



File No: 11746  
Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), TAMIL NADU)

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Dated 26/04/2025



To,

Thiru.RP VIGNESSH  
ONE BOX WAREHOUSE PRIVATE LIMITED  
6/2, CASA BLANCA, GROUND FLOOR, CASA MAJOR ROAD, ETHIRAJ SALAI, EGMORE,  
NUNGAMBAKKAM, , KANCHIPURAM, TAMIL NADU, 600008  
rp.vignessh@lodhagroup.com

**Subject:** Grant of EC under the provision of the EIA Notification 2006-as amended regarding.

**Sir/Madam,**

SEIAA, TN - Proposed Construction of Industrial buildings /Warehouse/Logistic Parks Development area at S.F NOS. 111/2B,158/1,158/2,158/3,158/4,159,160/1,160/2, 161/1,161/2, 161/3,161/4, 161/5A, 161/5B, 161/6, 161/7, 162/1, 162/2A1, 162/2A2, 162/2B, 163/1, 163/2, 164/1A, 164/1B, 164/ 2, 165/1, 165/2, 165/3, 166, 167/1, 167/2A1, 167/2A2A, 167/2A2B, 167/2A3, 167/2B, 168, 169, 170, 171/1, 171/2, 172/2A1, 172/2A2, 172/2B, 172/2C, 196/1A2, 196/2A, 196/2B, 196/3, 197/1, 197/2, 198, 199/1A1, 199/1A2, 199/1B, 199/2A, 199/2B, 201/1A, 201/1B, 201/2A, 201/2B, 201/3, 202, 203/2, 205/3, 209, 210/1, 210/2, 210/4A, 210/4B, 210/5, 211/1, 211/2, 211/3, 212/1A, 212/1B1, 212/1B2, 212/2, 213/1, 213/2, 213/3A, 213/3B, 214/1, 214/2A1, 214/2A2, 214/2B, 214/3A, 214/3B1, 214/3B2, 214/3C, 215/1, 215/2, 215/3, 215/4, 216/A2A, 216/A2B1, 216/A2B2, 216/A2C, 216/A3, 216/A4A, 216/A4B, 216/A4C, 216/A4D, 219/3A, 219/3B1, 219/3B2, 219/3C, 220/2, 220/3A, 220/3B of Ezhichur Village, Kundrathur Taluk, Sriperumbudur, Kancheepuram District, Tamil Nadu by M/s. One Box Warehouse Private Limited & M/s. Openefi Services Private Limited – under Category “B2” and Schedule S.No.8(a) “Building & Construction Projects” – Issue of Environmental Clearance – Regarding.

**REF:**

1. Application seeking Environmental Clearance dated 24.01.2025.
2. Online Proposal No SIA/TN/INFRA2/529989/2025, dt: 19.03.2025
3. Minutes of the 539th meeting of SEAC held on 19.03.2025.
4. Minutes of the 810th Authority meeting held on 21.04.2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.  
(ii) File No.

EC25C3806TN5201547N  
11746

<b>(iii) Clearance Type</b>	EC
<b>(iv) Category</b>	B2
<b>(v) Project/Activity Included Schedule No.</b>	8(a) Building / Construction
<b>(vii) Name of Project</b>	Proposed Construction of Industrial buildings /Warehouse/Logistic Parks Development area
<b>(viii) Name of Company/Organization</b>	ONE BOX WAREHOUSE PRIVATE LIMITED
<b>(ix) Location of Project (District, State)</b>	KANCHIPURAM, TAMIL NADU
<b>(x) Issuing Authority</b>	SEIAA
<b>(xii) Applicability of General Conditions</b>	no
<b>(xiii) Applicability of Specific Conditions</b>	no

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-2(Part A and B) EMP were submitted to the SEIAA-TN for an appraisal by the SEAC under the provision of EIA notification 2006 and its subsequent amendments.

2. The above-mentioned proposal has been considered by (SEIAA) in the meeting held on 21.04.2025. The minutes of the meeting and all the documents submitted are available on PARIVESH portal which can be accessed by scanning the QR Code above.

