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Proceedings of the State Environment Impact Assessment Authority Kerala

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

Sub: Environmental Clearance -Application for environmental clearance for the Residential Apartment project in Sy. Nos. 505/1, 506/11 and 506/15 at Cheranalloor Village Cheranalloor Grama Panchayath, Kanayannur Taluk, Ernakulam District, by M/s Skyline Builders and Developers (India) Private Limited- E.C Granted.

STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY

No. 300/SEIAA/KL/1500/2014

dated, Thiruvananthapuram 16-10-2015

- Read:-**
1. Application dated 31-3-2014 Sri. Shajith, K., Authorized Signatory of M/s Skyline Builders and Developers (India) Private Limited, 41/349 B, Skyline House, Rajaji Road, Kochi, 682035.
 2. Minutes of the 29th meeting of SEAC held on 2/3-5-2014.
 3. Minutes of the 30th meeting of SEAC held on 6/7-6-2014.
 4. Minutes of the 32nd meeting of SEIAA held on 22-8-2014
 5. Minutes of the 33rd meeting of SEIAA held on 24-9-2014.
 6. Minutes of the 35th meeting of SEAC held on 17/18-10-2014.
 7. Minutes of the 45th meeting of SEAC held on 11/12-09-2015.
 8. Minutes of the 43rd meeting of SEIAA held on 16-10-2015.

ENVIRONMENTAL CLEARANCE NO. 96/2015

Sri. Shajith, K., Authorized Signatory of M/s Skyline Builders and Developers (India) Private Limited 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. 505/1, 506/11 and 506/15 at Cheranalloor Village Cheranalloor Grama Panchayath, Kanayannur Taluk, Ernakulam District. 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. *Muttar river and Periyar river are at a distance of about 0.70 km and 0.80 km respectively from the project site.*

It is proposed to construct 141 apartments in 2 residential building blocks, with first aid facility within the site. The maximum number of floors of the building is basement + ground +

18 floors. The total plot area of the proposed project is 0.6115 hectare ($6,098 \text{ m}^2$) and the total built-up area is $24,995.34 \text{ m}^2$. The maximum height of building is 57.50 m. The excavated top soil will be used for landscaping purposes. The remaining excavated earth will be used for back filling work and for internal road construction purposes. The water consumption during construction phase is for meeting the domestic requirement of the construction labourers and for construction purposes. The water requirement for construction purposes would be about 15 KL per day. The source of water will be from stored rain water and well water. The total daily domestic water consumption for the proposed project would be 95.14 KL/day. The sources of water during operation phase for the proposed project are Roof Rain Water (on rainy days for non-flushing requirement), stored rain water / well water (on non-rainy days for non-flushing requirement) and treated waste water from STP (for flushing requirement for entire year). The project has made provision for rain water storage tanks which will be used as a concurrent source of water during rainy days.

The project has provision of STP of 5 KL capacity to treat sewage during construction phase and STP of capacity of 92 KL/day capacity within the project premises to treat the sewage during operation phase. The total quantity of sewage generation will be 76.14 KL/day. The treated water will be fully recycled for meeting the flushing and horticulture water requirement. The sludge from STP will be partially recycled for enhancing biological treatment and the excess sludge will be sent to the filter press and the decanted sludge will be sent to the modified BARC model biogas plant. The manure produced from the biogas plant will be used in green area during operation phase. Solid waste generation from the project from labour colony during construction phase will be about 30 kg/day and domestic sewage will be about 5 KL/day. The non-biodegradable waste and other packaging material will be sold to the vendors. The biodegradable solid waste will be disposed in a bio-bin system for microbial composting and a STP for the treatment of domestic sewage from the labour colony. Solid waste of about 282 kg/day generated from the project will be collected separately as biodegradable and non-biodegradable waste as per the MSW Rules, 2000. The non-biodegradable and recyclable waste would be sold to the vendors. The biodegradable waste would be sent to the biobin system / organic waste converter for microbial composting. The dried sludge from STP would be sent to the BARC model biogas generation plant. The spent oil from the D.G. sets will be sold to C.P.C.B. approved recyclers. The total power requirement is 1350 kWh which will be sourced through Kerala State Electricity Board. Parking facilities are proposed for 168 cars. Total project cost is 37.70 Crores.

The proposal was considered as agenda item no. 29.24 in the 29th meeting of SEAC held

on 2nd and 3rd 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 condition that 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. 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 the SEAC and to submit the same. Accordingly, the proponent was intimated to be present for the 30th meeting of SEAC held on 6th and 7th June 2014. As directed by SEAC in its 29th meeting held on 2nd and 3rd May 2014, Sri. K.V. Abdul Azeez, the Managing Director of M/s Skyline Builders and Developers (India) Private Limited 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 condition along with the usual general conditions.

