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Valid till expires on 10th Mar 2019

सत्यमेव जयते

Proceedings of the State Environment Impact Assessment Authority Kerala

Present: Prof. (Dr.) K.P. Joy, Chairman; (Dr.) J. Subhashini, Member; Sri. P.K. Mohan, IAS, Member Secretary

Sub: SEIAA Kerala – Proposed Hotel cum Apartments project in Sy. Nos. 383/15, 416/1-17, 416/6, 416/8, 383/9, 383/21-2, 383/22, 383/14, 416/1-5, 416/1-6, 416/1-7, 383/18, 382/50, 382/52, 382/56, 382/57, 382/58, 382/15, 382/53, 416/13, 382/14, 383/20, 416/1-12, 383/16-2, 383/21, 383/4-1, 383/11-1, 382/60, 383/6, 382/14, 382/13, 382/12, 383/16, 383/13, 383/17, 382/16, 382/16-1, 382/16-2, 382/59, 416/1-14, 416/1-15, 416/1-16, 417/3-4-2, 417/3-3-1, 383/7, 417/3-1, 417/3-2, 383/19-1, 382/62-1, 382/63-1, 417/2-3, 417/3-4-1, 488/14-1, 383/24, 383/26, 383/8, 383/5-1 and 383/5 at Kottukal Village and Panchayath, Neyyattinkara Taluk, Thiruvananthapuram District, Kerala by M/s Artech Realtors (P) Ltd.- Environmental Clearance under EIA Notification 2006 accorded – Orders issued

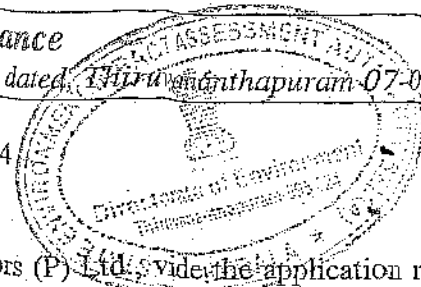
Environmental Clearance

No. 221/SEIAA/KL/329/2014

dated, Thiruvananthapuram 07-05-2014

Read:- Minutes of 27th SEIAA meeting held on 11th March 2014

ORDER



Mr. T.S. Asok, Managing Director of M/s Artech Realtors (P) Ltd., vide the application received on 22-01-2014 has sought environmental clearance under the EIA Notification, 2006 for the Hotel cum Apartments project in Sy. Nos. 383/15, 416/1-17, 416/6, 416/8, 383/9, 383/21-2, 383/22, 383/14, 416/1-5, 416/1-6, 416/1-7, 383/18, 382/50, 382/52, 382/56, 382/57, 382/58, 382/15, 382/53, 416/13, 382/14, 383/20, 416/1-12, 383/16-2, 383/21, 383/4-1, 383/11-1, 382/60, 383/6, 382/14, 382/13, 382/12, 383/16, 383/13, 383/17, 382/16, 382/16-1, 382/16-2, 382/59, 416/1-14, 416/1-15, 416/1-16, 417/3-4-2, 417/3-3-1, 383/7, 417/3-1, 417/3-2, 383/19-1, 382/62-1, 382/63-1, 417/2-3, 417/3-4-1, 488/14-1, 383/24, 383/26, 383/8, 383/5-1 and 383/5 at Kottukal Village and Panchayath, Neyyattinkara Taluk, Thiruvananthapuram District, Kerala. No forest land is involved in the present project.

It is interalia, noted that the project comes under the Category B, 8(a) of Schedule of EIA Notification 2006. The proposed project is spread with an area of 2.7197 hectares and the site is located near the Lakshadweep Sea. Part of the project site is within 500 m radius of Lakshadweep Sea. The proposed building is outside the CRZ area i.e., the proposed construction is outside the 500 m line from HTL and therefore, is in no regulation zone. The proponent has provided the location map in which the Survey numbers and proposed building footprint is superimposed and authenticated by the concerned Village Officer. The present land use of the area is "Purayidam" (Residential) and the proposed land use is for service apartment cum hotel complex. The maximum height of building is 80.25 m.