3. The SEAC, based on the information viz: Form-2(Part A and B) EMP report etc., & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and compliance thereto furnished by the Project Proponent, recommended the by the SEAC for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.

4. The SEIAA, has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Expert Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. One Box Warehouse Private Limited & M/s. Openefi Services Private Limited under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)

5. The Ministry/SEIAA-TN reserves the right to stipulate additional conditions, if found necessary. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

6. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan which forms part of this EC.

7. The PP is under obligation to implement commitments made in the Environment Management Plan, which form part of this EC. Validity of EC is for a period of 7 years from the date of issue of EC. In case the project proponent fails to complete the construction/proposed activities within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment

#### 10. Salient features of the proposal are as follows:

Sl. No.	Description		Total Quantity		Unit
<b>GENERAL</b>					
1.	Plot Area		1,75,600		SQMT
Latitude & Longitude of all Corners of the Site	<b>S.N</b>	<b>Latitude</b>	<b>Longitude</b>	<b>SN</b>	<b>Latitude</b>
	1	12°48'22.85"N	79°54'44.55"E	34	12°48'27.58"N
	2	12°48'22.72"N	79°54'46.19"E	35	12°48'27.67"N
	3	12°48'23.53"N	79°54'46.32"E	36	12°48'27.87"N
	4	12°48'23.53"N	79°54'46.27"E	37	12°48'27.79"N
	5	12°48'23.80"N	79°54'46.37"E	38	12°48'26.77"N
	6	12°48'23.94"N	79°54'48.48"E	39	12°48'26.68"N

7	12°48'21.89"N	79°54'50.64"E40	12°48'26.66"N	79°55'4.95"E
8	12°48'22.80"N	12°48'22.80"N41	12°48'21.46"N	79°55'4.15"E
9	12°48'24.00"N	79°54'51.13"E42	12°48'12.94"N	79°55'1.95"E
10	12°48'24.14"N	79°54'52.06"E43	12°48'11.83"N	79°55'3.78"E
11	12°48'25.04"N	79°54'52.16"E44	12°48'10.89"N	79°55'3.77"E
12	12°48'25.79"N	79°54'51.94"E45	12°48'11.57"N	79°55'2.74"E
13	12°48'25.95"N	79°54'51.95"E46	12°48'10.83"N	79°55'2.53"E
14	12°48'26.02"N	79°54'53.96"E47	12°48'10.67"N	79°55'0.23"E
15	12°48'23.08"N	79°54'54.07"E48	12°48'10.75"N	79°54'59.48"E
16	12°48'23.08"N	79°54'55.30"E49	12°48'10.68"N	79°54'57.88"E
17	12°48'23.23"N	79°54'55.82"E50	12°48'11.09"N	79°54'56.20"E
18	12°48'22.20"N	79°54'56.25"E51	12°48'11.71"N	79°54'56.19"E
19	12°48'21.19"N	79°54'55.90"E52	12°48'11.59"N	79°54'53.71"E
20	12°48'20.57"N	79°54'56.15"E53	12°48'11.72"N	79°54'52.69"E
21	12°48'20.47"N	79°54'58.18"E54	12°48'12.36"N	79°54'52.75"E
22	12°48'21.21"N	79°54'57.88"E55	12°48'12.62"N	79°54'51.43"E
23	12°48'21.31"N	79°54'59.57"E56	12°48'13.16"N	79°54'51.37"E
24	12°48'21.99"N	79°54'59.76"E57	12°48'13.27"N	79°54'50.55"E
25	12°48'22.05"N	79°55'1.73"E58	12°48'14.11"N	79°54'50.56"E
26	12°48'22.95"N	79°55'1.73"E59	12°48'14.42"N	79°54'48.90"E
27	12°48'22.95"N	79°55'0.08"E60	12°48'17.02"N	79°54'49.59"E
28	12°48'23.24"N	79°54'59.74"E61	12°48'17.11"N	79°54'48.88"E
29	12°48'24.68"N	79°54'59.91"E62	12°48'19.35"N	79°54'48.51"E
30	12°48'25.69"N	79°54'59.90"E63	12°48'19.36"N	79°54'49.01"E
31	12°48'26.10"N	79°54'59.67"E64	12°48'20.33"N	79°54'48.68"E
32	12°48'26.69"N	79°54'59.66"E65	12°48'21.35"N	79°54'44.84"E
33	12°48'26.68"N	79°55'1.76"E66	12°48'21.29"N	79°54'44.43"E