2. The proposal was placed for consideration of SEIAA in its 32nd meeting held on 22nd August 2014. The Authority deferred the proposal for detailed examination. The matter was reconsidered in the 33rd meeting of SEIAA held on 24th September 2014. SEIAA resolved to refer it back to SEAC for site inspection. 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:

- a) A clear distance of at least 3 m must be provided between the drive way and proposed building.
- b) Storm water management plan must be provided with drainage and its external connectivity.
- c) The disposal of excess water from STP, after treatment, is not addressed.
- d) Land filling with external earth must be minimised.
- e) Internal road width to be minimum of 7 m.
- f) In the exterior part of the building the glass used must be of non-reflective type.
- g) 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.

h) Dependable yield of the well with its quality is to be provided

3. The SEAC in its 35th meeting held on 17-18th October 2014 recommended for issuance of EC with specific conditions as recommended for in the inspection in addition to the general conditions stipulated for building projects. Internal road width minimum of 7 m except along the side of the ramp.

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. The applicant should obtain layout approval from District Town Planner before obtaining Building Permit.

The Committee appraised the proposal again in the light of the SEIAA's decision taken in its meeting held on 24-09-2014 and the field inspection conducted by the subcommittee of SEAC as well as additional documents provided by the proponent.

4. The 45th SEAC held on 11-12th Sep. 2015 examined the proposal based on the decision of SEIAA taken in its 33rd meeting held on 24-09-2014 and the field inspection conducted by the subcommittee of SEAC as well as additional documents provided by the proponent. The Committee decided to recommend the application for issuance of EC subject to the following specific condition in addition to the general condition for building projects;

- a) Storm water management plan must be provided with drainage and its external connectivity.
- b) The disposal of excess water from STP, after treatment, shall be ensured.
- c) Land filling with external earth must be minimised.
- d) In the exterior part of the building the glass used must be of non-reflective type.
- e) RWH facility must have a capacity to meet at least 15 days fresh water demand and must be used to ease out the stress on common water supply.
- f) Adequate precautions for disaster risk reduction and management should be made.
- g) Carbon foot print of the project should be reduced to the maximum extent possible.

6. The 43rd meeting of SEIAA held on 16/10/2015 considered the matter and decided to grant E.C to the project subject to the recommendations of SEAC and that biodiversity listing of flora and fauna shall be done and reported to SEIAA before construction is started and subject to 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

7. Environmental clearance as per the EIA notification- 2006 is hereby accorded for the proposed Residential Apartment project of M/s Skyline Builders and Developers (India) Private Limited in Sy. Nos. 505/1, 506/11 and 506/15 at Cheranalloor Village Cheranalloor Grama Panchayath, 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.

8. Validity of this environmental clearance will be seven years from 16-10-2015, subject to earlier review in the event of non-compliance or violation of any of the conditions stipulated herein.

9. 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 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.

10. The given address for correspondence with the authorised signatory of the project is Sri. Shajith, K., Authorized Signatory of M/s Skyline Builders and Developers Private Limited, 41/349 B, Skyline House, Rajaji Road, Kochi- 682035.

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

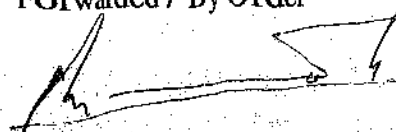
To,

Sri. Shajith, K.,
Authorized Signatory,
M/s Skyline Builders and Developers (India) Private Limited,
41/349 B, Skyline House,
Rajaji Road, Kochi-682035.

Copy to,

1. The District Collector, Ernakulam
2. Tahsildar, Kanayannur Taluk, Ernakulam
3. Secretary, Charanelloor Grama Panchayat, Chittoor, P.O., Ernakulam- 682027
4. The District Town Planner, Ernakulam
5. Director, Department of Environment & Climate Change
6. Addl. Chief Secretary, Environment Department, Government of Kerala
7. Chairman, SEIAA
8. Principal Secretary, Local Self Government Department, Government of Kerala
9. Website
10. O/C, S/F

Forwarded / By Order



G. Rajeev
Administrator, SEIAA



Recd by hand

02/12/15

Imbharan

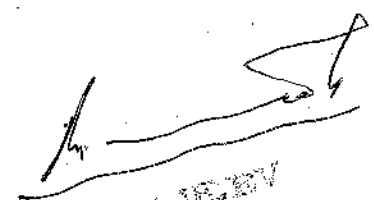
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GENERAL CONDITIONS *(for projects other than mining)*

- (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 2006.

- (xiv) The project proponent should advertise in at least two local newspapers widely in the region, one of which (both the advertisement and the newspaper) shall be in 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.
- (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.


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