



Validity expires on 31-05-2023

## ***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, A.S Member Secretary.*

Sub: SEIAA- Environmental clearance for the proposed commercial cum retail building project by M/s Pothys in Survey nos. 106/1, 2, 107/2, 3 at Ernakulam Village, Kanayannur Taluk and Ernakulam District, application of Sri. S. Ramesh for M/s Pothys- EC granted

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

**No. 833/SEIAA/EC3/2711/2015**

***Dated, Thiruvananthapuram 01-06-2016***

- Ref : 1. Application dated 14-7-2015 from Sri. S. Ramesh, Partner M/s Pothys, T.C. 28/2477, M.G. Road, Thiruvananthapuram, Kerala 695001  
3. Minutes of the 48<sup>th</sup> meeting of SEAC held on 6<sup>th</sup> and 7<sup>th</sup> November, 2015.  
4. Minutes of the 52<sup>nd</sup> meeting of SEAC held on 8<sup>th</sup> and 9<sup>th</sup> February, 2016  
5. Minutes of the 51<sup>st</sup> meeting of SEIAA held on 29<sup>th</sup> March 2016

### **Environmental Clearance No. 851B/2016**

Sri. Ramesh, Partner, M/s Pothys, T.C 28/2477-3, MG Road, Thiruvananthapuram Kerala 695001, vide his application received on 14-07-2015 and has sought environmental clearance under the EIA Notification, 2006 for the Proposed commercial cum retail building project by M/s Pothys in Survey nos. 106/1, 2, 107/2, 3 at Ernakulam Village, Kanayannur Taluk and Ernakulam District, application of Sri. S. Ramesh for M/s Pothys. The project comes under the Category B, 8(a) of Schedule of EIA Notification 2006. No forest land is involved in the present project. Other details of the proposal are as follows:

Name of project	Environmental Clearance for the proposed construction of a Commercial cum Retail Building project to be developed by M/s POTYHS
Brief description of the project	Proposed construction of Commercial cum Retail Building project with total plot area 0.5399 ha. (5,399 sq. m.) and total built-up area 33,593.74 sq. m.
Category/Subcategory & Schedule	Category 'B', Schedule 8 (a)
Location Sy no/ district, Taluk/ village etc.	Survey Nos. 106/1, 2, 107/2, 3, Ernakulam. Village, Kanayannur Taluk, Ernakulam District, Kerala

GPS co-ordinates		Latitude (N)	9°59'38.99" to 9°59'35.32"
		Longitude (E)	76°17'25.62" to 76°17'22.14"
for Construction projects	Built up area (in m <sup>2</sup> )	33,593.74 sq.m	
	No. of floors	Basement 1, 2 + L.G. + U.G. + 8 floors	
	Maximum height from ground level	35.40 m.	
	Facilities proposed	Commercial cum Retail shops with supporting infrastructure facilities	
	Details of project cost	Rs. 85 Crores	
	Financial statement including funding source and details of insurance	Source :- Own source & bank loan Insurance: - Insurance to the workers and machinery during construction phase.	
	Activity schedule of the project	About 24 months	
	CRZ recommendations	Not applicable	
	Forest clearances	Not applicable	
	Does it attract violation proceedings	No	
EnvmtMgmt plan/ Eco restoration plan (brief details)	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 along with sludge from the STP (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 KMBR.		
ABOUT THE PROJECT			
Environmental parameters considered		Description	
WATER			
Water requirement & sources		The total domestic water requirement of 72 KLD (which includes daily fresh water requirement of 49 KL). Treated water from STP to be used for flushing of toilets 48 KLD, Horticulture requirement will be of 2 KLD & excess to use as make-up water requirement for Cooling towers attached with HVAC system. Source: - Stored Rain water (Tanks), Open well, KWA water supply and treated water from STP.	
RWH units proposed		The project has provision for rain water storage tanks which will be used as source of water during rainy days & non-rainy days.	
Facilities for liquid waste treatment		Sewage Treatment Plant	
Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?		Nil as stated by the proponent.	

	Water quality meeting requirements	Water quality meets 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, horticulture purposes & excess to make-up water for cooling towers attached with HVAC system.
LAND		
	Proximity to forest lands	No as stated as proponent
	Is the land assigned for any other special purpose; Give details	No as stated by the proponent.
	Access road to the site –Width & Condition	22 m. wide tarred road, S side
	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 (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 &amp; sludge from STP would be disposed through the proposed Bio-gas generation plant.</li> <li>➤ The manure from the Bio-gas generation facility unit will be utilized as manure for green area development within the premises.</li> </ul>
	Topographic features/ slope	There are some of native species of trees and different varieties of shrubs, herbs, grass & climbers at site. Also there is a dental clinic building which will be cleared for the development of the proposed project. The slope of the site is towards south side.
	Proneness of the area for landslides	No as stated by the proponent.
	Significant land disturbance resulting in erosion, subsidence & instability	Nil as stated by the proponent.
	Top soil, overburden etc.	Excavation of earthwork will be carried out at site. The top soil which is fertile will be kept at site for landscaping work, back filling & internal road construction purposes.
AIR		
	Air quality meeting requirements	To comply with the requirements as per rules.
	Noise level meeting requirements	To comply with the requirements as per rules.
	Likely emissions affecting environment	Emissions from D.G. sets and from the vehicles only.
ENERGY		
	Energy requirement	625 kWh