3.	Proposed Built Up Area	92,861.17	SQMT
4.	Max Height - (Height of tallest block)	16.60	M
5.	No of Building Blocks	9	No.
6.	Max No of Floors	Ground + Mezzanine	No.
7.	Total Cost of Project	215	CR
8.	EMP	Capital Cost – 3.96	CR
9.	CER	Recurring Cost – 0.12 / Annum	CR
10.	Project Activity:	2.15	

The Proposed Construction of Industrial buildings /Warehouse/Logistic Parks Development area for 9 buildings with mezzanine floor and utility buildings (Security Cabin, Drivers Rest Room, Fire Water Tank (1&2), OWC STP & ETP, with total built-up area of 92861.17 Sq. m.

#### AREAS

11.	Permissible Ground Coverage Area (60%)	1,05,360	SQMT
12.	Proposed Ground Coverage Area (50.68%)	88,191.10	SQMT
13.	Permissible FSI Area (1.50)	2,63,400	SQMT
14.	Proposed FSI Area (0.53)	92,861.17	SQMT
15.	Other Non FSI Areas - including basement area, parking area etc.,	0	SQMT
16.	OSR Area (10.14%)	17,966.43	SQMT
17.	Proposed Total Built Up Area	92861.17	SQMT

#### WATER Construction Phase

18.	Water Requirement	11	KLD
19.	Source	Private Tankers	
20.	Mode of Disposal	Septic Tank followed by Soak Pit	
	<b>Operation Phase</b>		
	<b>Total Water Requirement</b>	865	
21.	i. Fresh water requirement	381	KLD
	ii. Treated recycled water requirement	484	
	<b>Fresh water requirement</b>		
22.	i. Domestic	366	KLD
23.	Wastewater Generation	444	KLD
24.	Trade Effluent Generation	95	KLD
25.	Treated Water Generation	404	KLD
	<b>Utilisation of Treated Water</b>		
26.	Flushing	190	KLD
	Greenbelt & OSR	214	
	HVAC	-	
27.	Surplus treated water & Disposal method	0	KLD
28.	<b>Source for Fresh Water Requirement</b>	Local Body	
	<b>TREATMENT &amp; DISPOSAL SYSTEM</b>		
29.	Proposed Capacity of STP	450	KLD
30.	Proposed Capacity of ETP	100	KLD
	<b>RAINWATER HARVESTING</b>		
31.	Rainwater Harvesting - Recharge Pits	45	No.
32.	Rainwater Harvesting Sump Capacity	Nil	No.
	<b>PARKING &amp; TRAFFIC MANAGEMENT</b>		
33.	Total Parking Required as / Building	Car: 46 No's	
	Bye Laws	Lorry: 175 No's	ECS
		Two-wheeler :1755 No's	
		Cycles:1755 No's	
		Car: 46 No's	
34.	Proposed Total Parking	Lorry: 175 No's	ECS
		Two-wheeler :1755 No's	
		Cycles:1755 No's	
35.	Parking in Basements	Nil	ECS
36.	Width of Adjacent Public Road	7.5	M
37.	Number of Entry and Exit provided on approach road	Entry - 1 Exit - 1	No.
	<b>GREEN AREA</b>		
	Proposed Green Area (Minimum 15.0% of plot area)	27,665 (15.75%)	SQMT
38.	Total area	27,665	SQMT
	Existing trees on plot	1	No.
	Number of trees to be planted	2634	No.
	Number of trees to be transplanted/cut	-	No.
	<b>WASTE MANAGEMENT</b>		
	<b>Waste Generation</b>		
39.	Total Waste Generation	7.31	TPD
40.	<b>Solid Waste</b>	2.92	TPD
	i. Biodegradable waste (Organic)	4.38	

ii. Non - Biodegradable		
41. Bio Medical Waste	NA	TPD
42. Quantity of Sludge Generated from STP	45.62	Kg/Day
43. Quantity of E-Waste Generation	1.0	TPA
44. Quantity of Hazardous waste Generation	0.0027	LPD

