



**Validity expires on 15.03.2025**

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

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

**Sub: SEIAA-Environmental Clearance for proposed Residential Project at T.S.No. 150 Part 1-4, 155 of Puthiyangadi Village, Kozhikode Municipal Corporation, Kozhikode Taluk, Kozhikode District, Kerala by Sri. E.T. Firoz & Others - Granted-Orders issued**

### **State Environment Impact Assessment Authority, Kerala**

**No. 1154/EC/ SEIAA/KL/2017**

**dated, Thiruvananthapuram 16.03.2018**

- Ref: 1. Application received on 07.10.2017 from Mr. E.T. Firoz, 2/1788 A, Kalathil Avenue House, Kanjiramukku, Florican Hill road, Malaparambu, Kozhikode, Kerala- 673020
2. Minutes of the 81<sup>st</sup> meeting of SEAC held on 30<sup>th</sup> & 31<sup>st</sup> October 2017
3. Letter No.308/A1/17/KCZMA dt.26.08.2017 from the Member Secretary, Kerala Coastal Zone Management Authority
4. Minutes of the 83<sup>rd</sup> meeting of SEAC held on 20<sup>th</sup> & 21<sup>st</sup> December 2017.
5. Minutes of the 84<sup>th</sup> meeting of SEAC held on 22<sup>nd</sup> & 23<sup>rd</sup> January 2018.
6. Minutes of the 80<sup>th</sup> meeting of SEIAA held on 16<sup>th</sup> February 2018.
7. Affidavit dated 16.03.2018 from Sri. E.T. Firoz

### **ENVIRONMENTAL CLEARANCE NO.43/2018**

Sri. E.T. Firoz, 2/1788 A, Kalathil Avenue House, Kanjiramukku, Florican Hill road, Malaparambu, Kozhikode, Kerala- 673020, vide his application received on 07.10.2017 has sought Environment Clearance for proposed Residential Project at T.S.No. 150 Part 1-4, 155 of Puthiyangadi Village, Kozhikode Municipal Corporation, Kozhikode Taluk, Kozhikode District, Kerala. It is interalia noted that the project comes under category 8 (a) of schedule of EIA notification 2006.

The proposed project site falls within Latitude 11°17'20.71"N to 11°17'15.56"N to Longitude 75°45'41.28"E to 75°45'33.80"E. The total plot area of the proposed project is

2.6612 ha. (26,615.90 sq. m.) and the built up area is 1,42,152.70 sq. m. The total cost of the project is Rs. 244.60 Crore.

**Details of the project as provided by the project proponent**

**BASIC INFORMATION OF BUILDING PROJECT**

<b>PROJECT DETAILS</b>		
File No.	1154/EC/SEIAA/KL/2017	
Name/Title of the project	Environmental Clearance for the proposed Residential Project by Mr. E.T. Firoz & Others	
Name and address of project proponent.	Sri. E.T. Firoz (Applicant) 2/1788 A, Kalathil Avenue House, Kanjiramukku, Florican Hill road, Malaparambu, Kozhikode, Kerala - 673020	
Owner of the land	Private own land of Mr. E.T. Firoz & others	
Survey Nos. District/Taluk/ and Village etc.	T. S. No. 150 Part 1-4, 155 of Puthiyangadi Village, Kozhikode Municipal Corporation, Kozhikode Taluk & District, Kerala	
Date of submission of Application	09-09-2017	
Total Built up Area & No. of floors	1,42,152.70 sq. m. 30 floors	
No. of apartments	496 residential units with convenient shops & other supporting infrastructure facilities	
Height of the building from the ground level	110 m.	
GPS Co-ordinate	Latitude (N)	11°17'20.71"N to 11°17'15.56"N
	Longitude (E)	75°45'41.28"E to 75°45'33.80"E
Brief description of the project.	Proposed Building Construction of Residential project with total plot area 2.6612 ha. and total built-up area about 1,42,152.70 sq. m. which consists of 496 apartments with convenient shops & other supporting infrastructure facilities.	
Is it a new Project or expansion / modification of an existing project?	New project	
Details of the Project Cost	About Rs. 244.60 Crores	
If CRZ recommendation applicable?	Yes. The proposed constructions are beyond CRZ regulations as per KCZMA recommendation. CRZ recommendation from KCZMA is already submitted along with the application.	
Distance from nearby habitation	The project site is in Puthiyangadi Village and is falling in Corporation of Kozhikode limits and several houses located within the 500 m. radius.	
Distance from nearby forest, if applicable	None within the study area	
Distance from protected area,	None within the study area	

