



Validity expires on 16.08.2024

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

*Present: Prof. (Dr.) K.P. Joy, Chairman, Dr. J. Subhashini, Member &
Sri. James Varghese I.A.S Member Secretary.*

Sub: SEIAA- Environmental Clearance for the Commercial project "Ozone Mall" in Sy. Nos. 4/2B, 146/1 and 146/7 at Pathaikkara Village, Perinthalmanna Taluk, Malappuram District, Kerala by Sri. A.K. Abdul Aziz, (Managing Partner) M/s INOA Properties & Developers L.L.P - EC Granted-Orders issued

State Environment Impact Assessment Authority, Kerala

No. 864/SEIAA/EC1/3073/2015

dated, Thiruvananthapuram 17.08.2017

- Ref: 1. Application dated 04.08.2015 from Sri.A.K.Abdul Aziz (Managing Partner) M/s INOA Properties & Developers L.L.P, 107/41, 3rd Floor, City Castle, East Fort Jn, Thrissur, Kerala
2. Minutes of the 55th SEAC meeting held on 10th, 11th & 20th May 2016.
3. Minutes of the 65th SEAC meeting held on 06th December, 2016
4. Minutes of the 68th SEAC meeting held on 20th & 21st February 2017
5. Minutes of the 66th meeting of SEIAA held on 07th April 2017
6. Affidavit dated 12.07.2017 by Sri.A.K.Abdul Aziz

ENVIRONMENTAL CLEARANCE NO.55/2017

Sri. A.K. Abdul Aziz, Managing Partner, M/s INOA Properties & Developers L.L.P., 107/41, 3rd floor, City Castle, East Fort Jn., Thrissur, Kerala, vide his application received on 04.08.2015 has sought Environmental Clearance under the EIA Notification, 2006 for the Commercial project "Ozone Mall" in Sy. Nos. 4/2B, 146/1 and 146/7 at Pathaikkara Village, Perinthalmanna Taluk, Malappuram District, Kerala. It is interalia, noted that the project comes under the Category B, 8(a) of Schedule of EIA Notification 2006. No forest land is involved in the present project.

Details of the commercial project as stated by the applicant is as follows;

The height of the proposed building is 29 m and the total plot area of the proposed project is 9816 m² and the total built-up area is 24765.364 m². The total power requirement is 2500 KVA which will be sourced through Kerala State Electricity Board. Renewable energy

devices used in form of solar street lights. Thuthappuzha is the nearest water body situated at a distance of 7 km. Total project cost is Rs. 56,25,89,500/-. The proponent has stated that there is no litigation pending against the project and /or land in which the project is proposed to be set up.

I. Project details		
1.	File No.	864/SEIAA/EC1/3073/2015
2.	Name /Title of the project	“ Ozone Mall ” C/o M/s INOA Properties & Developers LLP
3.	Name and address of project proponent.	A.K. Abdul Aziz Managing Partner M/s INOA Properties & Developers L.L.P. 107/41, 3rd floor, City Castle, East Fort Jn, Thrissur, Kerala - 680005
4.	Owner of the land	M/s INOA Properties & Developers L.L.P.
5.	Survey No. District/Taluk/ and Village etc.	Sy. No.: 4/2B, 146/1 and 146/7 Village: Pathakkara Taluk: Perinthalmanna District: Malappuram
6.	Nature of the proposal – lease or permit with evidence.	Construction Project
7.	Date of submission of Application	04.08.2015
8.	Brief description of the project.	Proposed Commercial Complex at Survey No. 4/2B, 146/1 and 146/7 at Pathakkara Village, Perinthalmanna Taluk, Malappuram District, Kerala
9.	Details of Authorized Signatory and address for correspondence	A.K. Abdul Aziz Managing Partner M/s INOA Properties & Developers L.L.P. 107/41, 3rd floor, City Castle, East Fort Jn, Thrissur, Kerala - 680005
II. Land Details		
10.	a) Extent of area in hectares	0.9793 Ha
11.	b) Is the property forest land/Govt. land/own land/patta land	Own land
12.	c) Quantity of top soil/over burden produced and managed	Not Applicable
13.	d) Latitude and Longitude	10° 58'30.49" N 76° 14' 14.98" E
14.	e) Topography of land and elevation	The project site is barren land. It is anticipated that the construction activities work will not have an adverse effect on the land use activities in the project area. The Project site is earmarked for Mall Development. The tree plantation and landscape development will enhance the visual aesthetics of the area.
15.	f) Slope analysis	Plain Land