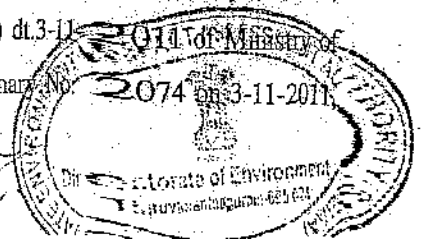
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The proposal has been appraised by the State Level Expert Appraisal Committee Kerala constituted by the competent authority, as per prescribed procedure in the lights of provisions under the EIA Notification 2006 and subsequent amendments, in its 25th meeting held on 14th and 15th February 2014 AND on the basis of the supporting documents enclosed with the application viz., the Form-1 & 1A, Conceptual Plan and the additional clarifications furnished in response to the observations, the SEAC Kerala recommended environmental clearance to the project.

The proposed project involves the construction of Hotel cum Apartments project in Sy. Nos. 383/15, 416/1-17, 416/6, 416/8, 383/9, 383/21-2, 383/22, 383/14, 416/1-5, 416/1-6, 416/1-7, 383/18, 382/50, 382/52, 382/56, 382/57, 382/58, 382/15, 382/53, 416/13, 382/14, 383/20, 416/1-12, 383/16-2, 383/21, 383/4-1, 383/11-1, 382/60, 383/6, 382/14, 382/13, 382/12, 383/16, 383/13, 383/17, 382/16, 382/16-I, 382/16-2, 382/59, 416/1-14, 416/1-15, 416/1-16, 417/3-4-2, 417/3-3-1, 383/7, 417/3-1, 417/3-2, 383/19-1, 382/62-1, 382/63-1, 417/2-3, 417/3-4-1, 488/14-1, 383/24, 383/26, 383/8, 383/5-1 and 383/5 at Kottukal Village and Panchayath, Neyyattinkara Taluk, Thiruvananthapuram District, Kerala. It is proposed to construct Hotel cum Service Apartment building with 156 hotel rooms, 271 service apartments along with retail area, office area, banquet hall, restaurant and first aid facility, etc. in a single tower. The maximum floor of the building is with lower ground + upper ground + 25 floors. The total plot area of the proposed project is 2.7197 hectares (27,185.35 m²) and the total built-up area is of 45,558.23 m². The project has made provision for rain water storage tank of about 8650 KL capacity (3000 KL + 1500 KL + 4150 KL) which will be used as concurrent source of water during rainy days and also for non-rainy days.

The proposed project has provision of STP of capacity of about 220 KL/day within the project premises to treat the sewage during operation phase. Solid waste of about 555.60 kg/day generated from the project will be collected separately as biodegradable and non-biodegradable waste as per the MSW Rules, 2000. The non-biodegradable and recyclable waste would be sold to the vendors. The biodegradable waste along with sludge from STP would be sent to the biogas generation plant (with capacity of about 350 kg) to be developed within the premises. Parking facilities is proposed for 360 cars and 176 two wheelers. Total project cost is ₹ 79.68 Crores. As stated by the proponent, there is no litigation pending against the project and/or land in which the project is proposed to be set up.

The SEIAA, after due consideration of the relevant documents and additional clarifications submitted by the project proponent, and in view of the recommendations of SEAC, approved for issuance of Environmental Clearance for the project mentioned above at its 27th SEIAA meeting held on 11th March 2014. Accordingly, the State Level Environment Impact Assessment Authority (SEIAA) Kerala constituted by Govt. of India vide Notification No. S.O. 2-484(E) dt.3-11-2011 of Ministry of Environment and Forests, Govt. of India, published as Gazette Extraordinary No. 2074 on 3-11-2011.



