



Validity expires on 30-09-2022

Proceedings of the State Environment Impact Assessment Authority Kerala

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

Sub: Application for environmental clearance for the proposed Group Construction Project of Educuity in Ward No. IX, R.S. No. 395, 397/2 of Pookkottur Panchayath and in Ward No. III, R.S. No. 137/1, 137/2, 137/3, 138, 139/1A, 139/1B, 139/2, 139/3A, 139/3B, 140/1, 140/2, 141/1A, 141/2A, 141/2B, 141/2C, 142/1, 142/2A, 142/2B, 144/1, 144/2A, 144/2B, 144/3A, 144/3B, 144/4A1, 144/4A2, 144/4B, 145/1A1, 145/1A2, 145/1B1, 145/1B2, 145/2, 145/2B, 145/3, 145/4, 145/5, 145/6A, 145/6B, 146/2A, 146/2B of Malappuram Municipality, at Melmuri Village & Pookkottur Village, Malappuram District, by M/s Al Abeer Educuity- Environmental Clearance- Granted.

STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY

No. 106/SEIAA/KL/1722/2013

dated, Thiruvananthapuram 23-09-2015

- Read:-**
1. Application dated Dr. Jemsith Ahamed , Executive Director, M/s Al Abeer Medical Academy & Research Center (P) Ltd, Al Abeer Building, Door No. 29/822B, Mavoor road, Kozhikode-673004.
 2. Minutes of the 17th meeting of SEAC held on 06-07-2013
 3. Minutes of the 20th meeting of SEAC held on 05-10-2013.
 4. Minutes of the 22nd meeting of SEAC held on 07-12-2013.
 5. Minutes of the 39th meeting of SEAC held on 14/15-05-2015
 6. Minutes of the 39th meeting of SEIAA held on 18-06-2015.
 7. Minutes of the 42nd meeting of SEAC held on 02-07-2015.
 8. Minutes of the 40th meeting of SEIAA held on 03/04-08-2015.

Environmental Clearance No. 105/2015

1. Dr. Jemsith Ahamed , Executive Director, M/s Al Abeer Medical Academy & Research Center (P) Ltd, Al Abeer Building, Door . No. 29/822B, Mavoor road, Kozhikode-673004 applied for Environmental Clearance under the EIA Notification dated 14-09-2006 for the proposed Group Construction Project of Educuity at Melmuri Village & Pookkottur Village, Malappuram District. Project description is as under;

Item	Description provided by the proponent	Mitigation measures as undertaken by proponent
Name of project	Group Construction Project of Educuity	

<i>Brief description of the project</i>		The proposed AL ABEER educational complex will be named “Educity” and will be constituted as a “Charitable Trust”. The proposed Educity at Melmuri in Malappuram district will have the following academic institutions: <ul style="list-style-type: none">• Medical college• Management School• Engineering college• International school	
<i>Category/Subcategory & Schedule</i>		Category B (8B)	
<i>Location Syno/ district, Taluk/ village etc.</i>		Melmuri Village & Pookkottur Village, Malappuram District, Kerala.	
<i>GPS co-ordinates</i>		Latitude: 11°05'24.51"N Longitude: 76°04'47.86"E	
<i>for Construction projects</i>	<i>Built up area (in m²)</i>	1,84,013.86	
	<i>No. of floors</i>	There Are four Blocks. <ul style="list-style-type: none">• Medical college• Management School• Engineering college• International school	
	<i>Maximum height from ground level</i>	2985 Centimeter (29.85 Meter)	
	<i>Facilities proposed</i>	STP, Hostels, Canteens, Quarters, Library, Health club etc. will be provided for the proposed construction project.	
WATER			
Water requirement & sources		Water requirement: 827.810KLD	Will be met from ground water through bore well.
RWH units proposed		Since a Rain Water Harvesting facility is provided, and the overflow from the rain water storage tank flows to a percolation tank for ground water replenishing, there will be recharge of ground water	Excess water will be discharged through storm water drain.
Facilities for liquid waste treatment		STP proposed which having capacity 750 KLD	
Impoundment, damming, culverting, realignment or other changes to the		Since there is only a water body i.e. a stream at the western boundary of the project site and this stream will be maintained as it is.	Further new storm water drains will be constructed, water running through this drain will be collected in rain water harvesting pond