16.	g) Will there be any significant land disturbance resulting in soil erosion, subsidence & natural drainage.	No
17.	h) Access road to the site width and condition	Site is nearby National Highway -213
18.	i) Will there be any adverse impact on the aesthetics of the proposal site	No
III. Details of Project cost		
19.	a) Land cost	Rs. 1,11,39,500/-
20.	b) Plant and Machinery	Rs. 55,14,50,000/-
21.	c) Total Cost	Rs. 56,25,89,500/-
22.	V. Financial Statement including funding source and details of insurance etc.	60% - Self Finance by the Firm 40% - Bank Loan
23.	Management Plan	MANAGEMENT PLAN:
		Air pollution The project does not envisage any major air pollution sources except vehicles. The pollution generated from the vehicular movement will be checked by regular checkup of vehicles. Local native plants will be used in tree plantation to reduce the impact of pollution. Small quantities of fugitive emissions are envisaged during transport and handling of construction materials. Such emissions will be temporary and controlled by the use of sprinkling and other viable techniques like covering of loose material. Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity
		Water pollution Total wastewater will be sent to STP of capacity 300 KLD through sewer line supply for treatment. There will be no deposition of pollutants into water by any source.
		Noise The machinery to be used for construction will be of high standard and will adhere to

		<p>international standard. These standards itself take care of noise control/ vibration control. Hence, insignificant impacts due to construction machinery are envisaged. Apart from this, the construction activities will be restricted to day time only. All the machinery will be of highest standard of reputed make and will comply with standard. All the workers will be equipped with PPE's during construction phase.</p> <p>Some noise will be generated from vehicular movement in the construction and operational phase but that will be mitigated with landscape development.</p>
		<p>Solid Waste Management</p> <p>The total municipal solid waste to be generated is approximately 2615.1 kg/day. The inorganic non-biodegradable wastes will be sold to authorized vendors for recycling and the biodegradable wastes will be disposed according to MSW (Management & Handling) Rules, 2000.</p> <p>Hazardous waste such as waste oil will be sold off to authorized recyclers. No other Hazardous Waste is been expected from the proposed project.</p>
		<p>Eco Restoration</p> <p>The proposed project does not involve any significant vegetation clearing. It is a barren land. The project will develop landscape by planting native plant species to enhance the aesthetic value of the region and also provide an excellent habitat for various faunal groups.</p>
24.	VI. Whether Environment Management Plan or Eco restoration Plan satisfactory?	Yes
25.	VII. Does it suggest mitigation measures for each activity	Yes
26.	VIII. If Pre-Feasibility Report	Yes

	(PFR) satisfactory	
27.	IX. Does it need public hearing	No
28.	X. Details of litigation and Court verdict if any	Nil
29.	XI. Details of public complaint, if any	Nil
30.	XII. Details of statutory sanction required	Nil
31.	XIII.If CRZ recommendation applicable?	No
PART B		
Environment Impact Assessment and Mitigation Measures		
Impact on water		
32.	a) Details of water requirement per day in KLD	222 KLD
33.	b) Water source/sources.	Open well and bore wells within site
34.	c) Expected water use per day in KLD.	222 KLD
35.	d) Details of water requirements met from water harvesting.	33.5 KLD
36.	e) What are the impact of the proposal on the ground water?	Water demand will be fulfilled from Bore well & existing well. No adverse impact is expected on this account as extensive rainwater harvesting will be implemented across the project site. To reduce the freshwater demand and hence the groundwater stress, recycled wastewater will be used for landscaping and flushing.
37.	f) How much of the water requirement can be met from the recycling of treated waste water? (Facilities for liquid waste treatment)	148 KLD
38.	g) What is the incremental pollution load from waste water generated from the proposed activities?	Approximately 206.87 KLD of wastewater will be generated during the operational phase of the proposed project. This wastewater generated will be treated in STP through sewer line supply
39.	h) How is the storm water from within the site managed?	Most of the storm water produced on site will be harvested for ground water recharge. Thus proper management of this resource is a must to ensure that it is free of contamination. A detailed Storm Water Management Plan will be developed which will consider the sources of storm water. The plan will incorporate best management practices
Impact on Biodiversity and Eco restoration Programmes		
40.	a) Will the project involve extensive clearing or modification of vegetation (Provide details)	The proposed project does not involve any significant vegetation clearing. It is a barren land. The project will develop landscape by planting native plant species to enhance the aesthetic value of