Wildlife Sanctuary, National Park etc.	
Distance from nearby streams/rivers/ National Highway Roads and Airport	Water bodies – Arabian Sea within 200 m. Highway Road – N.H. 17, about 1 km. (NE) Airport – Calicut Int. Airport , about 30 km. (SE)
Is ESA applicable? If so, distance from ESA limit	Not applicable
<b>IMPACT ON WATER</b>	
Details of water requirement per day in KLD	About 346 KL/day (which includes daily fresh water req. of about 227 KLD)
Water source/sources.	Source :- Stored Rain water (Tanks), Wells, KWA water supply and treated water from STP.
Details of water requirements met from water harvesting.	The project has provision for rain water storage tanks which will be used as source of water during rainy days (concurrent use) & non-rainy days.
What are the impacts of the proposal on the ground water?	The project has provisions for well waters supply as standby arrangement during non rainy days. The ground water abstraction will be of permissible limit of yield of the well. Therefore, no impact on the ground water.
<b>WASTE MANAGEMENT</b>	
Explain the facilities for Liquid waste Management	Provision of STP for treatment of sewage and it's partially recycling for meeting the water requirement for flushing & horticulture water requirement within the site.
Solid Waste Management	Provision of bio-gas generation plant / bio-bin system within the project site for disposal of the bio-degradable solid waste
E-Waste Management	Not applicable
Facilities for Sewage Treatment Plant	Yes. Provision of STP for treatment of sewage and it's partially recycling for meeting the water requirement for flushing & horticulture water requirement within the site.
How much of the water requirement can be met from the recycling of treated waste water? (Facilities for liquid waste treatment)	The total domestic water requirement of about 346 KLD (which includes daily fresh water requirement of about 227 KL). Treated water from STP to be used for flushing of toilets, Horticulture requirement.
What is the incremental pollution load from waste water generated from the proposed activities?	Disposal of excess treated water from STP (with BOD level as per KSPCB norms) will be only after providing additional aeration in the final treated water storage tank.
How is the storm water from within the site managed?	Provision of roof rain water storage tanks. The excess runoff from the site will be channelized through drain to de-siltation cum screen arrangement before it is discharged from the site.
Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site ( Justify with proper explanation)	Yes, The proposed project has provision of labor colony and the domestic sewage will be channelised to the mobile STP for treatment of sewage during the construction period to handle the sewage. Also, it is proposed to have the food waste disposal from labor colony through the microbial bio-bin facility. Also, it is

	proposed to have a dedicated staff for good house keeping of the construction site premises and the labor colony premises. These measures will ensure a good hygienic condition around the labor colony.
What on- site facilities are provided for the collection, treatment & safe disposal of sewage? (Give details of the quantities of wastewater generation, treatment capacities with technology & facilities for recycling and disposal)	The project has provision of mobile STP for the treatment of sewage during construction phase and STP of about 350 KL capacity within the project premises to treat the sewage during operation phase. The technology for the treatment of the sewage is up to tertiary level. The total quantity of sewage generation will be 277 KL/day. The treated water will be partially recycled for meeting the flushing & horticulture water requirement. There will be minimal sewage discharge from the proposed project premises after development of the proposed project.
Give details of dual plumbing system if treated waste is used for flushing of toilets or any other use.	The treated waste water from the proposed Sewage Treatment Plant during the operation phase of the project will be used for flushing & horticulture purposes and for which dual plumbing system is proposed.
<b>TRAFFIC MANAGEMENT</b>	
Sufficiency of parking space (explain)	Parking proposed are meeting the KMBR requirements and parking proposed are 681 Cars.
Width of access road	The access road is from about 25 m. wide ( <i>Beach Road</i> ) and this road is join to N.H. 17 ( <i>Edappally-Panvel Road</i> ) which is located at about 1 km. away from the site.
<b>ENERGY CONSERVATION</b>	
Details of power requirement and source of supply, backup source etc. What is the energy consumption assumed per square foot of built-up area? How have you tried to minimize energy consumption?	<p>The total power requirement is estimated to be about 2,500 kVA and will be from by Kerala State Electricity Board. The project will make provision of D.G. Sets (500 kVA x 2 nos.) as standby arrangement of electricity. The proposed project will have provision of power saving and maximum natural light will be provided to minimize energy consumption.</p> <p>Other measures are:</p> <ul style="list-style-type: none"> <li>➤ Building design to have maximum lighting in the inside portion of the building so as to minimize the energy requirement for lighting.</li> <li>➤ Use of LED lamps which consume less energy would be adopted in the common areas.</li> <li>➤ Use of solar street lights would be adopted in the green area and along the internal roads and in the open parking of the proposed project.</li> <li>➤ The roof will be insulated to minimize heat gain with 50 mm expanded polystyrene or equivalent insulation.</li> <li>➤ Installation of Solar panels as back up for common area (stair and lobby) lighting.</li> <li>➤ Total energy saving is expected to be of about 21%</li> </ul>
What type of, and capacity of power back-up to you plan to provide?	The project proponent has made provision of D.G. Sets (500 kVA x 2 nos. as standby arrangement of electricity
What are the characteristics of	The glass used will be with low emissivity and the other

