



File No: 128/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA),
KERALA)



Dated 02/03/2025



To,

Sri. Tiju Varghese Chacko
M/s Heera Construction Company Pvt. Ltd.
Door No. 63/2982, Surabhi Enclave, Opp. Metro Pillar No. 775, SA Road, Kadavanthra, Kochi,
Ernakulam, Kerala-682016
tiju@royalheights.in

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of proposed Expansion of the existing Residential Building Construction ("Heera 4 Pillars") project of M/s Heera Construction Company Pvt. Ltd. submitted to SEIAA, Kerala vide proposal number SIA/KL/INFRA2/481230/2024 dated 14/06/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801KL5657347N
(ii) File No.	128/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Expansion of the existing Residential Building Construction Project ("Heera 4 Pillars") of M/s Heera Construction Company Pvt. Ltd.
(viii) Name of Company/Organization	M/s Heera Construction Company Pvt. Ltd.
(ix) Location of Project (District, State)	Thiruvananthapuram, Kerala
(x) Issuing Authority	SEIAA, Kerala
(xii) Applicability of General Conditions	yes
(xiii) Applicability of Specific Conditions	yes

3. In view of the particulars given in Para 1 above, the project proposal interalia including Form-1 (Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority (SEIAA), Kerala

under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by the State Expert Appraisal Committee (SEAC) in its 174th meeting held on 22nd of November 2024 and the State Environment Impact Assessment Authority (SEIAA) in its 152nd meeting held on 30th - 31st January & 1st February, 2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C, EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about project details, the Environmental Management Plan and Corporate Environment Responsibility (CER) to be implemented or followed are annexed to this EC.
6. The SEAC, in its 174th meeting, based on information & clarifications provided by the project proponent and after detailed deliberations, recommended EC for 10 years subject to certain Specific Conditions in addition to the General Conditions as detailed in Annexure (1).
7. The SEIAA examined the proposal in its 152nd meeting in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and decided to accept the recommendation of 174th SEAC meeting and to issue Environmental Clearance for the expansion of the existing Residential Project “Heera Pillars”, subject to the Specific Condition in addition to the General Conditions as detailed in Annexure (1).
8. Environmental Clearance is hereby accorded to M/s Heera Constructin Company Pvt. Ltd., Door No. 63/2982, Surabhi Enclave, Opp. Metro Pillar No. 775, SA Road Kadavanthra, Kochi 682016 for the expansion of existing Residential Project “Heera Pillars” at Re-Sy. No. 4& 2 in Thycaud Village, Thiruvananthapuram Corporation, Taluk & District for a period of 10 (Ten) years.
9. Validity of the Environmental Clearance will be for 10 (Ten) years, subject to the earlier review by SEAC in case of violation or non-compliance of conditions or genuine complaints from residents within the security area of the quarry. The SEAC shall inspect the site after one year and submit a report on the compliance of observations in CCR and other EC conditions.
10. Violation of any of the Specific & General Conditions annexed (1), as applicable to the particular case will entail cancellation of the Environmental Clearance, in addition to legal action under the provisions of the Environment (Protection) Act, 1986. Non-compliance, if any shall be reported to the District Collector, Thiruvananthapuram or SEIAA, Kerala.
11. The Ministry / SEIAA, Kerala reserves the right to modify and/or stipulate additional conditions, if found necessary.
12. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
13. The EC issues with the approval of the Competent Authority.

Copy To

MoEF Regional Office, Southern Zone, Kendriya Sadan, 4th Floor, E&F Wing, II Block, Koramangala, Bangalore-560034.(through e-mail: rosz.bng-moefcc@gov.in)

The Secretary, Environment Department, Government of Kerala

The Member Secretary, Kerala State Pollution Control Board, Thiruvananthapuram

The District Collector, Thiruvananthapuram

The Director, Mining & Geology, Thiruvananthapuram

The District Geologist, Thiruvananthapuram

The Environmental Engineer, KSPCB, Thiruvananthapuram

The Tahsildhar, Thiruvananthapuram Taluk, Thiruvananthapuram

The Secretary, Thiruvananthapuram Corporation

Website

Specific EC Conditions for (Building / Construction)