		the region and also provide an excellent habitat for various faunal groups.
41.	b) What are the measures proposed to minimize the likely impact on vegetation (details of proposal for tree plantation/ landscaping)	Tree plantation will be done along the internal parks and lawns. The landscape area of the project is 736.20m ² . Plantation would be of large leaf trees that provide adequate shade and are evergreen to semi-evergreen.
42.	c) Is there any displacement of fauna – both terrestrial and aquatic. – If so what are the mitigation measures? d) Presence of any endangered species or red listed category (in detail)	No. The existing land use around the proposed site is urban and does not provide a habitat for wild species. The tree plantation will provide an excellent habitat for the native fauna.
Impact on Air Environment		
43.	a) What are the mitigation measures on generation of dust, smoke and air quality	The proposed project will develop suitable landscape along with prominent tree plantation inside the premises of the project site and along the internal road, which will work as a barrier for the movement of pollutants and help in pollution control. The pollution generated from the vehicular movement will be checked by regular check-up of vehicles. Local native plants will be used in tree plantation to reduce the impact of pollution. Fugitive emissions during transport and handling of construction materials will be temporary and controlled by the use of sprinkling and other viable techniques like covering of loose material.
44.	b) Details of internal traffic management of the site.	Adequate provision will be kept for car/ vehicles parking at the project. There shall also be adequate provision for visitors parking so as not to disturb the traffic and allow smooth movement at the site. Internal roads of 5 m width, footpaths/ pedestrian pathways have been well planned for the project.
45.	c) Details of noise from traffic, machines and vibrator and mitigation measures	The machinery to be used for construction will be of high standard and will adhere to international standard. These standards itself take care of noise control/ vibration control. Hence, insignificant impacts due to construction machinery are envisaged. Apart from this, the construction activities will be restricted to day time only. All the machinery will be of highest standard of reputed make and will comply with standard. All the workers will be equipped with PPE's during construction phase. Some noise will be generated from vehicular movement in the construction and operational phase but that will be mitigated with landscape development. There will be no other sources for noise & vibration generation except the mentioned above.
46.	d) Impact of DG sets and other equipments on noise and	During operational phase of the expansion project, vehicular movement and operation of DG sets will