the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?	specifications of the glass will comply with the norms as per ECBC.
What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project	All the relevant features are incorporated like the orientation of the building, shading effect etc.
Does the layout of streets & buildings maximize the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building complex? Substantiate with details	Due consideration has been taken for maximum use of the solar energy while preparation of layout plan. The project proponent shall made provision for solar panel system (hot water purpose) in apartment block area and solar energy devices will be used for street lighting, emergency lighting in the proposed project.
Is the shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and the West and the Roof? How much energy saving has been effected?	All the relevant features are incorporated like the orientation of the building, shading effect etc.
Do the structure use energy-efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of transformers and motor efficiencies, lighting intensity and air-conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications.	Suitable energy optimization will be adopted during the calculation of energy load of the proposed project. The space heating load will be minimized using passive solar structure and suitable buildings envelop material. Uses of incandescent lamp and halogen lamps have been avoided and energy efficient LED lamps will be used for all common area. The diesel generator sets shall be automatically controlled to optimize their usage based on the actual load requirements at any time. Variable frequency drive systems would be adopted for the lifts, etc to maximize the energy saving.
What are the likely effects of the building activity in altering the micro-climates? Provide a self assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?	More open spaces are proposed within the site to creation of any heat islands. The roads and parking spaces would be with concrete slabs intermittent with grass on surrounding.
What are the thermal characteristics of the building envelope? (a) roof (b) external walls; and (c) fenestration? Give details of the materials used.	The building construction material namely bricks, concrete and steel are being used in the construction. U-factor, also known as Thermal Transmittance, is heat transmission in unit time through unit area of a material or construction and the boundary air films, induced by unit temperature difference between the environments on each side.

	The glass used will be with low emissivity and the other specifications of the glass will comply with the norms as per ECBC.
What is the rate of air non-conventional energy technologies are utilized in the overall energy consumption? Provide details of the renewable energy technologies used.	<p>The use of non-conventional source of energy in the proposed construction project are as follows: -</p> <p><b>Solar Water Heater:-</b> The proposed project would install solar panels for hot water requirements in the apartments (top most floors) and hence the dependency on electricity for hot water generation can be minimized. This would conserve lot of coal which produces the electricity through public supply and also load on D.G. sets also would be reduced and there by conserve diesel.</p> <p><b>Solar Street Light: -</b> It is also suggested to use solar cell powered street lights within the proposed project site for conservation of electricity.</p> <p><b>Use of LED Lamps: -</b> The project proponent would use LED Lamp which conserve less electricity.</p> <p><b>Lighting: -</b> All buildings of the proposed project is designed with natural ventilation and natural light so that the use of lights during day time can be minimized.</p>
Details of renewable energy (non – conventional) used.	Solar water heating system for the hot water generation and solar power operated street lights.
<b>IMPACT ON AIR ENVIRONMENT</b>	
What are the mitigation measures on generation of dust, smoke, odours, fumes or hazardous gases	The dust generation during construction phase will be controlled by enclosures at appropriate locations and also by sprinkling of water for suppression of dust. The gas/smoke generation expected is from D.G. sets only and the gases will be vented out through stack of appropriate height.
Details of internal traffic management of the site.	The internal road width will be as per KMBR for the smooth vehicular movement. It is proposed to have 10 wide entry / exit (two nos.) to the project for the smooth movement of vehicles.
Details of noise from traffic, machines and vibrator and mitigation measures	The proposed project is a residential building construction project and there would be some increase in noise and vibration due to the vehicular movement within the project site. The project has provision of large area for the parking for the vehicles and the parking arrangement which is planned, that there would be easy movement of vehicles within the project area and smooth movement is provided for the vehicles to reduce the traffic congestion.
Air quality monitoring in detail	The ambient air quality of the site carried out through an accredited laboratory which is well within the standard limit.
Will the proposal create shortage	No shortage of parking space.