#### Mode of Treatment & Disposal

45. Bio Medical Waste	NA
46. Organic waste	Organic Waste Converter (Manure for Greenbelt)
47. Sludge Generated from STP	Manure for greenbelt development
48. E-Waste	TNPCB Authorized Recyclers
49. Hazardous waste	TNPCB Authorized re-processors

#### POWER / GREEN POWER

50. Total Power Requirement	6000	KW
51. DG set backup	250 KVA	KVA
52. No DG Sets	250 KVA x 10 Nos	No.
53. Solar Panels – Roof Coverage	50	%
54. Hot Water Requirement Of which met by Solar Panels	NIL	KL
	NIL	%

#### POPULATION DETAILS OF THE INDUSTRIAL SHED

55. Industry Staff workers (2SHIFTS)	36,100	Nos.
56. Floating population (VISITORS)	903	Nos.
57. Hostel, if any	0	Nos.
58. Cafeteria, if any	0	Seats
59. Any other	0	Nos.
<b>60. Total Population</b>	<b>37003</b>	<b>Nos.</b>

#### CER Activity

S. No	Descriptions	Total Cost (lakhs)
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Government School, nearby Ezhichur village (1NO)

1.	<ul style="list-style-type: none"> <li>• RO Water Purifier (2nos)</li> <li>• Renovation of Rest Rooms (Girls &amp; Boys)</li> <li>• Tiles Flooring.</li> <li>• Building painting (White wash) &amp; Roof Weathering</li> <li>• Other facilities like providing fans, light.</li> </ul>	65
61.	2. Solar street lights (100 Nos) with pole in Ezhichur village and road side of Oragadam & Palur.	80
	3. Canal of Palar & Stream 2 maintenance around the project site area (10 km stretch length) Silt removal in nearby village ponds (2 Nos)	50
4.	1. Project nearby pond 2. Periya Eri pond	20
		<b>Total 215</b>

#### 9.General Instructions:

(i)The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment

clearance and the details of SEIAA website where it is displayed.

(ii)The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.

(iii)The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.

(iv)Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

(v)Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

The Regional Office of this SEIAA shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

(vi)Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

**10.** This issue with an approval of the Competent Authority. For information on deliberations, refer to the minutes of SEAC and SEIAA available in the PARIVESH Portal.

#### Copy To

1. The Secretary, Ministry of Environment Forest & Climate Change, Government of India, Shastri Bhawan, New Delhi.
2. The Additional Chief Secretary to Government, Environment and Forests Department, Tamil Nadu.
3. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-Cum-Office Complex, East Arjun Nagar, New Delhi-110 032.
4. The Chairman, TNPC Board,76, Mount Salai, Guindy, Chennai-32
5. EI Division, Ministry of Environment & Forests, Paryavaran Bhawan, New Delhi.
6. Integrated Regional Office of MoEF&CC, Sasthri Bhawan, Chennai.
7. File Copy.

#### **Annexure 1**

#### **Specific EC Conditions for (Building / Construction)**

##### **1. Seiaa Specific Conditions:**

S. No	EC Conditions
1.1	<ul style="list-style-type: none"><li>i) The building plan &amp; design should strictly adhere to LCA norms.</li><li>ii) The building geometry, design &amp; engineering should ensure congestion free atmosphere within and outside.</li><li>iii) The wind direction &amp; the aerodynamics should not be disturbed because of the proposed building.</li><li>iv) The building design should not impair the visibility of structures &amp; features around.</li><li>v) There should be enough green space within and outside the building.</li><li>vi) The building design and engineering should not lead to oxygen starvation.</li><li>vii) Cool roofs should be provided to curtail heat absorption.</li><li>viii) As per the OM vide F. No. IA3-22/1/2022-IA-III [E- 172624] Dated: 14.06.2022, the Project Proponents are directed to submit the six-monthly compliance on the Environmental conditions</li></ul>