	Energy sources	KSEB & D. G. Sets (750 kVA x 2 nos. as back-up)	
	Extent of usage of alternative energy resources	Solar water heating system for the hot water generation and solar power operated street lights.	
BIODIVERSITY			
	Presence of any endangered species or red listed category	Nil as stated by the proponent.	
	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.	
	Likely displacement of fauna	Nil as stated by the proponent.	
	Any introduction of alien / invasive species	Invasive species (shrubs) :- ➤ <i>Lantana camara</i> L. Invasive species (climbers) :- ➤ <i>Mikania micrantha</i> Kunth	
SOCIAL ASPECTS			
	Proximity to nearest habitation	The project site is within the Municipal limits and there are several habitations are located within the 500 m. radius.	
CSR components suggested			
Sr. No	Description	Approx. Amount proposed	Remarks
1.	Environmental sustainability	Recurring = Rs. 1.0 lakhs Non-recurring = Rs. 5.0 lakhs	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 provided.
2.	Promotion of education	Recurring = Rs. 4.8 lakhs Non-recurring = Rs. 5.25 lakhs	
3.	Empower the powerless	Recurring = Rs. 7.02 lakhs Non-recurring = Rs. 2.75 lakhs	
4.	Health care	Recurring = Rs. 2.6 lakhs Non-recurring = Rs. 2.5 lakhs	
	Total	Recurring = Rs. 15.42 lakhs Non-recurring = Rs. 15.50 lakhs	
GENERAL			
	Does it have eco restoration programmes	Provision for the green area development which includes native species such as medicinal trees, flowering trees, deciduous & evergreen trees, fruit trees, medicinal trees, shrubs & grass coverage.	
	Biomedical waste management	Not applicable	
	e-waste management	✓ Discarded computer parts, monitor, key boards etc. constitutes e-waste and this waste will be stored in an earmarked area. ✓ E-waste will be generated after 4-5 years latency period ✓ Separate earmarked space will be provided for e-waste storage. ✓ E-waste will be disposed as per E Waste	

		(Management & Handling) Rules, 2012.
	Sufficiency of parking spaces/traffic management	The proposed project have a capacity to park 325 Cars + 398 Two wheelers
	Litigation/court cases, if any, against the project (Provide details)	Nil as stated by the proponent.
SEAC meetings/ ADDITIONAL CLARIFICATIONS		
	Details of Authorised Signatory	M/s POTHYS  (Mr. S. Ramesh) Partner & Authorized Signatory
	Details of NABET approved ELA consultant organisation	M/s Environmental Engineers & Consultants Pvt. Ltd. ( at Sr. No. 54 as per MoEF& CC list of Accredited Consultant Organization ) Head Office :- A1-198, JanakPuri, New Delhi. Branch Office:- C-306, Kanchanjunga Apartments, Palarivattom P.O., Kochi, Kerala.

3. The proposal was considered in the 48<sup>th</sup> SEAC meeting held on 6<sup>th</sup> and 7<sup>th</sup> November 2016 wherein, the item was deferred for site visit and seeking the additional clarifications/documents regarding the application submitted for wildlife clearance for further consideration of the proposal. Subsequently, field visit to the proposed building project site was carried out on 13/01/2016 by a sub-committee of SEAC. The Proponent with his representatives was present at the site at the time of site visit. The site inspection report is as follows:

*"The quarry project site that is partly developed located at about 1 km southeast of Nedumkunnam . The land (4.3242 ha) occupy the flanks of prominent hillock exposing hard rock. The boundary pillars are erected and numbered. The respective GPS coordinates are given in the pillars. The rock type is mostly massive charnockite. Pockets of weathered rock with more than 1 m thick over burden (OB) and top soil is seen in the crestal part. The entire drainage from the elevated land and the sloping part flows as sheet flow without any channelisation. Prominent streams are not in the vicinity. An old pit is used as RWH structure. Rubber is the dominant land use in the patches with soil cover. Floral biodiversity is not observed as there is considerable disturbance. Dwelling units are not seen in the immediate vicinity of 100 m. Old buildings seen are not dwelling units. Four other small quarry pits are seen within 500 m but the total area is unlikely to exceed 25 ha (as evaluated from google images).*