hydrology of watercourses or aquifers.		and the overflow from this will be routed to this stream.
Water quality meeting requirements	The construction activity requires water for concrete mixing and curing During operation stage rain water harvesting will be done, rain water harvesting will one of the major source of water supply	New open wells will be dug for adequate quantity of water 750 KLD STP is proposed and treated wastewater generated from STP will be utilized for gardening, landscaping and flushing toilets
Provisions for use of recycled water	Treated waste water (644.64 KLD) shall be reused for the Gardening and flushing purpose	
LAND		
Access road to the site -Width & Condition	The project site located distance around 2 km. from National Highway No. 213 and connected by 10 m wide road.	No need to construct any approach road.
Storage of explosives /hazardous substances	Hazardous waste shall come from medical College in form of Biomedical waste.	Incineration facility.
Facility for solid waste management .	The total quantities of solid waste that will be generated during operation phase will be 2,311.5 kg/day, out of which 693.45 kg/day will be non-biodegradable and 1,618.05 kg/day will be biodegradable.	Provision for segregation and collection of biodegradable & non-biodegradable waste within the premises. Biodegradable waste will be treated in Organic Waste Converter and further the non-biodegradable waste will be segregated into recyclable and non-recyclable waste. Re-cyclable waste will be handed over to recyclers and non-recyclable waste shall be handed over to authorized recycler. Dried sludge from STP will be used as manure
Significant land disturbance resulting in erosion, subsidence & instability	There will be no disturbance in land due the project	
Top soil, overburden etc.	All the topsoil excavated during construction activities will be stored for use in horticulture/landscape development within the project site.	
AIR		
Air quality meeting requirements	Emissions during road	PUC certified vehicles will be used during construction as well as post

	construction	construction phase. In the post construction phase, effective green belt will help to contain the emissions within the permissible range.
Noise level meeting requirements	<p><u>During Construction Phase:</u> Noise generated due to various activities in the construction camps may affect workers, if equivalent 8-hour exposure is more than the safety limit</p> <p>Impacts on human health, <u>During Operation Phase:</u> Uninterrupted movement of heavy and light vehicles at high speeds may cause increase in ambient noise levels on the project road. It may have negative environmental impacts on the sensitive receptors (schools and institutions) close to the project road. There is no habitation within the near 500m of the project site; therefore the impact of noise on the surrounding receptors will be very less.</p>	<p>The workers in general are likely to be exposed to an equivalent noise level to 80-90 dB (A) in an 8 hour shift, for which all statutory precautions should be taken into consideration.</p> <p>Construction works at certain sections during night times will be avoided.</p> <p>Only minimum required machinery will be employed on the site. Use of proper Personal Protective Equipment (PPE) such as ear muffs will mitigate any adverse impact of the noise generated by such equipment.</p>
Likely emissions affecting environment	Diesel Generators will be used only during emergency. On an average, the Diesel Generator will be operated for two to three hour per day.	The stack will be taken to a height sufficient to prevent down-washing phenomenon as per Kerala State Pollution Control Board (KSPCB) requirement. The Generators will comply with the noise and gaseous emission standards of KSPCB
ENERGY		
Energy requirement	2000 KVA	
BIODIVERSITY		
Presence of any endangered species or red listed category	There is no Endangered species and no one species in red listed category	
Loss of native species and genetic diversity	Proposed construction project will not lead to the loss of native species. Also the site considered for the project area is not a sensitive zone.	
Likely displacement of fauna	Site selected for the project development does not exist as a habitat of any species, also	The project will not make any adverse impacts on flora and

