

Validity expires on 24-9-2022

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

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

Sub: SEIAA- Environmental Clearance for Commercial Complex project in Sy. Nos. 4/18-3, 6/19-2, 6/9-3, 5/3 pt., 6/1-2, 4/14, 6/6-2, 6/1-2-3, 6/7-2-2, 6/5-2, 6/5, 6/12-2, 4/18-2, 6/19-2, 6/9-2, 4/17, 4/20, 7/1-3, 6/10, 6/11, 6/8, 7/1-4, 4/16, 4/19-2 and 4/15 at Aluva West Village, Choornikkara Panchayath, Aluva Taluk, Ernakulam District, by Sri. P.C. Thahir- granted – orders issued.

### **STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY**

**No. 270/SEIAA/KL/1223/2014**

***dated, Thiruvananthapuram 25-9-2015***

- Ref: 1. Application dated 14-3-2014 from Sri. P.C. Thahir, 13/750, Annie hall Cross road, Kozhikode 673002  
2. Minutes of the 29<sup>th</sup> meeting of SEAC held on 2/3-5-2014.  
3. Minutes of the 32<sup>nd</sup> meeting of SEAC held on 13-8-2014.  
4. Minutes of the 40<sup>th</sup> meeting of SEAC held on 29-5-2015.  
5. Minutes of the 42<sup>nd</sup> meeting of SEAC held on 2-7-2015.  
6. Minutes of the 40<sup>th</sup> meeting of SEIAA held on 3 /4-8-2015.

### **ENVIRONMENTAL CLEARANCE NO. 74/2015**

Sri. P.C. Thahir, 13/750, Annie hall Cross Road, Kozhikode 673002 vide his application received on 15.03.2014 has sought environmental clearance under the EIA Notification, 2006 for the proposed Commercial Complex project in Sy. Nos. 4/18-3, 6/19-2, 6/9-3, 5/3 pt., 6/1-2, 4/14, 6/6-2, 6/1-2-3, 6/7-2-2, 6/5-2, 6/5, 6/12-2, 4/18-2, 6/19-2, 6/9-2, 4/17, 4/20, 7/1-3, 6/10, 6/11, 6/8, 7/1-4, 4/16, 4/19-2 and 4/15 at Aluva West Village, Choornikkara Panchayath, Aluva Taluk, Ernakulam District, Kerala. Basic details of the project are as follows;

### **BASIC INFORMATION OF THE PROJECT**

Name of project	Proposed Commercial Complex Project by Sri. . P.C. Thahir, 13/750, Annie hall Cross Road, Kozhikode 673002
-----------------	--

<i>Brief description of the project</i>		Proposed commercial complex project which consists of Shopping mall, restaurants / food court with first aid facility etc. The total plot area 1.09 ha. (10,967.37 sq. m.) and total built-up area 33,422.48 sq. m.	
<i>Category/Subcategory &amp; Schedule</i>		Category 'B', Schedule 8 (a)	
<i>Location Sy no/ district, Taluk / village etc.</i>		Survey Nos. 4/18-3, 6/19-2, 6/9-3, 5/3 pt., 6/1-2, 4/14, 6/6-2, 6/1-2-3, 6/7-2-2, 6/5-2, 6/5, 6/12-2, 4/18-2, 6/19-2, 6/9-2, 4/17, 4/20, 7/1-3, 6/10, 6/11, 6/8, 7/1-4, 4/16, 4/19-2, 4/15, Village Aluva West, Panchayat Choornikkara, Aluva Taluk Ernakulam District, Kerala	
<i>GPS co-ordinates</i>		Latitude (N)	10 <sup>0</sup> 04'12.40" to 10 <sup>0</sup> 04'08.06"
		Longitude(E)	76 <sup>0</sup> 19'49.56" to 76 <sup>0</sup> 19'45.27"
<i>for Construction projects</i>	<i>Built up area (in m<sup>2</sup>)</i>	33,422.48 sq. m.	
	<i>No. of floors</i>	Basement 1, 2 + Lower Ground + Ground + 4 upper floors	
	<i>Maximum height from ground level</i>	30. 00 m.	
	<i>Details of project cost</i>	Rs. 62.934 Crores	
	<i>Financial statement including funding source and details of insurance</i>	Source :- Own fund & sale of space	
	<i>Activity schedule of the project</i>	36 months	
	<i>CRZ recommendations</i>	Not applicable	
	<i>Forest clearances</i>	Not applicable	
	<i>Env't Management plan/ Eco restoration plan (brief details)</i>	The proposed project has provision for (i) Treatment of sewage and it's fully recycling (ii) The project has made provision for rain water storage tanks (iii) Bio-gas generation plant within the project site for disposal of the bio-degradable solid waste. (iv) As part of the eco restoration, large number of saplings of native species would be planted. (v) D.G. sets with noise control measures and stack for flue gas. (vi) Sufficient parking as per KPBR.	
<b>ABOUT THE PROJECT</b>			
<i>Environmental parameters considered</i>		<i>Description</i>	
<b>WATER</b>			
<i>Water requirement &amp; sources</i>		The total domestic water requirement of 106.285 KLD (which includes daily fresh water requirement of 71.095 KL). Treated water from STP to be used for flushing of toilets 70.19 KLD, Horticulture 3.42 KLD & cooling make-up water 2.91 KLD. Source:- Stored Rain water, wells and treated water	