	vibration and ambient air quality around the project site and mitigation measures	be the major sources of noise pollution. But both these activities- DG set and vehicular movement will not have any significant impact on the people residing in the area. Since DG set will not be operational continuously and moreover it will be placed away from populated area and will be enclosed with suitable enclosures. Hence, no or minimal impact will be anticipated due to DG set and vehicular emission. It is envisaged that the movement of the motor vehicles will be restricted to designated carriageways only.
47.	e) Air quality monitoring in detail	The project proponent will monitor ambient air quality in accordance with an approved monitoring schedule and necessary actions will be taken to comply with statutory norms.
Energy Conservation		
48.	a) Details of power requirement and source of supply.	The total demand load is estimated 2500 KVA. Power will be supplied by Kerala State Electricity Board. Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts will be taken and energy saving practices will be followed.
49.	b) Details of renewable energy (non – conventional) used.	Solar energy will be harnessed through solar street lights etc. Green area is provided along with tree plantation which will result in natural air cooling and will reduce the load on conventional energy sources.
Risk Management		
50.	a) Are there sufficient measures proposed for risk hazards in case of emergency such as accident at the site?	This is a Building construction project and does not involve major hazardous construction activity. Hence chances of explosions, spillages, fires etc. are minimal. During construction, suitable personal protective equipment will be provided to all construction workers as required under the health & safety norms. Awareness & Training about safety norms will be provided to all the supervisor and construction workers involved in construction activities. To deal with any fire related accident, firefighting facility of single handed hydrant valve, long hose reel, and portable fire extinguisher will be provided.
51.	b) Are proposals for fencing around the quarry satisfactory? c) Storage of explosives/hazardous substance in detail d) Facility for solid waste management	Not Applicable
Socio Economic Impacts		
52.	a) Will the project cause adverse effects on local communities disturbance to sacred sites or other cultural	Construction phase: There are no religious sites or archeological monuments of historical significance in or near the project site. Hence, no adverse impact in this regard is anticipated. Rather, this phase will

	values. What are the safe guards proposed?	generate jobs that relate to unskilled, semi skilled as well as skilled labour category. Few supervisory positions will also open up, for which local candidates will be considered based on merit. Operation phase: The project will provide state-of-the-art facility in the area, thereby improving the quality of life. A Commercial & Assembly area of such scale will also boost the local economy.																								
53.	b) Will the proposal result in any changes to the demographic structure of local population. If so, provide details.	The proposed project will not cause any change in demographic structure. Construction phase: Since local laborers will be engaged during construction phase, alteration to the existing demographic profile of the area is not anticipated. Operation phase: The changing demography in the area is another impact that needs attention. The expansion project will mainly lead to spatial redistribution of local population and hence no considerable influx of population is envisaged owing to the project.																								
54.	c) Are the CSR proposals satisfactory. Give details	<table border="1"> <thead> <tr> <th colspan="3">Common CSR ACTIVITIES proposed to be carried out</th></tr> <tr> <th>Sl.no</th><th>Particulars</th><th>Amount in Rs.</th></tr> </thead> <tbody> <tr> <td>1</td><td>Fund for maintenance of places of worship in Perinthalmanna Region</td><td>Rs. 1,00,000/-</td></tr> <tr> <td>2</td><td>Kits supply to surrounding local inhabitants during Festivals like Onam, Christmas and Eid (25 Families)</td><td>Rs. 25,000/-</td></tr> <tr> <td>3</td><td>Release of 1% of annual profit to Biodiversity Management Committee, Pathaikkara Village</td><td>Rs. 2,00,000/-</td></tr> <tr> <td>4</td><td>Drinking water supply at Perinthalmanna region during summer season (3,000 Litre/ Day)</td><td>Rs. 75,000/-</td></tr> <tr> <td>5</td><td>Food supply in Government Hospital, Perinthalmanna once in every month</td><td>Rs. 1,20,000/-</td></tr> <tr> <td>6</td><td>Financial assistance for patients of financially backward families at Perinthalmanna</td><td>Rs. 1,00,000/-</td></tr> </tbody> </table>	Common CSR ACTIVITIES proposed to be carried out			Sl.no	Particulars	Amount in Rs.	1	Fund for maintenance of places of worship in Perinthalmanna Region	Rs. 1,00,000/-	2	Kits supply to surrounding local inhabitants during Festivals like Onam, Christmas and Eid (25 Families)	Rs. 25,000/-	3	Release of 1% of annual profit to Biodiversity Management Committee, Pathaikkara Village	Rs. 2,00,000/-	4	Drinking water supply at Perinthalmanna region during summer season (3,000 Litre/ Day)	Rs. 75,000/-	5	Food supply in Government Hospital, Perinthalmanna once in every month	Rs. 1,20,000/-	6	Financial assistance for patients of financially backward families at Perinthalmanna	Rs. 1,00,000/-
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			Region	
		7	Uniforms and study materials distribution to school children (100 No.) at Government Higher Secondary School, Perinthalmanna	Rs. 1,00,000/-
			TOTAL BUDGETED COST	Rs. 7,20,000/-
55.	d) What are the projects benefits in terms of employment potential?	<p>The project would provide employment opportunity during construction and operation phase. There would also be a wide economic impact in terms of generating opportunities for secondary occupation within and around the complex. The main principles considered for employment and income generation opportunities are out lined below:</p> <ul style="list-style-type: none">• Employment strategy will provide for preferential employment of local people. <p>Conditions of employment would address issues like minimum wages and medical care for the workers. Contractors would be required to abide to employment priority towards locals and abide by the labor laws regarding standards on employee terms and conditions.</p>		
PART C				
56.	Details of NABET approved EIA Consultant engaged- Their name, address and accreditation details	<p>M/s Mantec Consultants Pvt Ltd D-36, Sec-6 Noida-201301(U.P) Registered Address 805, Vishal Bhawan, 95, Nehru Place, New Delhi – 110019</p> <p>Accredited from QCI/NABET (Accreditation No. NABET/EIA/RAO23/024)</p>		
Summary and Conclusion				
57.	a) Overall justification for implementation of the project.	<p>M/s INOA Properties & Developers L.L.P. is a real estate firm that believes in delivering value to all stakeholders by creating products and services that enhance the value of life. The vision of the firm is to create homes, schools, hotels, restaurants, retail spaces, commercial spaces and business centers that uphold unparalleled quality and reflect timelessness. The management of the firm has decided to develop “Ozone Mall” at Perinthalmanna. The project will not only enhance value of life for the inhabitants at Perinthalmanna but also provides enormous employment potential which will benefit over all society.</p>		
58.	b) Explanation of how adverse	As this project is a commercial complex, there is not		