*Based on an overall evaluation of the site, the quarry operations may be recommended with following conditions:*

*1. Storm water drainage from the upper part must be channelised properly and let out through well defined channels. Considering the topography garland drain should also be provided on the lower western part to divert the water away from the pit.*

*2. Water clarification mechanism planned should be in place. Periodic desiltation is mandatory.*

*3. Top soil and OB should be stored in a designated place on the lower slope.*

*4. The road leading to the quarry and the haulage lines should be well maintained with sufficient width for the movement of heavy vehicles."*

4. The proponent has produced additional documents regarding wildlife clearance certificate on 25/11/2015. The proposal was again considered in 52<sup>nd</sup> meeting held on 8<sup>th</sup> and 9<sup>th</sup> February 2016. The committee verified the additional documents submitted by the proponent. The Committee appraise the proposal based on the Form I, Form IA, Conceptual plan and details furnished by the proponent along with the application. The Committee discussed the proposal considering the Field Inspection Report and decided to agree with the provision shown in the plan without modification. The Committee decided to recommend for issuance of Environmental Clearance, subject to production of proper survey map, with specific condition in addition to the general conditions stipulated for building projects.

1. The NS storm water drain seen within the plot has connectivity to the plot on the southern side and to the stream to the 3 m wide north. This connectivity must be maintained.
  2. It is better to abandon the open well considering its location adjacent to the drain carrying all domestic pollutants and the presence of low yielding clayey substrate upto 15 m depth.
  3. Considering a total roof area of about 2700 sq m and a peak daily rain fall of 20 cm, rainwater harvesting structure with a capacity 540 cu.m must be in place. This will ease the strain on public source.
  4. There is also a need to provide a tree belt at least along the periphery of the project area.
  5. Adequate precautions for disaster risk reduction and management should be made.
  6. Carbon foot print of the project should be reduced to the maximum extent possible.
5. The 51<sup>st</sup> meeting of SEIAA held on 29/3/2016 considered the application with reference to the recommendations of SEAC and decided to grant environmental subject to production of proper survey map, with specific condition in addition to the general conditions stipulated for non - mining projects

1. The NS storm water drain seen within the plot has connectivity to the plot on the southern side and to the stream to the 3 m wide north. This connectivity must be maintained.
  2. It is better to abandon the open well considering its location adjacent to the drain carrying all domestic pollutants and the presence of low yielding clayey substrate upto 15 m depth.
  3. Considering a total roof area of about 2700 sq m and a peak daily rain fall of 20 cm, rainwater harvesting structure with a capacity 540 cu.m must be in place. This will ease the strain on public source.
  4. There is also a need to provide a tree belt at least along the periphery of the project area.
  5. Adequate precautions for disaster risk reduction and management should be made.
  6. Carbon foot print of the project should be reduced to the maximum extent possible.
6. The authority approved the application 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:
1. There shall be RWH facility with adequate capacity.
  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, hazardous materials 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 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.

7.Environmental clearance as per the EIA notification 2006 is hereby accorded for the proposed commercial cum retail building project by M/s Pothys in Survey nos. 106/1, 2, 107/2, 3 at Emakulam Village, Kanayannur Taluk and Ernakulam District subject to the specific conditions stipulated in para 5 and Green Building conditions in para 7 above, all the environmental impact mitigation and management measures undertaken by the project proponent in the Forms I and IA and other documents submitted to SEIAA, the mitigation measures proposed in the table in para 2 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.

8.Validity of this environmental clearance will be seven years from 01.06.2016, subject to earlier review in the event of non-compliance or violation of any of the conditions stipulated herein.

9. Compliance of the conditions herein will be monitored by Authority or its agencies and also by the regional office of the Ministry of Environment & Forests Government of India, 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.
- III. The given address for correspondence with the authorised signatory of the project is Sri. S. Ramesh, Partner, M/S Pothys, T.C. 28/2477, M.G. Road, Thiruvananthapuram, Kerala 695001.

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



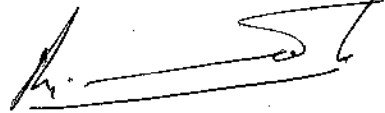
To,

1. Sri. S. Ramesh,  
Partner, M/S Pothys  
T.C. 28/2477, M.G. Road  
Thiruvananthapuram, Kerala 695001

Copy to

1. ☒ The District Collector, Ernakulam
2. ☒ Tahsildar, Ernakulam.
3. ☒ The District Town Planner, Ernakulam.
4. ☒ Principal Secretary, Environment Department,  
Government of Kerala.
5. ☒ Principal Secretary, Information Technology Department,  
Government of Kerala.
6. ☒ O/C.
7. ☒ 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