	there is no major water body connecting the main water body within the project site.	fauna.
Any introduction of alien / invasive species	No one alien species	
SOCIAL ASPECTS		
Proximity to nearest habitation	The area surrounding the project site is a scattered residential area. There is no thickly populated area in the proximity of the project site. Some residences are located within 500m from the project site.	
CSR components suggested	<p>The total project cost of the project is Rs. 205.22 Crores. This project is for the development of the society and upliftment of Medical facility and Educational facilities.</p> <p>The project proponent shall earmarks funds of 25 Lakhs for social development and welfare measures in the surrounding villages for education, health facility, infrastructure facilities, etc, this fund shall be utilized over a period of 5 years.</p>	<p>Following activities shall be under taken a part of Corporate Social Responsibility (CSR).</p> <ul style="list-style-type: none">➤ Arrange regular medical camps in surrounding villages to improve health of the villagers.➤ Free supply of medicine, ambulance facility, etc. would be provided.➤ Supply of study materials & financial aid to schools available in surrounding villages.➤ Promotion of cultural and social welfare activities would be done.➤ Competitions and prizes distribution.➤ Infrastructural facilities like small drinking water supply, construction of roads, developments of parks, plantation of trees including mangroves etc. would be developed in nearby villages. <p>Promotion to agriculture pattern for the better production</p>
Biomedical waste management		The Company will manage biomedical waste with the coordination of M/s. Image Kerala.
E-waste management		Not applicable
Litigation, if any, against the project		No litigation Pending
Details of Authorised Signatory		Dr. Jemshith Ahmed Executive director, M/s Al Abeer Educity Al Abeer Building

	Door No. 29/822 B Mavoor Road Calicut – 673004; Email: hmdjdt@yahoo.com
Details of NABET approved EIA consultant organisation	M/s. Envision Enviro Engineers Pvt. Ltd. 208, G-Tower Shankheshwar Complex Above Girish Group of Hospitals Sagrampura, Surat Gujarat – 395002. Tel. No. 0261-2470653/2472374/2473905; Fax: 91-261-2478518; Email: info@envision.in
Total cost of the project with details	` 205.22 Crores
Other details:	<ol style="list-style-type: none"> 1. There is a stream on the western boundary of the project site. Its present width is 2 m which will be augmented and maintained as part of the project. 2. Construction of 3 bore wells is envisaged as part of the project. 3. There are 3 ponds within the project site, which will be maintained as rainwater harvesting ponds and overflowing water from this rainwater harvesting ponds will be channelled to the stream within the project site.

2. The project proposal was appraised by SEAC in its 25th, 27th and 39th meetings specifically on the adequacy of the waste management facilities. The Government of India notification No. S.O. 3252 (E) dated 22-02-2014 on exemption to buildings of educational institutions including Universities from obtaining prior E.C under the provision of EIA Notification 2006 is not applicable to the component of hospitals in the case of Medical Universities. Hospital construction will continue to require prior E.C.

3. Hence the proposal was again considered in the 42nd meeting of SEAC held on 2nd July 2015 as Agenda item no. 42.01. In view of the OM F No. 19-2/2013-IA III dated 9-06-2015, the Committee reviewed the decision taken in its 39th meeting. The hospital building included in the proposal is having a total built up area of 45,715.18m² (hospital) + 13092.31m² (super speciality hospital). The proposal in totality was already recommended for issuance of EC by the Committee in its 25th meeting. However SEIAA had suggested having an independent biomedical waste management facility for the project. The proponent has already communicated details of the management of medical waste as is being adopted by other hospitals.

4. In the light of the above, the Committee decided to endorse the decision taken in its 25th meeting for issuance of EC under usual general conditions for non-mining projects and the following specific condition.

1. Two seats to be reserved for eligible students of BPL family for free education for MBBS as agreed in the CSR component.

2. The application may be approved for the issuance of E.C as per the recommendations of SEAC with incorporating the Environment Management Plan, mitigation measures and the green building conditions as under:

- There shall be RWH facility with adequate capacity.
- Technology and capacity of the STP to be indicated with discharge point (if any) of the treated effluent.
- Effluent water not conforming to specifications shall not be let out to water bodies
- Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured.
- Dual plumbing for flushing shall be done
- Provisions for disposal of e-wastes, solid wastes, non-biodegradables, hazardous materials and separate parking facility for the buildings shall be provided.
- Generation of solar energy to be mandatory for own use and/or to be provided to the grid.
- There shall not be any compromise on the safety conditions and facilities to be provided by the project proponent, which shall be ensured for occupation, regularisation or consent to operate.