of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry & exit to the project site.	Parking provisions would be made as per the KMBR requirements. The parking arrangement will be made at Ground floor level, 1 <sup>st</sup> floor level & 2 <sup>nd</sup> floor level within the site. The access road is from 25 m. wide (Beach Road) and this road is join to N.H. 17 (Edappally-Panvel Road) which is located at about 1 km. away from the site.
Provide details of the movement patterns with internal roads, bicycles tracks, Pedestrian pathways, footpaths etc., with areas under each category	The conceptual plan clearly shows the internal traffic management with entry and exit to the proposed project site, all internal roads with width, pedestrian path ways etc. Further provision of ramps are proposed for the easy access to the building for physically challenged persons.
Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above.	The proposed project is a residential project and there would be some increase in noise and vibration due to the vehicular movement within the project site. The project has provision of large area for the parking for the vehicles and the parking arrangement which is planned, that there would be easy movement of vehicles within the project area and smooth movement is provided for the vehicles to reduce the traffic congestion.
What will be impact of DG sets & other equipments on noise levels & vibration in & ambient air quality around the project site? Provide details	The D.G. sets which would be used for the project will be with sound proof acoustic enclosures and hence there will be no impact to the surroundings. The D.G. sets would be attached with proper anti vibration pads to reduce any vibration impact to the site surrounding. The flue gases from the D.G. sets will be vented out through stack of appropriate height as per C.P.C.B. norms to reduce the impacts on air quality around the project site. The ambient noise level of the site is carried out through an accredited laboratory and the ambient noise level is well within the standard limit.
<b>IMPACT ON BIODIVERSITY AND ECO RESTORATION PROGRAMMES</b>	
Will the project involve extensive clearing or modification of vegetation (Provide details)	There are some of native species of trees and different varieties of shrubs, herbs, grass & climbers at site. For the development of the proposed project, existing trees, different varieties of shrubs, herbs, grass & climbers will be cleared.
What are the measures proposed to minimize the likely impact on vegetation (details of proposal for tree plantation/ landscaping)	Due to the proposed development, some of the existing trees will be cut from the proposed site. As part of the eco restoration, large number of saplings of native species would be planted. Due to the eco restoration, the impact to floral and faunal ecology will be short term.
Is there any displacement of fauna – both terrestrial and aquatic. – If so what are the mitigation measures? Presence of any endangered species or red listed category (in detail)	There will be no displacement of fauna due to the construction of the proposed project.  There is no presence of endangered species or red listed category.
<b>SOCIO- ECONOMIC ASPECTS</b>	



