof area and covered parking should be covered with material having high solar reflective index
31. Regular supervision of the above and other measures should be in place all throughout the construction phase, so as to avoid disturbance to the surroundings.
32. 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. (Applicable to Power Stations).
33. 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 the statutory clearances.

General Conditions specific to operation phase

1. The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light and ventilation.
2. Sewage Treatment Plant (STP) should be installed and made functional as per KSPCB guidelines. On/site Treatment of Sewage and Sullage should be done with scientific method ,ensuring efficiency of treatment, ease in operation , sustainability and it should contain the units of primary, secondary, tertiary and quaternary type of treatment scheme. The installation of the STP should be certified by an independent expert and a report in this regard should be submitted to the Ministry/SEIAA before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled /

reused to the maximum extent possible. Treatment of 100% grey water shall be done through a decentralized treatment. Reuse of water shall be practiced for flushing process and garden purposes. Discharge of unused treated effluent shall conform to the norms and standards of the Kerala State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.

3. Solid waste management plant shall be installed and made functional as per the guidelines of KSPCB. 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. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
4. Provide adequate Material Collection Facility (MCF) for storage of non-biodegradable waste including plastic waste and E waste, for handing over the same to Recyclers/ Local Body, as stipulated by Kerala State Pollution Control Board.
5. 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.
6. Low sulphur diesel shall be used as fuel in DG sets. The location of the DG sets may be decided in consultation with Kerala State pollution Control Board. DG sets should not be housed in sub basement levels.
7. 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.
8. The green belt of adequate width and density shall be raised preferably with local species along the periphery of the project site so as to provide protection against particulate matter and noise.
9. Weep holes shall be provided in the compound walls to ensure natural drainage of rain water during the monsoon period.
10. Rain Water Harvesting structures should be installed as per the prevailing provisions of KMBR/KPBR, unless otherwise specified elsewhere. Rain water harvesting measures for roof run-off and surface run-off, as per approved building plan 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 m above the highest ground water table.

11. The ground water level and its quality should be monitored regularly in consultation with State Groundwater Department/Central Ground Water Authority.
12. Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized.
13. A Report on the energy conservation measures, conforming to energy conservation norms issued 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.
14. Energy conservation measures like installation of LED /CFLs/TFLs for the lighting the areas outside the building should be an integral part of the project design and should be in place before project commissioning. Used LED/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. Solar panels may be used to the extent possible.

To

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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 695001
4. The Member Secretary, Kerala State Pollution Control Board, Trivandrum
5. The District Collector, Thrissur
6. The District Town Planner, Thrissur
7. The Environmental Engineer, KSPCB, Thrissur
8. The Tahasildar, Kunnamkulam Taluk, Thrissur
9. The Secretary, Chowannur Grama Panchayath**,** Thrissur
10. The Chairman, SEIAA
11. Website
12. O/C/S/F

Signature Not Verified
Digitally signed by: Shri Mir Mohammed Ali IAS
Designation: Member Secretary
Date and Time: 2/25/2025 12:10:00 PM