	impact have been mitigated.	much adverse impacts expected because of the projects. However, Environment Management Plan is in place to mitigate any adverse impacts arising from the project which ensures surrounding environment will be well taken care.
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2. The proposal was placed in the 55th SEAC Meeting, Kerala, held on 10th, 11th & 20th May, 2016. The Committee appraised the proposal based on Form 1, Form I A and conceptual plan. The Committee decided to defer the item for field visit by a team consisting of Sri. Ajayakumar, Dr. Harikrishnan, Dr. Khaleel Chovva and Sri. John Mathai. The Committee expressed concerns about the stability of site and the proponent was requested to provide more clarity regarding the steps taken for ensuring the same. The Committee suggested a yield test for the well and also to provide clarity regarding storm water management and waste water and solid waste disposal.

Accordingly, the Subcommittee of SEAC conducted the field visit. Field inspection report is given below.

Site inspection conducted on 10.11.2016 by the sub-Committee of SEAC consisting of Sri S Ajayakumar and Sri John Mathai in the presence of the proponent and the committee reported that;

The project can be recommended with the following clarifications:-

- 1. Specific details of excavation, quantity for internal use, quantity to be taken out and use of the earth to be taken out to be revised.*
- 2. Stability of the steep cutting is to be ensured for which a revised drawing is to be submitted. Mechanism for the disposal of excess water likely from the interface of rock and overburden is to be indicated. A detailed write up/ explanatory note on the design of retaining walls, lateral strengthening, damp proofing and insulation should also be included.*
- 3. Details of enhanced RWH facility within the campus (~800 KL).*
- 4. Recharge pits to be given on the southern side within the site. Storm water must be led into these pits to recharge the aquifer and only excess to be drained out. Connectivity with the external drain is to be ensured.*
- 5. The yield of the wells within the site to be estimated and reported*
- 6. Details of maximum use of solar energy with quantity.*
- 7. Details regarding the mechanism of solid waste segregation and disposal*

8. *Green belt is to be planned especially on the northern side where rocky out crops are noted. Use of reflective glasses on the exterior walls to be minimised.*

As per the minutes of 55th SEAC, the proponent has also submitted details regarding sewage treatment plant, biogas plant, drawings regarding structural stability and clarifications of queries raised during the field visit.