Will the proposal result in any change to the demographic structure of local population? Provide the details.	The proposed project is a residential project. During operation phase, on full occupancy of the project, the maximum population expected is about 2,480 persons and hence there will be influx of people (fixed) to the project area and surrounding.
Give details of the existing social infrastructure around the proposed project	There are several schools, colleges, religious places, commercial and residential buildings, Govt. and private establishments which are located around the proposed project. The vicinity map showing the surrounding details of the proposed project is provided.
Will the project cause adverse effects on local communities, disturbances to sacred sites or other cultural values? What are the safeguards proposed?	The project would not cause any adverse effects on local communities, disturbance to sacred sites or other cultural values. The proposed project is a residential project and thereby the living index of the people around the project site will definitely improve. Also there will be various ancillary activities like convenient shops, transport facilities etc. attached to the project which will benefit the local people and change their living condition.
<b>BUILDING MATERIALS</b>	
May involve the use of building materials with high-embodied energy. Are the construction materials produced with energy efficient process? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)	The proposed project is a residential project and the proposed buildings are not centrally air conditioned building; the selection of building materials plays a major role in the energy consumption. The proposed project will make all attempts to use to avoid building materials with high embodied energy. Cement blocks & hollow blocks will be replaced with country made red bricks. Further, the river sand will be replaced by manufactured sand from stone crushers. The glass used will be low emissivity and having U value as per ECBC norms.
Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to minimize the impacts?	All vehicles which bring construction material to the site would possess Pollution Under Control Certificates (PUC). All vehicles would be of close body to avoid spread of dust from the loose materials, and vehicles which bring sand, stone dust, etc. would ensure that the above mentioned material are properly wetted during transportation to avoid dust generation. Pucca Road to be made in the construction site for the vehicle movement so that the dust generation due to the vehicular movement within the project site can be minimized. Stacking of construction material shall be confined to the project site only. All the D.G. Sets would have attached with Acoustic Enclosure for the sound pollution control and all sound generating construction activity to be minimized. Further barricading of the site with GI sheets of 10 ft height in the side abutting the public road during construction phase.
Are recycled materials used in roads and structures? State the extent of savings achieved?	The plastic ( non-biodegradable solid waste ) will be used along with coal tar during the construction of internal roads. This will increase the life of roads.
Give details of the methods of	> The Solid Waste Management Rules, 2016 will be



collection, segregation & disposal of the garbage generated during the operation phases of the project.

followed in the Solid Waste Disposal Mechanism at the site during operation phase.

- Collection & segregation within the site (bio-degradable waste (green bins), non-biodegradable waste (blue bins) and domestic hazardous waste (yellow bins).
- The recyclable waste like packaging material, paper etc. would be sold through vendors.
- The Bio-degradable waste would be disposed through the bio-gas generation unit/bio bin system to be installed within the site.
- The bio-gas generated will be utilized in the kitchen area and the manure generated will be utilized for green area development within the premises.
- The domestic hazardous waste which includes discarded painted drums, pesticide cans, CFL bulbs, tube lights, expired medicines, broken mercury thermometers, used batteries, used needles and syringes and contaminated gauge etc. generated at the household level will be collected in yellow bins and to be handed over to authorized waste pickers or waste collectors.

#### **RISK MANAGEMENT**

Are there sufficient measures proposed for risk hazards in case of emergency such as accident at the site during construction & post construction phase.

**Risk hazard from fire - List of equipments proposed for Fire Fighting Measures:-**

**A. The major equipments proposed for Fire Fighting Measures are Main Hydrant Pump, Sprinkler Pump, Diesel Engine Pump, Jockey Pump.**

**B. Capacity of Fire Water Storage Tanks & Number:-**  
It is proposed to have Fire Water Storage Tank appropriate capacity of overhead tank for fire fighting provided at the tower.

**C. Fire Detecting Equipments: -**

**The Fire Detecting Equipments would be as per BIS and NBC norms.**

**D. Other Fire Fighting Measures: -**

The other Fire Fighting Measures proposed includes, an Emergency Control Room, Separate Fire exit during emergency, all rooms with Fire Detector / Smoke Detector, Fire Extinguishers at each entry and exit point on each floor, (5 Kg, 10 Kg and 9 Ltr. capacity), Public address system etc. The Fire Fighting Measures are backed by Electrical supply from D.G. sets in case of emergency.

The nearest fire station is at Beach Fire Station, which is about 4.5 km. (S) away from the project site

Storage of explosives/hazardous substance in detail

Yes, all precautionary measures in the storage & handling of HSD will be followed.

What precautions & safety

Details already provided above.