	from STP.
RWH units proposed	The project has provision for rain water storage tank which will be used as source of water during rainy days & non-rainy days.
Facilities for liquid waste treatment	Sewage Treatment Plant with total capacity 102 KL.
Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No
Water quality meeting requirements	Water quality to meet requirements after the treatment of water (filtration & disinfection).
Does it have provisions for use of recycled water	Treated water from STP to be used for flushing of toilets 70.19 KLD, Horticulture 3.42 KLD & cooling make-up water 2.91 KLD.
<b>LAND</b>	
Access road to the site –Width & Condition	30 m. wide (tarred road)
Storage of explosives /hazardous substances	Yes, all precautionary measures in the storage & handling of HSD & PNG waste will be followed.
Facility for solid waste mgmt	<ul style="list-style-type: none"> <li>➤ Collection &amp; segregation within the site of bio-degradable waste (green bins) &amp; non-biodegradable waste (blue bins).</li> <li>➤ The recyclable waste like packaging material, paper etc. would be sold through vendors.</li> <li>➤ Bio-degradable waste would be disposed through bio-gas generation plant and through the proposed bio-bin system.</li> <li>➤ The bio-gas generated would be consumed in the food court within the complex. The manure from the composting unit will be utilized as manure.</li> </ul>
Top soil, overburden etc.	Excavation of earthwork for foundation of structures will be carried out. The total excavated soil is about 28,500 cu.m. The top soil (2,560 cu.m.) which is fertile will be kept at site for landscaping work. The excavated soil will be used for back filling work (6,700 cu.m.) and for internal road construction (4,650 cu.m.) purposes the excess excavated earth of will be disposed as per guidelines.
<b>AIR</b>	
Likely emissions affecting environment	Emissions from D.G. sets and from the vehicles only.
<b>ENERGY</b>	
Energy requirement	28,110 kWh/day
Energy sources	Kerala State Electricity Board & D. G. Sets (2,000 kVA x 2 no. + 630 kVA x 1 no. as back-up)

Extent of usage of alternative energy resources	<ul style="list-style-type: none"> <li>➤ Solar water heating system for the hot water generation and solar power operated street lights.</li> <li>➤ Solar power plant for the proposed building for lighting of common areas.</li> <li>➤ Solar Water Heater, Solar Power Plant, LED lamps, solar street lights and photovoltaic lighting</li> </ul>
<b>BIODIVERSITY</b>	
Loss of native species and genetic diversity	There are some native tree species and different varieties of shrubs, herbs, grass, climbers existing at site. For the development of the proposed project, existing trees, shrubs, herbs, grass & climbers will be cleared.
<b>SOCIAL ASPECTS</b>	
Proximity to nearest habitation	The project site is within the Choornikkara Grama Panchayat limits and several houses located within the 500 m. radius.
CSR related to the project/allocation/time frame (details mandatory)	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 are:-
	<b>Areas of Intervention</b>
	<b>1. Education</b>
	<b>2. Health</b>
	<b>3. Women Empowerment</b>
<b>GENERAL</b>	
Does it have eco restoration programmes	Provision for the green area development which includes native species such as shady trees, flowering trees, deciduous & evergreen trees, fruit trees, shrubs & grass coverage.
e-waste management	<ul style="list-style-type: none"> <li>➤ Discarded computer parts, monitor, key boards etc. constitutes e-waste and this waste will be stored in an earmarked area.</li> <li>➤ E-waste will be generated after 4-5 years latency period in the commercial block.</li> <li>➤ Separate earmarked space will be provided for e-waste storage.</li> <li>➤ E-waste will be disposed as per e-Waste (Management &amp; Handling) Rules, 2012.</li> </ul>
Sufficiency of parking spaces/ traffic management	337 Cars + 143 Two wheelers
Litigation/court cases, if any, against the project (Provide details)	Nil