S. No	EC Conditions
	<p>prescribed in the prior Environmental clearance letter(s) through newly developed compliance module in the PARIVESH Portal from the respective login. A copy of the half yearly compliance report should be mailed to envcompseiaatn@gmail.com.</p> <p>ix) The plantation of saplings shall be carried out in the earmarked greenbelt area as a part of the tree plantation campaign “Ek Ped Ma Ke Naam” and the details of the same shall be uploaded in the MeriLiFE Portal (<a href="https://merilife.nic.in">https://merilife.nic.in</a>).</p>

## 2. Seiaa Standard Conditions:

S. No	EC Conditions
2.1	<p><b>Climate Change</b></p> <ol style="list-style-type: none"> <li>1. The proponent shall adopt strategies to decarbonize the building, reduce carbon footprints and develop strategies for climate proofing and mitigation.</li> <li>2. The proponent shall adopt strategies to reduce carbon &amp; GHG emissions during operation (operational phase and building materials).</li> <li>3. The proponent shall adopt methodology to control thermal Environment and other shocks in the building.</li> <li>4. The proponent shall adopt strategies to ensure the buildings in blocks are not trapping heat to become local urban heat islands.</li> <li>5. The proponent shall ensure that the building does not create artificial wind tunnels creating cold water and uncomfortable living conditions resulting in health issues.</li> <li>6. The activities should in no way cause emission and build-up Green House Gases. All actions to be eco-friendly and support sustainable management of the natural resources within and outside the campus premises.</li> <li>7. The proponent shall ensure that the buildings does not cause any damage to water Environment, air quality and should be carbon neutral building.</li> </ol> <p><b>Health</b></p> <ol style="list-style-type: none"> <li>8. The proponent shall adopt strategies to maintain the health of the inhabitants within and in the vicinity.</li> </ol> <p><b>Energy</b></p> <ol style="list-style-type: none"> <li>9. The proponent shall adopt strategies to reduce electricity demand and consumption.</li> <li>10. The proponent shall provide provisions for automated energy efficiency.</li> <li>11. The proponent shall provide provisions for controlled ventilation and lighting systems.</li> <li>12. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as to ensure continuous and efficient operation.</li> </ol> <p><b>Regulatory Frameworks</b></p> <ol style="list-style-type: none"> <li>13. The proponent shall effectively implement and strictly adhere to the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, &amp; Batteries (Management and Handling) Rules, 2001.</li> <li>14. The proponent shall provide elevator as per rules CMDA/DTCP.</li> </ol> <p><b>Database maintenance &amp; audits</b></p> <ol style="list-style-type: none"> <li>15. The database record of Environmental conditions of all the events from pre- construction, construction and post-construction should be maintained in digitized format.</li> <li>16. The proponent should maintain Environmental audits to measure and mitigate Environmental concerns.</li> </ol> <p><b>Biodiversity</b></p> <ol style="list-style-type: none"> <li>17. The proponent shall ensure that the proposed activities in no way result in the spread of invasive species.</li> </ol>

