



सत्यमेव जयते

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

*Present: Dr. A.E. Muthunayagam, Chairman; Prof. (Dr.) K.P. Joy, Member; Sri. Pradeep Kumar IAS, Member Secretary*

Sub: SEIAA Kerala – Construction of Convention and Exhibition centre in Sy. No. 31/4 and 31/20 at Bolgatty Island, Mulavukad Village, Kanayannur Taluk, Ernakulam District, Kerala by M/s Lulu Convention and Exhibition Centre Pvt. Ltd. – Environmental Clearance under EIA Notification 2006 accorded – Orders issued

### ***Environmental Clearance***

No. 86/SEIAA/KL/379/2013

dated, Thiruvananthapuram 23-08-2013

### **ORDER**

Mr. Nishad M.A., Director and Authorized Signatory of M/s Lulu Convention and Exhibition Centre Pvt. Ltd., vide their application received on 21-03-2013 has sought environmental clearance under the EIA Notification, 2006 for the construction of Convention and Exhibition centre in Sy. No. 31/4 and 31/20 at Bolgatty Island, Mulavukad Village, Kanayannur Taluk, Ernakulam District, Kerala. The land for the proposed project is a reclaimed land owned by Cochin Port Trust and is leased to M/s Lulu Convention and Exhibition Centre Pvt. Ltd. for 30 years with an option for renewal of the lease further for a period of 30 years. The lease was executed between M/s Lulu Convention and Exhibition Centre Pvt. Ltd. and Cochin Port Trust. The proposed land is within the port area and adjacent to already reclaimed land on the southern side of the Bolgatty-Vallarpadam bridge. The reclamation of the backwater was carried out by Cochin Port Trust during 2005-2006 for streamlining of the flow of water in the bolgatty area and to reduce siltation in port channel. The reclaimed activity of the Cochin Port Trust was approved by the board of trustees of the Cochin Port Trust for the year 2004-2005. Further, as per the Govt. of India Land Policy Guideline, port trust Board is empowered to lease the land for the port related as well as non-port related activities. Also, Ministry of Shipping, Govt. of India gave permission for long term leasing of certain plots of land which are not useful for port related activities. No forest land is involved in the present project. It is interalia, noted that the project comes under the Category B, 8(a) of Schedule of EIA Notification 2006. The total built-up area is of 1,49,820 m<sup>2</sup>. The maximum height of the building is 45 m.

The proposal has been appraised by the State Level Expert Appraisal Committee Kerala constituted by the competent authority, as per prescribed procedure in the lights of provisions under the EIA Notification 2006 and subsequent amendments, in its 14<sup>th</sup> meeting held on 6<sup>th</sup> April 2013 and 17<sup>th</sup> meeting held on 6<sup>th</sup> July 2013 AND on the basis of the supporting documents enclosed with the application viz., the Form – 1 & 1A, Conceptual Plan and the additional clarifications furnished in response to the observations, the SEAC Kerala recommended environmental clearance to the project.

The project involves the construction of Convention and Exhibition centre in Sy. No. 31/4 and 31/20 at Bolgatty Island, Mulavukad Village, Kanayannur Taluk, Ernakulam District, Kerala. It is proposed to construct Hotel (217 Rooms), Convention Centre (3,400 seats), Restaurant

(1,046 seats), Service apartments (572 Nos.) and Health club with first aid room. Out of the total excavated earth of 15000 m<sup>3</sup>, 10000 m<sup>3</sup> of soil will be used for backfilling work and the excess excavated earth of 5000 m<sup>3</sup> would be disposed in the ICT road expansion. The total daily domestic water requirement for the proposed project is 457.635 KL/day. The waste water generated from the proposed project will be treated in a STP of capacity of about 494 KL/day. Solid waste of about 1314 kg/day would be generated from the proposed project which 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 recyclers. The biodegradable waste along with sludge from STP would be sent to the biogas generation plant (of capacity about 700 kg/day) to be developed within the premises. The biogas generated (expected to be about 30 kg/day) would be consumed in the kitchen attached with a restaurant within the site. The manure produced from the biogas generation facility would be used for green area development within the premises. Power requirement is 5 MW. Parking facilities is proposed for 1392 cars + 224 two wheelers Total cost of the project is ₹ 380 crores.