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and further amended by Govt. of India vide Notification No. S.O. 546(E) dt 25.02.2014 of Ministry of Environment and Forests, Govt. of India, published as Gazette extraordinary No. 466 dated 25-02-2014, hereby accord Environmental Clearance for the proposed Hotel cum Apartments project in Sy. Nos. 383/15, 416/1-17, 416/6, 416/8, 383/9, 383/21-2, 383/22, 383/14, 416/1-5, 416/1-6, 416/1-7, 383/18, 382/50, 382/52, 382/56, 382/57, 382/58, 382/15, 382/53, 416/13, 382/14, 383/20, 416/1-12, 383/16-2, 383/21, 383/4-1, 383/11-1, 382/60, 383/6, 382/14, 382/13, 382/12, 383/16, 383/13, 383/17, 382/16, 382/16-1, 382/16-2, 382/59, 416/1-14, 416/1-15, 416/1-16, 417/3-4-2, 417/3-3-1, 383/7, 417/3-1, 417/3-2, 383/19-1, 382/62-1, 382/63-1, 417/2-3, 417/3-4-1, 488/14-1, 383/24, 383/26, 383/8, 383/5-1 and 383/5 at Kottukal Village and Panchayath, Neyyatinkara Taluk, Thiruvananthapuram District, Kerala. by M/s Artech Realtors (P) Ltd as per powers vested with it under the provisions of Environment Impact Assessment Notification - 2006 and its subsequent amendments, subject to strict compliance of the following specific conditions, and the general conditions contained in the Annexure, which shall also form a part of this document:

1. Constructions should not be made in areas where provisions of CRZ Notification 2011 applies. In case of any dispute, decisions of KCZMA shall prevail.
2. Constructions are not allowed in any area other than that described as purayidam in revenue records.
3. Height should be restricted as per NOC from Airport Authority of India and Fire and Rescue Services.
4. The cliff area should be kept undisturbed, protected and a setback distance of 50 m should be made from it.
5. Bore well should not be constructed.
6. Disposal of sewage should not be made to CRZ areas.

Compliance of the above conditions will be monitored by the Directorate of the Department of Environment and Climate Change, Government of Kerala or its agencies and also by the Regional Office of the Ministry of Environment and Forests, Government of India located at Bangalore. Necessary support for entry and inspection should be provided by the project proponent to the staff of the Directorate and Ministry for monitoring purposes. In case of non-compliance of conditions, noted, if any, the Director, Department of Environment and Climate Change shall report the matter to the District Collector concerned to take necessary action under Environment Protection Act 1986.

The given address of correspondence of the Authorized Signatory of the project is: - Mr. T.S. Asok, Managing Director, M/s Artech Realtors (P) Ltd, Artech house, TC. 24/2014(1), Thycaud, Thiruvananthapuram- 695014, Kerala: Telephone No: 0471-3018114; 9847066766; Fax No. 0471-2327117; E-mail: asok@artechrealtors.com



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Agency with NA-BET accreditation for EIA is: M/s Environmental Engineers & Consultants Pvt
Ltd., A1-198, Janak Puri, New Delhi - 110058; Tel. No. 011-25507190; Telefax No: 011-2562274;
E-mail: eecnewdelhi@yahoo.in & eecnewdelhi@gmail.com & eecindia@satyam.net.in; Mobile No.
9350873385, 9811080469

The validity of EC is for a period of 5 years.



Sd/-

P.K.Mohanty IAS
Member Secretary, SEIAA/
Addl. Chief Secretary to Government
Environment, Forest & Wildlife Departments

To

Mr. T.S. Asok
Managing Director
M/s Artech Realtors (P) Ltd
Artech house, TC. 24/2014(I)
Thycaud, Thiruvananthapuram- 695014.

Copy to:

1. IA-Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi - 110003
2. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4th Floor, E&F Wing, II Block Koramangala, Bangalore-560034
3. The Addl. Chief Secretary to Government, Environment Dept., Government of Kerala
4. The Principal Secretary to Government, Local Self Government Department
5. The District Collector concerned
6. The Director, Dept. of Environment and Climate Change, Govt. of Kerala, Tvm - 24.
7. The Director, Mining and Geology Department, Government of Kerala
8. Chairman and Members of SEIAA Kerala
9. Chairman, SEAC Kerala
10. Website uploading
11. Stock file

Forwarded/ By Order

P. Sreekanth Nair
Director, DoECC
(Secretariat of SEIAA/ SEAC Kerala)

For ARTECH REALTORS PVT. LTD.

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STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY KERALA

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 have been obtained before initiating activity.
- (x) All other statutory clearances should have been 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.

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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.

Approved/ For issue

P. Sreekantan Nair
Director, DoECC
(Secretariat of SEIAA/ SEAC Kerala)



Sd/-
Member Secretary, SEIAA Kerala

For ARTHEON REALTORS PVT. LTD.