measures are proposed against fire hazards? Furnish details of emergency plans.													
Litigation/court cases if any	No any litigation/court case pending.												
<b>AESTHETICS</b>													
Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?	No. The project site is located near the coastal zone within Kozhikode Corporation and the coastal area is influenced by sea water during HTL. The project site is in the developed area and within 500 m. from HTL and hence the project site is in CRZ-II classification as per CRZ Notification. The proposed construction is at a distance of 114.92 m. from HTL of sea. Therefore, the proposed project in no way work as an obstruction of view.												
Will there be any adverse impacts from new constructions on the existing structures? What are considerations taken into account?	The surrounding area is residential / religious / offices / institutional developments. In west direction there is access road (Beach road) to the site and another road in north direction. Also, there is a lotus pond near to the site in the east direction. There will be no any adverse impacts due to the development of the proposed project.												
Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out.	The proposed project would be constructed in conformity with the Kerala Municipality Building Rules (KMBR). As per seismic classification, the project site falls in Zone-III. No reported cloudburst in the area. Also, there is no hilly area around the project site, there is no chance of landslide. Structural design aspects as per the seismic codes – IS 1893 (2002), IS 13920 (1993) and IS 456 (2000) as applicable would be incorporated in our project. The proposed constructions are beyond CRZ regulations as per KCZMA recommendation.												
Are there any anthropological or archaeological sites or artefacts nearby? State if any other significant features in the vicinity of the proposed site have been considered	There is no report of existence of any anthropological or archaeological site nearby the project area. The proposed project is located in Corporation limits of Kozhikode. The vicinity map showing the site & surrounding area is provided.												
Details of CSR activity and the amount set apart per year	Yes. A detailed study on social status of the project site surroundings & need base study on proposed CSR activities were carried out. The summary of the report is given below :- <table><tr><th>Sl. No.</th><th>Particulars</th><th>Amount (Rs. In lakhs)</th></tr><tr><td>1.</td><td>Promotion of Education</td><td>Recurring - Rs. 1.0 Lakhs Non-recurring - Rs. 3.2 Lakhs</td></tr><tr><td>2.</td><td>Environment Sustainable</td><td>Recurring - Rs. 2.0 Lakhs Non-recurring - Nil</td></tr><tr><td>3.</td><td>Infrastructure</td><td>Recurring - Rs. 0.25 Lakhs</td></tr></table>	Sl. No.	Particulars	Amount (Rs. In lakhs)	1.	Promotion of Education	Recurring - Rs. 1.0 Lakhs Non-recurring - Rs. 3.2 Lakhs	2.	Environment Sustainable	Recurring - Rs. 2.0 Lakhs Non-recurring - Nil	3.	Infrastructure	Recurring - Rs. 0.25 Lakhs
Sl. No.	Particulars	Amount (Rs. In lakhs)											
1.	Promotion of Education	Recurring - Rs. 1.0 Lakhs Non-recurring - Rs. 3.2 Lakhs											
2.	Environment Sustainable	Recurring - Rs. 2.0 Lakhs Non-recurring - Nil											
3.	Infrastructure	Recurring - Rs. 0.25 Lakhs											

	Development	Non-recurring - Rs. 3.5 Lakhs
4.	Healthcare	Recurring - Rs. 2.0 Lakhs Non-recurring -- Nil
	Total	Recurring - Rs. 5.25 Lakhs Non-recurring - Rs. 6.7 Lakhs
Details of NABET approved EIA Consultant engaged-Their name, address and accreditation details	M/s Environmental Engineers & Consultants Pvt. Ltd. (NABET Accredited Consultant Organization) Head Office :- A1-198, JanakPuri, New Delhi. Branch Office:- C-306, Kanchanjunga Apartments, Palarivattom P.O., Kochi, Kerala.	
Details of Authorized Signatory and address for correspondence	Mr. E.T. Firoz (Applicant) 2/1788 A, Kalathil Avenue House, Kanjiramukku, Florican Hill road, Malaparambu, Kozhikode, Kerala - 673020.	
SUMMARY AND CONCLUSION		
Overall justification for implementation of the project.	The proposed project is a construction of residential project and the total implementation / completion period for the construction is about 60 months from the start of the construction.	
Explanation of how adverse impact have been mitigated	It is predicted that socio-economic impact due to this project will positively increase the chance of more employment opportunities for local inhabitants. There are no Resettlement and Rehabilitation issues involved in this project. The project infrastructures will be of use to people of the area. The revenue of the State Govt. will be definitely increase due to the proposed activity. The entire project area is devoid of any endemic / endangered flora and fauna. As part of the eco restoration with native species to a maximum possible extent. Also, rain water tanks are proposed for storage of rain water and for its subsequent use so as to conserve fresh water consumption. The municipal solid waste will be handled and disposed as per norms. Thus the proposed project is not likely to affect the environment or adjacent ecosystem adversely and will ensure a sustainable development.	