3. The proposal was considered in the 65th meeting of SEAC, held on 06th December, 2016. The proposal was appraised by SEAC considering Form I, Form IA, Conceptual plan, field visit report and all other documents and details provided by the proponent as sought by SEAC during the appraisal process. The Committee decided to defer the proposal for the production of the water yield test result so as to ensure that the adequacy of the source of water.

Subsequently the proponent has submitted the documents/clarifications sought by 65th SEAC.

4. The proposal was placed in the 68th meeting of SEAC held on 20th & 21st February 2017. The proposal was appraised by SEAC considering Form I, Form IA, Conceptual plan, field visit report and all other documents and details provided by the proponent. The Committee verified the additional documents submitted by the proponent and found satisfactory. The Committee decided to Recommend for issuance of EC subject to the general conditions in addition to the following specific conditions.

1. *Stability of the steep cutting is to be ensured in accordance with the revised drawing furnished*
2. *Enhanced RWH facility within the campus (~800 KL) in accordance with the details given by the proponent.*
3. *Recharge pits to be given on the southern side within the site. Storm water must be led into these pits to recharge the aquifer and only excess to be drained out. Connectivity with the external drain is to be ensured.*
4. *Maximum use of solar energy to be ensured.*
5. *Mechanism of solid waste segregation and disposal as per the details furnished*
6. *Green belt is to be planned especially on the northern side where rocky out crops are noted.*
7. *Use of reflective glasses on the exterior walls should be minimised.*

Since the proponent has not committed any amount towards CSR, the Committee requested that SEIAA may obtain commitment from the proponent for spending a suitable amount towards CSR activities.

5. The Authority considered the proposal in its 66th meeting held on 07th April 2017. The Authority decided to grant EC with the above specific conditions in addition to the general conditions subject to the production of an affidavit that all the general and specific conditions shall be strictly implemented. The proponent should submit details of CSR amount before the issuance of EC. The proponent has committed an amount of Rs.2 lakh (non recurring) and Rs.8.40 lakh (recurring) for CSR activities for the welfare of the local community. The proponent has also submitted an affidavit satisfying all the specific and general conditions stipulated by SEIAA.

6. Environmental Clearance as per the EIA notification 2006 is therefore granted to the Commercial Project "Ozone Mall" by Sri. A.K. Abdul Aziz, Managing Partner, M/s INOA Properties & Developers L.L.P., 107/41, 3rd floor, City Castle, East Fort In., Thrissur, Kerala in Sy. Nos. 4/2B, 146/1 and 146/7 at Pathaikkara Village, Perinthalmanna Taluk, Malappuram District, Kerala subject to the specific conditions mentioned in para 4 above, the usual general conditions for projects other than mining appended hereto and the following green conditions should be strictly adhered to:

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.

7. The 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 the Form - 1 and Form-1A, Environment Management Plan as submitted. The assurances and clarifications given by the proponent in the application and related documents will be deemed to be part of these proceedings as conditions as undertaken by the proponent, as if incorporated herein.

8. Validity of the Environmental Clearance will be seven 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.

9. Compliance of the conditions herein will be monitored by the State Environment Impact Assessment Authority or its agencies and also by the Regional Office of the Ministry of Environment and Forests, Govt. of India, Bangalore.

- i. Necessary assistance for entry and inspection by the concerned officials and staff should be provided by the project proponents.
- ii. Instances of violation if any shall be reported to the District Collector, Malappuram to take legal action under the Environment (Protection) Act 1986.
- iii. The given address for correspondence with the authorized signatory of the project is, Sri. A.K. Abdul Aziz, Managing Partner, M/s INOA Properties & Developers L.L.P., 107/41, 3rd floor, City Castle, East Fort Jn., Thrissur, Kerala.