The SEIAA, after due consideration of the relevant documents and additional clarifications submitted by the project proponent, and in view of the recommendations of SEAC and KCZMA, approved for issuance of Environmental Clearance for the project mentioned above at its 20<sup>th</sup> meeting held on 19<sup>th</sup> July 2013. KCZMA has recommended CRZ clearance vide letter no. 670/A2/12/KCZMA/S&TD dt. 29.01.2013. Accordingly, the State Level Environment Impact Assessment Authority (SEIAA) Kerala constituted by Govt. of India vide Notification No. S.O. 2484(E) dt. 3-11-2011 of Ministry of Environment and Forests, Govt. of India, published as Gazette extraordinary No. 2074 on 3-11-2011, hereby accord necessary integrated CRZ cum Environmental Clearance for the construction of Convention and Exhibition centre in Sy. No. 31/4 and 31/20 at Bolgatty Island, Mulavukad Village, Kanayannur Taluk, Ernakulam District, Kerala by M/s Lulu Convention and Exhibition Centre Pvt. Ltd. as per powers vested with it under the provisions of Environment Impact Assessment Notification – 2006 and its subsequent amendments, subject to strict compliance of the following specific conditions, and the general conditions contained in the Annexure, which shall also form a part of this document.

1. NOC from Southern Naval Command to be obtained before initiating activity.
2. All kinds of waste must be treated in situ.
3. Report of NATPAC on traffic management of the proposed project site and access roads for the development of the Bolghatty Junction provided by the proponent must be implemented.
4. Landscape plan proposed in which index of tree species and index number of each plant species are provided must be implemented.
5. Conditions stipulated by CRZ clearances should be complied with.
6. No untreated wastes should be let into the water body.
7. Under the CSR activities as per Companies Bill 2011, the Vypeen drinking water scheme shall be implemented on priority as agreed to.
8. Amount allocated for CSR activities linked with the present project should be informed to SEIAA and be included in the specific conditions.
9. Time schedule for completion of project should be informed to SEIAA.

Compliance of the above conditions will be monitored by the Directorate of the Department of Environment and Climate Change, Government of Kerala or its agencies and also by the Regional Office of the Ministry of Environment and Forests, Government of India located at Bangalore.

Necessary support for entry and inspection should be provided by the project proponent to the staff of the Directorate and Ministry for monitoring purposes. In case of non-compliance of conditions, noted, if any, the Director, Department of Environment and Climate Change shall report the matter to the District Collector concerned to take necessary action under Environment Protection Act 1986.

**The given address of correspondence of the Authorized Signatory of the project is:-** Mr. Nishad M.A., Director, M/s Lulu Convention and Exhibition Centre Pvt. Ltd., 50/2392, N.H. 17, Edappally, Kochi, Kerala - 682024; Telephone No: 0484-4058786/4059786/4060786; Fax No. 0484-4073786; E-mail:director@luluindia.com; lulubolgatty@gmail.com; lulukochi@luluindia.com

**Agency with NABET accreditation for EIA is:-** M/s Environmental Engineers & Consultants Pvt. Ltd., A1 - 198, Janak Puri, New Delhi - 110058; Tel. No. 011-25507190; Telefax No: 011-25622604; E-mail: eecnewdelhi@yahoo.in & eecnewdelhi@gmail.com & eecindia@satyam.net.in; Mobile No. 9350873385, 9811080469

**Sd/-**  
Pradeep Kumar IAS  
Member Secretary, SEIAA  
and Principal Secretary to Government  
Environment, Forest & Wildlife Departments

To

Mr. Nishad M.A.  
Director  
M/s Lulu Convention and Exhibition Centre Pvt. Ltd.  
50/2392, N.H. 17, Edappally  
Kochi, Kerala - 682024.

Copy to :

1. IA-Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi - 110003
2. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4<sup>th</sup> Floor, E&F Wing, II Block Koramangala, Bangalore-560034
3. The Principal Secretary to Government, Environment Dept., Government of Kerala
4. The Principal Secretary to Government, Local Self Government Department
5. The District Collector concerned
6. The Director, Dept. of Environment and Climate Change, Govt. of Kerala, Tvm - 24.
7. Chairman and Members of SEIAA Kerala
8. Chairman, SEAC Kerala
9. Website uploading
10. Stock file

Forwarded/ By Order



P. Sreekanth Nair  
Director, DoECC &  
Secretary SEAC Kerala

**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY KERALA**  
**GENERAL CONDITIONS** *(for projects other than mining)*

- (i) Rain water harvesting to collect and utilize the entire water falling in land area should be provided.
- (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) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
- (vi) 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 Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vii) All other statutory clearances shall be obtained, as applicable, by project proponents from the respective competent authorities.
- (viii) 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.
- (ix) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which (both advertisement and 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 should be forwarded to the office of this Authority as confirmation.
- (x) 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 clearance letter shall also be put on the website of the company by the proponent.
- (xi) 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.
- (xii) 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.
- (xiii) Safety measures should be implemented as per the Fire and Safety Regulations.
- (xiv) STP should be installed and made functional as per KSPCB guidelines including solid waste management.
- (xv) The conditions specified in the Companies Bill, 2011 should be observed for Corporate Social Responsibility.
- (xvi) Time schedule for completion of project should be informed to SEIAA.

Sd/-

Member Secretary, SEIAA Kerala