2. The proposal was placed in the 81<sup>st</sup> meeting of SEAC held on 30<sup>th</sup> & 31<sup>st</sup> October 2017 and decided to defer the item for field inspection. The Committee directed the proponent to submit the following additional documents/clarifications;

- 1) Discharge from STP should not let out to the drain outside compound, instead it should be treated to the required level for recharging the ground water.
- 2) Material Recovery space of 200 m<sup>2</sup> is provided.
- 3) Storm water should also be used for recharging the ground water.

4) *Applicability of CRZ Notification shall be relooked.*

The proponent promised to spent Rs.75 lakh during construction phase for CSR activities in consultation with the local body.

Inspection was conducted in the proposed Residential project of Sri.E.T.Firoz and eleven others in TS. NO. 150 part1-4 and 155 of Puthiyangadi Village, Kozhikode Taluk, Kozhikode District by a subcommittee of SEAC consisting of Sri.John Mathai, Sri.Ajayakumar, Dr.K.M.Khaleel, and Dr.P.S.Harikumar on 14/12/2017. The Proponent and his associates attended the inspection. The report is as follows;

*The proposal is for the construction of a residential cum commercial complex in CRZ II zone with a built up area of 1,42,152.7 sq.m in a plot of 2.6612 ha. As per the documents submitted, the building is proposed on the eastern side of the beach road at a distance of 115 m from HTL while the western edge of the plot is 87.5 m from HTL. Since the area falls in CRZ II, the KCZMA had originally recommended it with an FAR of 1.5. This was contested by the proponent in NGT and now the KCZMA has recommended it to SEIAA permitting an FAR upto 3.98.*

*The site abuts the 24m wide beach road on the west and an 8 m wide road on the north. Originally the land was used for coconut based industry. The old sheds of the industry have been demolished. The area is almost a plain forming part of the coastal sandy plain. On the western side of the beach road is a low lying area often exposed to inundation by storm surge. Coconut and other trees is the dominant vegetation. The site has few open wells with shallow water table conditions ~2m bgl.*

*After examining the conceptual plan with reference to site condition the following aspects need elaboration*

- a) *The entry and exit from the main road in the front side shall be modified to provide for splay of adequate turning radius to facilitate incoming and outgoing traffic to have adequate space to wait for entry and exit without causing obstruction to through traffic along the front road. The gate shall, thus, be set back at least 5m from the edge of the main road so that at least one car length is available between gate and main road edge. Also splay shall provided at the junction between the 8 m wide road on the north side and main road.*
- b) *Revised traffic circulation plan drawn to scale shall be submitted. Slope of the ramp leading to different floors to be 1 in 10 or less.*

- c) Detailed parking plan for 650 units to be submitted. The parking for commercial space must be separated from the residential space.
- d) Assembly points to be allocated and clearly demarcated in the plan.
- e) The rainwater harvesting facility should have a capacity of at least 7 days requirement ie, ~2000 KL. The location of it should be shown in the plan.
- f) The entire rainwater falling in the campus should be fed into sandy aquifer through a system of recharge wells.
- g) Assurance from KWA for dependable source of fresh water as drawal of groundwater and constructions related to within 200 m zone is a prohibited activity. (ref 3.xi of CRZ 2011)

3. The proposal was placed in the 83<sup>rd</sup> meeting of SEAC held on 20<sup>th</sup> & 21<sup>st</sup> December 2017. The Committee decided to defer the item for the submission of rectification/clarification from the proponent on the points suggested by the inspection team.

4. Then the proponent has submitted the documents sought by the Committee. The proposal was placed in the 84<sup>th</sup> meeting of SEAC held on 22<sup>nd</sup> & 23<sup>rd</sup> January 2018. The Committee appraised the proposal based on Form 1, Form I A, Conceptual Plan, field inspection report of the Sub Committee and all other documents submitted with the proposal. The Committee also verified the additional documents submitted by the proponent.