S. No	EC Conditions
	<p>18. The proponent shall adopt sustainability criteria to protect the micro-Environment from wind turbulences and change in aerodynamics since high rise buildings may stagnate air movements.</p> <p>19. The proponent shall ensure utmost safety for the existing biodiversity, trees, flora &amp; fauna and the critically endangered species &amp; endangered species shall not disturb under any circumstances.</p> <p>20. The proponent shall develop building-friendly pest control strategies by using non chemical measures so as to control the pest population thereby not losing beneficial organisms.</p> <p>21. The proponent shall adopt strategies to prevent birds getting hit by the high buildings.</p> <p><b>Safety measures</b></p> <p>22. The proponent should develop an emergency response plan &amp; safety evacuation plan (including disabled people) in addition to the disaster management plan.</p> <p>23. All bio-safety standards, hygienic standards and safety norms of working staff to be strictly followed as stipulated in EIA/EMP.</p> <p>24. The disaster management/disaster mitigation standards&amp; fire safety standards as prescribed by competent authorities.</p> <p>25. The proponent shall provide the emergency exit in the buildings.</p> <p><b>Water/Sewage</b></p> <p>26. The proponent shall ensure that no untreated sewage is let outside the project site under any circumstances. Further, the treated water shall not be disposed off through any other means other than the permitted mode of disposal.</p> <p>27. The proponent shall provide STP of adequate capacity as committed and shall continuously &amp; efficiently operate STP so as to satisfy the treated sewage discharge standards prescribed by the TNPCB time to time.</p> <p>28. The proponent shall periodically test the treated sewage the through TNPCB lab /NABL accredited laboratory and submit report to the TNPCB &amp; RO of MoEF&amp;CC.</p> <p>29. The proponent shall ensure that provision should be given for proper utilization of recycled water.</p> <p>30. The project proponent shall adhere to storm water management plan as committed.</p> <p><b>Parking</b></p> <p>31. The project proponent shall provide sufficient parking space for the visitors and sufficient space shall be made inside the project area for free turn of vehicles, so as to avoid traffic congestion inside the premises. Separate In-gate and out gate shall be provided for the vehicular movement.</p> <p><b>Solid waste Management</b></p> <p>32. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time.</p> <p>33. The proponent should strictly comply with, Tamil Nadu Government order regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.</p> <p><b>EMP</b></p> <p>34. The proponent shall strictly adhere to the EIA/EMP report.</p> <p>35. The proponent shall ensure that the green belt plan is implemented as indicated in EMP. Also, the proponent shall explore possibilities to provide sufficient grass lawns.</p> <p><b>Others</b></p> <p>36. As per the ‘Polluter Pay Principle’, the proponent will be held responsible for any Environmental damage caused due to the proposed activity including withdrawal of EC and stoppage of work.</p> <p>37. The project proponent shall adhere to height of the buildings as committed.</p>

**AFFIDAVIT FURNHSED BY THE PROPONENT**

I, **Mr. RP Vignessh, Deputy General Manager** having registered office at **No 6/2, Casa Blanca, Ground Floor, Casa Major Road, Ethiraj Salai, Egmore, Nungambakkam, Chennai-600008, Tamil Nadu** has Proposed to **Proposed Construction of Industrial buildings /Warehouse/Logistic Parks Development area** at S.F.No. 111/2B, 158/1, 158/2, 158/3, 158/4, 159, 160/1, 160/2, 161/1, 161/2, 161/3, 161/4, 161/5A, 161/5B, 161/6, 161/7, 162/1, 162/2A1, 162/2A2, 162/2B, 163/1, 163/2, 164/1A, 164/1B, 164/2, 165/1, 165/2, 165/3, 166, 167/1, 167/2A1, 167/2A2A, 167/2A2B, 167/2A3, 167/2B, 168, 169, 170, 171/1, 171/2, 172/2A1, 172/2A2, 172/2B, 172/2C, 196/1A2, 196/2A, 196/2B, 196/3, 197/1, 197/2, 198, 199/1A1, 199/1A2, 199/1B, 199/2A, 199/2B, 201/1A, 201/1B, 201/2A, 201/2B, 201/3, 202, 203/2, 205/3, 209, 210/1, 210/2, 210/4A, 210/4B, 210/5, 211/1, 211/2, 211/3, 212/1A, 212/1B1, 212/1B2, 212/2, 213/1, 213/2, 213/3A, 213/3B, 214/1, 214/2A1, 214/2A2, 214/2B, 214/3A, 214/3B1, 214/3B2, 214/3C, 215/1, 215/2, 215/3, 215/4, 216/A2A, 216/A2B1, 216A/2B2, 216A/2C, 216A/3, 216A/4A, 216A/4B, 216A/4C, 216A/4D, 219/3A, 219/3B1, 219/3B2, 219/3C, 220/2, 220/3A, 220/3B of **Ezhichur Village, Kundrathur Taluk, Sripurumbudur, Kancheepuram District, Tamil Nadu-603204** by **M/s. One Box Warehouse Private Limited & M/s. Opexefi Services Private Limited**

An application submitted by us seeking Environmental Clearance under the EIA Notification, 2006 is under scrutiny in the Authority. I am furnishing the following undertaking to the Authority.