5. The Authority in its 40th meeting held on 3 /4-8-2015, considered the proposals in the light of the documents submitted by the proponent and recommendations of SEAC and decided to accept the recommendations of SEAC except that disapproved as below ;

- The CSR undertaking of the proponent on reservation of seats in the medical college need not be an environmental condition as admissions have to be in accordance with the approved prospectus and Government policy. Such issues are not to be looked in to by SEAC/SEIAA.
- Other CSR conditions are to be complied with by the proponent.
- Conditions on management of bio medical wastes shall be clear.

- The facilities therefor and functioning will be open to inspection by the concerned authorities.

6. Environment clearance as per the EIA notification 2006 is hereby accorded for the proposed Group Construction Project of Educity in Ward No. IX, R.S. No. 395, 397/2 of Pookkottur Panchayath and in Ward No. III, R.S. No. 137/1, 137/2, 137/3, 138, 139/1A, 139/1B, 139/2, 139/3A, 139/3B, 140/1, 140/2, 141/1A, 141/2A, 141/2B, 141/2C, 142/1, 142/2A, 142/2B, 144/1, 144/2A, 144/2B, 144/3A, 144/3B, 144/4A1, 144/4A2, 144/4B, 145/1A1, 145/1A2, 145/1B1, 145/1B2, 145/2, 145/2B, 145/3, 145/4, 145/5, 145/6A, 145/6B, 146/2A, 146/2B of Malappuram Municipality, at Melmuri Village & Pookkottur Village, Malappuram District, by M/s Al Abeer Educity subject to the clarifications and conditions in paras 1,4 and 5 above. The clearance will be subject to all the environmental impact mitigation and management measures specified in the documents submitted by the project proponent to SEIAA, and the mitigation measures specified against each in the table in para 1 above. The assurance in form 1A of the application (Appendix II) and clarifications given by the proponent will be deemed to be part of these proceedings as if incorporated herein. Also the general conditions for projects other than mining appended hereto the following green guidelines will be applicable and have to be strictly adhered to.

- Technology and capacity of the STP to be indicated with discharge point (if any) of the treated effluent.
- Effluent water not conforming to specifications shall not be let out to water bodies
- Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured.
- Dual plumbing for flushing shall be done.
- Provisions for disposal of e-wastes, solid wastes, non-biodegradables and separate parking facility for the buildings shall be provided.
- Generation of solar energy to be mandatory for own use and/or to be provided to the grid.
- Mitigation measures to reduce carbon dioxide production as part of climate change action shall be adopted.

7. Validity of the Environmental Clearance will be seven years from 01-10-2015, subject to earlier review in the event of noncompliance or violation of any of the conditions stipulated herein.

8. Compliance of the conditions herein will be monitored by the Directorate of Environment and Climate Change 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.

8. The given address for correspondence with the authorized signatory of the project,

The Project Manager,
Al- Abeer Building,
Door No. 29/822B,
Mavoor road,
Kozhikode, 673004.

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

To,

Dr. Jemsith Ahamed ,
Executive Director,
M/s Al Abeer Medical Academy & Research Center (P) Ltd
Al- Abeer Building, Door . No. 29/822B,
Mavoor road, Kozhikode-673004

Copy to:

1. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4th Floor, E&F Wing, II Block, Koramangala, Bangalore-560034
2. The Principal Secretary to Government, Environment Department, Government of Kerala
3. The District Collector, Malappuram.
4. Director, Dept. of Environment and Climate Change, Govt. of Kerala, Tvm-24
5. Chief Town Planner, Palayam, Thiruvananthapuram
6. The Secretary, Malappuram Municipality,
7. Chairman, SEIAA, Kerala
8. Website
9. Stock file
10. 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 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.
- (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.