### **OTHER DETAILS OF THE PROJECT PROPOSAL**

Details of Authorised Signatory	Mr. P.C. Thahir 13/750, Annie Hall Cross Road Calicut, Kerala - 673002.
---------------------------------	---

	Tel. No. 0495-2367959/2367969;
Details of NABET approved EIA consultant organisation	M/s Environmental Engineers & Consultants Pvt. Ltd. A1 – 198, Janak Puri New Delhi – 110058; Tel. No. 011-25507190; Telefax No: 011-25622604; E-mail: eecnewdelhi@yahoo.in ; eecnewdelhi@gmail.com

2. The proposal was considered as agenda in the 29<sup>th</sup> SEAC meeting held on 2<sup>nd</sup> and 3<sup>rd</sup> May 2014 and deferred for site visit to ascertain whether paddy or wetlands are involved and the setback left by the proponent from the highway and seeking additional clarifications for further consideration of the proposal. As per the field inspection report submitted by a subcommittee of SEAC the proposal was again considered in the 32<sup>nd</sup> meeting of SEAC held on 12<sup>th</sup> and 13<sup>th</sup> August 2014. The Committee again deferred the case for the following additional clarifications:

1. Clearance from NHAI is to be provided regarding set back to be left from the highway.
2. The land to be left as buffer zone on either side of GAIL pipe line and the activities that are permitted in this land need clarification. Item 1 & 2 must be demarcated on the FM sketch by Revenue officials.
3. The storm water drain in the plot and its connection to the drain outside is not clear. Being a waterlogged site, a clear storm water management plan is mandatory.
4. 11 KV line passes right through the plot and has to be shifted to the periphery.
5. Separate entry and exit should be provided such that the traffic in NH is unhindered.

3. The proponent submitted the additional clarifications/documents sought for .The 40<sup>th</sup> meeting of SEAC examined the proposal based on the minutes of the Subcommittee, Form I, Form IA, Conceptual plan and details submitted. The 42<sup>nd</sup> meeting of SEAC reappraised the matter on 2<sup>nd</sup> July 2015 in the light of the amendment to EIA notification with regard to production of approved building plan and decided to recommend for issuance of EC stipulating the following specific conditions in addition to the general conditions for non-mining projects.

1. The storm water drain in the plot and its connection to the drain outside is not clear. Being a waterlogged site, a clear storm water management plan shall be provided.
2. Separate entry and exit should be provided such that the traffic in NH is unhindered.
3. Adequate precautions for disaster management should be inbuilt in the plan.
4. Carbon foot print of the project should be reduced to the maximum extent possible.
5. Other statutory clearances should be obtained.

4. The Authority in its 40 the meeting held on 3 /4-8-2015 examined the application in the light of the recommendations of SEAC. It is seen that a subcommittee of SEAC conducted site visit but decisions thereon are not there in the minutes recommending the project. Authority decided to incorporate the conditions in the Inspection Report in the Environmental Clearance to be issued. Green building norms usually being incorporated may also be incorporated in the E.C. The Authority decided to grant environmental clearance to the project subject to the following conditions in the Appraisal Report and the above specific conditions

1. Setback to be provided from the EHT line.
2. 11 K.V line passes right through the plot and has to be shifted to the periphery

#### **Green conditions**

1. Adequate rain water harvesting facilities shall be arranged for.
2. Technology and capacity of STP to be indicated with discharge point (if any) of the treated effluent.
3. Effluent water not conforming to specifications shall not be let out to 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.
7. Solid wastes, non- biodegradables and separate parking facilities for the building shall be provided.
8. Generation of solar energy to be mandatory for own use and /or to be provided to the grid.