The Committee decided to bring the following facts to attention of the SEIAA. The project is located in CRZ II. As per the MoEF & CC notification dated 16.05.2015 building with a maximum FAR as allowable in 1991 only can be constructed in CRZ II. In Kerala the maximum allowable FAR as per the relevant rules during 1991 was 1.5. For this particular project KCZMA vide its recommendation letter no.308/A1/2017/KCZMA dt.26.08.2017 has cleared construction with an FAR of 3.98 citing the orders of the NGT on 19.05.2017. But on perusal of the above order it is observed that it is only a direction to consider the proposal made by the applicant claiming FAR 3.98 in the light of the earlier decisions of the NGT. The FAR now allowed is far in excess of what was allowable in 1991. It appears that KCZMA has accepted the orders of the NGT without exploring further legal recourse. SEIAA may take a considered view in the matter.

In case the decision is to accept the recommendation of the KCZMA, the EC may be issued with the general conditions in addition to the following specific conditions

1. The entry and exit from the main road in the front side shall be modified to provide for

splay of adequate turning radius to facilitate incoming and outgoing traffic to have adequate space to wait for entry and exit without causing obstruction to through traffic along the front road. The gate shall, thus, be set back at least 5m from the edge of the main road so that at least one car length is available between gate and main road edge. Also splay shall provided at the junction between the 8 m wide road on the north side and main road.

2. Slope of the ramp leading to different floors to be 1 in 10 or less.
3. Assembly points to be allocated and clearly demarcated in the plan.
4. The rainwater harvesting facility should have a capacity of at least 7 days requirement ie, ~2000 KL. The location of it should be shown in the plan.
5. The entire rainwater falling in the campus should be fed into sandy aquifer through a system of recharge wells.
6. Assurance from KWA for dependable source of fresh water as drawal of groundwater within 200 m is a prohibited activity.

5. The proposal was placed in the 80<sup>th</sup> meeting of SEIAA held on 16<sup>th</sup> February 2018. Authority accepted the recommendation of SEAC as per the recommendation of KCZMA and decided to issue EC subject to general conditions in addition to the specific conditions suggested by SEAC. 2% of the total project cost should be set apart for CSR activities for taking up welfare activities of the local community in consultation with the local body. The CSR amount should be utilized before the completion of the project and should be included in the annual account of the company and the expenditure statement should be submitted to SEIAA along with the compliance report after getting certified by a Chartered Accountant. A notarised affidavit for the commitment of CSR activities and also agreeing all the above specific and general conditions should be submitted before the issuance of EC.

*As per the landmark judgment dated 3<sup>rd</sup> September 2017 of the Principle Bench of National Green Tribunal (NGT), developers should give a satisfactory explanation on the facilities provided for open space, recreational grounds and parking facilities at the project site as they have an important bearing on the life of people. The above direction has to be complied by the Proponent.*

The proponent has submitted the affidavit vide reference 7<sup>th</sup> cited.

6. Environmental Clearance as per the EIA Notification 2006 is therefore granted for the proposed Residential Project of Sri. E.T. Froz, 2/1788 A, Kalathil Avenue House, Kanjiramukku, Florican Hill road, Malaparambu, Kozhikode, Kerala- 673020 in T.S.No.150

Part 1-4, 155 of Puthiyangadi Village, Kozhikode Municipal Corporation, Kozhikode Taluk, Kozhikode District, Kerala, subject to the conditions in para 4 & 5 above and 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, Kozhikkode 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. E.T. Firoz, 2/1788 A, Kalathil Avenue House, Kanjiramukku, Florican Hill road, Malaparambu, Kozhikkode, Kerala-673020.

Sd/-  
**P.H. KURIAN I.A.S**  
Member Secretary (SEIAA)

To,

Sri. E.T. Firoz,  
2/1788 A, Kalathil Avenue House,  
Kanjiramukku, Florican Hill road,  
Malaparambu, Kozhikkode,  
Kerala-673020

Copy to:

1. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4<sup>th</sup> Floor, E&F Wing, II Block, Koramangala, Bangalore-560034
2. The Additional Chief Secretary to Government, Environment Department
3. The Member Secretary, KCZMA, Tvp (Vide Letter No.308/A1/17/KCZMA dt.26.08.2017)
4. The District Collector, Kozhikkode
5. The District Town Planner, Kozhikkode
6. The Tahsildhar, Kozhikkode Taluk
7. The Member Secretary, Kerala State Pollution Control Board
8. The Secretary, Kozhikkode Municipal Corporation, Calicut Beach, Near Akashvani, Kozhikkode - 673 032
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 enforced 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](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 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 27<sup>th</sup> 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 lightening 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 purposed 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