Sd/-

JAMES VARGHESE.I.A.S,
Member Secretary (SEIAA)


To,

Sri. A.K. Abdul Aziz, Managing Partner,
M/s INOA Properties & Developers L.L.P.,
107/41, 3rd floor, City Castle, East Fort Jn.,
Thrissur, Kerala

Copy to:-

1. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4th Floor, E&F Wing, II Block, Koramangala, Bangalore-560034
2. The Additional Chief Secretary to Government, Environment Department
3. The District Collector, Malappuram
4. The District Town Planner, Malappuram
5. The Tahsildar, Perinthalmanna Taluk
6. The Member Secretary, Kerala State Pollution Control Board
7. The Director, Dept. of Environment and Climate Change, Govt. of Kerala, Tvm-24
8. The Secretary, Perinthalmanna Municipal Corporation, Malappuram
9. Chairman, SEIAA, Kerala
10. Website
11. Stock file
12. O/c

Forwarded/By Order


Administrator, SEIAA

GENERAL CONDITIONS *(for projects other than mining)*

- (i) Rain Water Harvesting capacity should be installed as per the prevailing provisions of KMBR / KPBR, unless otherwise specified elsewhere.
- (ii) Environment Monitoring Cell as agreed under the affidavit filed by the proponent should be formed and made functional.
- (iii) Suitable avenue trees should be planted along either side of the tarred road and open parking areas, if any, inclusive of approach road and internal roads.
- (iv) The project shall incorporate devices for solar energy generation and utilization to the maximum possible extent with the possibility of contributing the same to the national grid in future.
- (v) Safety measures should be implemented as per the Fire and Safety Regulations.
- (vi) STP should be installed and made functional as per KSPCB guidelines including that for solid waste management.
- (vii) The conditions specified in the Companies Act, 2013 should be observed for Corporate Social Responsibility.
- (viii) The proponent should plant trees at least 5 times of the loss that has been occurred while clearing the land for the project.
- (ix) Consent from Kerala State Pollution Control Board under Water and Air Act(s) should be obtained before initiating activity.
- (x) All other statutory clearances should be obtained, as applicable, by project proponents from the respective competent authorities including that for blasting and storage of explosives.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
- (xii) The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (xiii) The stipulations by Statutory Authorities under different Acts and Notifications should be complied with, including the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
- (xiv) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
- (xv) Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
- (xvi) Officials from the Regional of MOEF, Bangalore who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional Office of MOEF, Bangalore.
- (xvii) These stipulations would be enforces among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control Pollution) at 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

- (xviii) 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.
- (xix) Any appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1997.
- (xx) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which (both the advertisement and the newspaper) shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Department of Environment and Climate Change, Govt. of Kerala and may also be seen on the website of the Authority at www.seiaakerala.org. 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.
- (xxi) A copy of the clearance letter shall be sent by the proponent to concerned GramaPanchayat/ 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.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) 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.

SPECIFIC CONDITIONS

I. Construction Phase

- i. "Consent for Establishment" shall be obtained from Kerala State Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
- ii. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii. A First Aid Room will be provided in the project both during construction and operation of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site, Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

- vi. Disposal of muck during construction phase should not create any adverse effect on the neighbouring 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.
- vii. 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.
- viii. Construction spoils, including bituminous material 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.
- ix. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Kerala State Pollution Control Board.
- x. The diesel generator sets to be during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. 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. (The above condition is applicable Power Stations).
- xv. Ready mixed concrete must be used in building construction.
- xvi. Storm water control and its re-use per CGWB and BIS standards for various applications.
- xvii. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xviii. Permission to draw ground shall be obtained from the Computer Authority prior to construction/operation of the project.
- xix. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xx. 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.
- xxi. 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 windows.
- xxii. Roof should meet prespective requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- xxiii. Opaque wall should meet perspective 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 fulfil requirement.

- xxiv. 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.
- xxv. 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.
- xxvi. 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.

II. Operation Phase

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- vi. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- vii. 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.
- viii. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- ix. 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.
- x. A Report on the energy conservation measures conforming 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.

- xi. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas 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.
- xii. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
- xiii. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

III Post Operational Phase

Environmental Monitoring Committee with defined functions and responsibility should foresee post operational environmental problems e.g. 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. solve the problem immediately with mitigation measures



For Member Secretary, SEIAA