1. Site Specific Conditions

S. No	EC Conditions
1.1	All the specific conditions stipulated in the original EC shall be part of this EC as well.
1.2	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.
1.3	All non-compliances reported in the CCR must be addressed within 1 year. The SEAC shall inspect the site after one year and submit a report on the compliance with the EC conditions
1.4	Parking facility provided in the ground floor as per the original plan for which EC was issued should not be converted for any other purpose
1.5	Parking facility provided in the first floor as per the original plan for which EC was issued should not be converted before the construction and commissioning of the newly proposed parking facility.
1.6	No activities and no provision of space in the residential building other than that envisaged in the original plan for which EC was issued should be allowed.
1.7	The existing connectivity for discharging the sewage to the common facility of the local government operated by the Kerala Water Authority should be regularized if agreeable to the KSPCB or the STP as envisaged in the original plan should be installed. The compliance of the same should be provided in the first HYCR.
1.8	Green belt development by planting trees of local species all along the buffer areas of the site should be undertaken on priority to achieve the attenuation factor as the site is located adjacent to railway track and the progress should be uploaded in the first HYCR.
1.9	Rainwater harvesting plan as proposed in the original plan should be completed along with the implementation of the expansion plan.
1.10	All the individual houses that propose to install Air Conditioners should be insisted for a minimum of 3 star rated ACs.
1.11	Maximum possible solar lights and solar water heaters should be installed on priority and the progress should be uploaded in the first HYCR.
1.12	The FAR norms should be complied strictly.
1.13	The guidelines for green rating and green building certification to buildings based on green standards issued by the Government of Kerala vide GO (MS) No. 39/2022/LSGD dated 25.2.2022 should be adhered to.
1.14	The Kerala Energy Conservation (Building Code) Rules 2017 should be complied with.

S. No	EC Conditions
1.15	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.
1.16	Local topography of the land profile should be maintained as such by avoiding deep cutting /filling.
1.17	Project Proponent must ensure that only filtered overland drain is discharged to the nearby natural drain.
1.18	Climate responsive design as per Green Building Guidelines in practice should be adopted.
1.19	The green building criteria notified in the GO (Ms) No. 39/2022/LSGD dated 25.2.2022 should be adopted.
1.20	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.
1.21	Exposed roof area and covered parking should be covered with material having high solar reflective index.
1.22	Building design should cater to differently-abled citizens.
1.23	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.
1.24	Design of the building should comply with Energy Building Code as applicable.
1.25	Energy conservation measures as proposed in the application should be adopted in total.
1.26	Buildings should be barricaded with GI sheets of 6 m. (20 feet) height so as to avoid disturbance to other buildings nearby during construction.
1.27	Construction work should be carried out during day time only.
1.28	All vehicles, including the ones carrying construction material of any kind, should be cleaned and wheels washed.
1.29	All vehicles carrying construction materials should be fully covered and protected.
1.30	All construction material of any kind should not be dumped on public roads or pavements or near the existing facilities outside the project site.
1.31	Grinding & cutting of building materials should not be done in open areas. Water jets should be used in grinding and stone cutting.
1.32	Occupational health safety measures for the workers should be adopted during the construction.
1.33	All vehicles during the construction phase should carry PUC certificate.

S. No	EC Conditions
1.34	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.
1.35	Green belt should be developed along the periphery of the site with indigenous species.
1.36	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.
1.37	Adequate measures should be adopted to harvest the rainwater.
1.38	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.
1.39	Open space shall be provided as per the building norms without being utilized for any other constructions.
1.40	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.
1.41	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.
1.42	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.
1.43	The violation of EC condition may lead to cancellation of EC and action under The Environment (Protection) Act 1986.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	All statutory clearances / consents shall be obtained from the Kerala State Pollution Control Board under the Air and Water Act, and a copy shall be submitted to the Ministry / SEIAA Kerala before the start of any construction work at the site.

S. No	EC Conditions
1.2	Provision shall be made 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. The housing may be in the form of temporary structures to be removed after the completion of the project
1.3	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
1.4	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.
1.5	The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc
1.6	The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
1.7	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data through the Parivesh Portal and also the soft copies to the respective Regional Office of MoEF, and SEIAA Kerala

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
2.2	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. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Kerala State Pollution Control Board.
2.3	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The storm water drainage shall be worked out after analyzing the contour levels of the site and the surrounding area and the capacity of storm water drainage.
3.2	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants

S. No	EC Conditions
3.3	Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
3.4	Storm water control and its re-use as per CGWB and BIS standards for various applications.
3.5	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred
3.6	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project
3.7	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water
3.8	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
3.9	Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period
3.10	Rain water harvesting for roof run-off and surface run -off, as plan submitted 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 mts. above the highest ground water table
3.11	The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	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 made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/KSPCB.
4.2	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

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in

S. No	EC Conditions
	windows
5.2	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
5.3	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement
5.4	A Report on the energy conservation measures confirming to energy conservation norms finalise 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
5.5	Energy conservation measures like installation of CFLs/TFLs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Use 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. Use of solar panels may be done to the extent possible
5.6	Central air-conditioning energy efficient system having at least 3 star rating of BEE may be providing for the proposed housing complex
5.7	Efforts may be made to use solar energy to the maximum extent possible

6. Waste Management

S. No	EC Conditions
6.1	Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Kerala State Pollution Control Board.
6.2	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry 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 by decentralised treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Kerala State Pollution control Board. Necessary measures should be made to mitigate the odour problem from STP
6.3	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
6.4	Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP

7. Green Cover

S. No	EC Conditions
7.1	Green belt shall be maintained minimum at a rate of 1 tree per every 80 sq. m as stated in the Appendix XIV of EIA Notification 2006 (SO 3099 (E) dated 09.12.2016)

8. Transport

S. No	EC Conditions
8.1	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 applicable air and noise emission standards and should be operated only during non-peak hours
8.2	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized

9. Human Health Issues

S. No	EC Conditions
9.1	A first Aid Room will be provided in the project both during construction and operation of the project.
9.2	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

10. Miscellaneous

S. No	EC Conditions
10.1	Ready mixed concrete must be used in building construction
10.2	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings
10.3	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 environmental clearance

Additional EC Conditions

N/A

I. Project Details

Sl. No.	Particulars	Details
1.	Name & Address of the Project Proponent	Sri. Tiju Varghese Chacko Managing Director M/s Heera Construction Company Pvt. Ltd. City Centre, 113 Patto Plaza, Panaji, Goa-403001.
2.	Re- Sy. Nos.	4 & 2
3.	Village	Thycaud
4.	Taluk	Thiruvananthapuram
5.	District	Thiruvananthapuram
6.	Total Built-up area	70,555.62 sqm. (EC approved existing built-up area of 61,116.42 sq.m. + Proposed construction of 9,439.20 sq.m.)
7.	Facilities	544 Residential units, Parking Structure with other supporting infrastructure facilities.
8.	Total Project Cost	Rs. 123 Crores (As per EC obtained Rs. 93 Crores + Additional Cost Rs. 30 Crores)
9.	Validity of EC	10 (Ten) years

II. EMP Details

Construction Phase

Sl. No.	Details	Capital Cost (Lakh)	Recurring Cost/Annum (Lakh)
1.	Medical cum First Aid facility	2.1	0.6
2.	Portable Toilets type mobile sanitation system	8.0	1.5
3.	Supply of drinking water for the labourers	0.5	0.5
4.	Barricading and Wind breakers	5.5	1.3
5.	Sprinklers for suppression of dust	2.2	1.0
6.	Solid waste from labour shed & construction site	1.0	0.4
7.	PPEs for labourers and staff at construction site	1.5	0.5
TOTAL		20.8	5.8

Operation Phase

Sl. No.	Particulars	Details	Capital Cost (Lakh)	Recurring Cost/Annum (Lakh)
1.	Sewage Treatment Plant	Capital Cost of STP (370 KLD capacity) & recurring cost would include operational cost (energy & manpower).	203.5	30.5
2.	Solid Waste Management Plan	Capital cost of Coloured bins at appropriate locations and installation of bio-bin system.	35.0	8.5
3.	Noise Control for D.G. Sets	D.G. Sets (250 kVA x 1 no. + 125 kVA x 3 nos.) will be fitted with acoustic enclosures	6.0	0.3
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	4.0	0.7
5.	Green Area development	Green Area Development Plan (total about 700 trees + other landscape area)	25.27	2.5
6.	Rain Water Storage tank	Capital cost on construction of rain water collection tank (180 KL capacity)	45.0	2.25
7.	Solar energy power plant	Capital cost on procurement & installation of solar panels (total 290 kWp)	203.0	10.15
8.	CER activities	In compliance to the O.M. dt. 01-05-2018 & 30-09-2020 issued by MoEF&CC & guidelines of SEIAA	32.0	0
	TOTAL		553.77	54.9

Monitoring Cost

Details	Capital Cost (Lakh)	Recurring Cost/Annum (Lakh)
CONSTRUCTION PHASE		
Ambient Air Quality Monitoring (Quarterly (3 locations, project site & 2 locations downwind))	-	0.6
Ambient noise monitoring Monitoring (Quarterly (3 locations, project site & 2 locations downwind))	-	0.15
Ground Water & Surface water (Quarterly (As per IS 10500 Standards))	-	0.40
Total	-	1.15
OPERATION PHASE		
Ambient Air (Once in six month (3 locations, project site, upwind & downwind))	-	0.30
Stack Emission of D.G. sets (Once in a year)	-	0.10

Treated Water from Sewage Treatment Plant (Once in a month)	-	0.80
Ground Water & Surface water (Once in six month (As per IS 10500 - Standards)	-	0.80
Noise level (Once in six month (3 locations, project site and 2 locations nearest sensitive receptors))	-	0.30
Total		2.30

III. CER Details

Sl. No.	Activity	Cost (Rs.)	Maintenance
1	To construct one toilet cum urinal block of 400 sq.ft for the students at Govt. Tamil L P School, Chalai after demolishing the existing toilet/urinal block	9,00,000	1,00,000
2	Revival of ceiling of Govt. U P School, Nedunkad	9,00,000	1,00,000
3	5 Smart Class rooms in Govt. U P School, Nedunkad and 5 in at Govt. Tamil LP School, Chalai.	11,00,000	1,00,000
Sub Total		29,00,000	3,00,000
Grand total		32,00,000	