9. 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.

5 Environmental clearance as per the EIA notification 2006 is hereby accorded for the proposed commercial complex project of Sri. P.C. Thahir, 13/750, Annie Hall Cross Road, Kozhikode 673002 in Sy. Nos. 4/18-3, 6/19-2, 6/9-3, 5/3 pt., 6/1-2, 4/14, 6/6-2, 6/1-2-3, 6/7-2-2, 6/5-2, 6/5, 6/12-2, 4/18-2, 6/19-2, 6/9-2, 4/17, 4/20, 7/1-3, 6/10, 6/11, 6/8, 7/1-4, 4/16, 4/19-2 and 4/15 at Aluva West Village, Choornikkara Panchayath, Aluva Taluk, Ernakulam District, subject to the specific conditions in para 3 and green building and other conditions in para 4 above, all the environmental impact mitigation and management measures undertaken by the project proponent in the documents submitted to SEIAA , and the mitigation measures proposed in the table in para 1 above .The assurances and clarifications given by the proponent will be deemed to be a part of these proceedings as if incorporated herein. Also the general conditions for projects other than mining appended hereto will be applicable and have to be strictly adhered to.

6.Validity of this environmental clearance will be seven years from 1-10-2015, subject to earlier review in the event of non- compliance or violation of any of the conditions stipulated herein.

7. Compliance of the conditions herein will be monitored by the Directorate of Environment & climate change or its agencies and also by the regional office of the Ministry of Environment& Forests Government of India, at Bangalore.

- i) Necessary assistance for entry and inspection should be provided by the project proponent and those who are engaged or entrusted by him to the staff for inspection or monitoring.
- ii) Instances of violation if any shall be reported to the district collector, Ernakulam to take legal action under the Environment (Protection) Act 1986.

8. The given address for correspondence with the authorised signatory of the project is  
Sri. P.C. Thahir, 13/750, Annie Hall Cross road, Kozhikode, Kerala, 673002.

Sd/-

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

To,

1. The District Collector, Ernakulam
2. Tahsildar, Aluva Taluk, Ernakulam
3. Secretary,  
Choornikkara Grama Panchayat,  
1746, Companyadi  
Thaikkattukara.P.O,  
Ernakulam Dist.683106.
4. Sri. P.C. Thahir,  
13/750, Annie Hall Cross Road,  
Kozhikode, Kerala, 673002.
5. The District Town Planner , Ernakulam.
6. Principal Secretary, Environment Department,  
Government of Kerala.
7. Principal Secretary, Local Self Government Department'  
Government of Kerala.

O/C, S/F



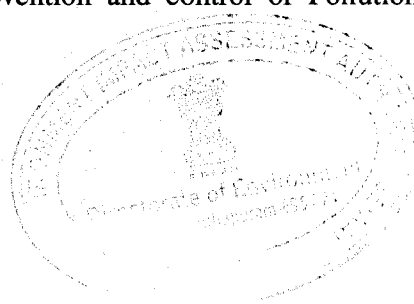
Forwarded By order

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 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.
- (xv) A copy of the clearance letter shall be sent by the proponent to concerned Grama Panchayat/ District Panchayat/ Municipality/Corporation/Urban Local Body and also to the Local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The Environmental Clearance shall also be put on the website of the company by the proponent.
- (xvi) The proponent shall submit half yearly reports on the status of compliance of the stipulated EC conditions including results of monitored data (**both in hard copies as well as by e-mail**) and upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the respective Regional Office of MoEF, Govt. of India and also to the Directorate of Environment and Climate Change, Govt. of Kerala.
- (xvii) The details of Environmental Clearance should be prominently displayed in a metallic board of 3 ft x 3 ft with green background and yellow letters of Times New Roman font of size of not less than 40.
- (xviii) The proponent should provide notarized affidavit (*indicating the number and date of Environmental Clearance proceedings*) that all the conditions stipulated in the EC shall be scrupulously followed.

For Member Secretary, SEIAA