I / We Sworn that,

1. The project is **Proposed Construction of Industrial buildings /Warehouse/Logistic Parks Development** consists of buildings are INDUSTRIAL BLOCK-1(ground floor+ mezzanine floor area), INDUSTRIAL BLOCK-2(ground floor+ mezzanine floor area), INDUSTRIAL BLOCK-3 (ground floor+ mezzanine floor area), INDUSTRIAL BLOCK-4 (ground floor+ mezzanine floor area), INDUSTRIAL BLOCK-5 (ground floor+ mezzanine floor area), INDUSTRIAL BLOCK-6 (ground floor+ mezzanine floor area), INDUSTRIAL BLOCK-7 (ground floor+ mezzanine floor area), INDUSTRIAL BLOCK-8 (ground floor+ mezzanine floor area), INDUSTRIAL BLOCK-9 (ground floor+ mezzanine floor area), security cabin, drivers rest rooms, Utility buildings, fire water tanks, STP & ETP area with total built-up area of 92861.17 sq.m.

2. I shall arrange the requirement of daily freshwater requirement to the tune of 381 KLD during the entire period of operation from Local body. Based on the above commitment, I hereby undertake and commit that required water for the entire operation period will be obtained from the above Authority, before commissioning the project or before obtaining completion certificate from the competent authority, whichever is earlier.
3. The sewage generation of 444 KLD will be treated in Sewage Treatment Plant of 450 KLD capacity. The treated sewage of 404 KLD will be utilized for Greenbelt Development (137 KLD), Toilet Flushing (190 KLD) and avenue plantation (77 KLD).
4. The industrial water generation of 85 KLD will be treated through Effluent Treatment Plant (ETP) of 100 KLD. The treated water used for industrial process cycle. (HVAC & others)
5. The biodegradable waste of 2924 kg/day shall be treated by Organic Waste Converter and non-biodegradable waste of 4382 kg/day shall be given to Authorized Recyclers. The reusable waste such as paper, plants etc., shall be collected by uncoiled twin bins by providing twin bin in each occupier area and disposed to such vendors for reuse. I shall dispose the solid waste as committed above without polluting the soil/ground water/adjacent canals/lakes/Ponds etc.,
6. We also assure that the storm water drain would not carry any untreated or treated sewage.
7. The proposed construction will conform with IGBC Gold norms and IGBC certification will be obtained before CTO.
8. We assure you that the pavements / parking pavements will be green / permeable pavements.
9. We fully assure you that the Green Belt area of 27,665 Sq.m which works out to be 15.75 % of the total plot area of 175,600 Sq.m will be allotted and will not be used for any other activities.
10. I also commit that green belt area has been earmarked in the plan submitted to DTCP with dimensions and GPS Coordinates.
11. We fully assure and commit ourselves to SEIAA, Tamil Nadu that maintenance of common facilities including Sewage Treatment Plant, Greenbelt development, Rainwater

harvesting, Sewage disposal, Solid waste disposal and Environmental monitoring will be our responsibility. We shall consistently monitor the performance of the same and eventually the same shall be maintained for a period of 10 years.

12. About 215 Lakhs will be spent as CER, as per MOEF&CC OM dated: 01.05.2018 and will be utilized for the following activities and will be carried out

S. No	Activities	Areas proposed	Total Cost (in Lakhs)
1.	<p>Government School, nearby Ezhichur village (1NO)</p> <ul style="list-style-type: none"> <li>• RO Water Purifier (2nos)</li> <li>• Renovation of Rest Rooms (Girls &amp; Boys)</li> <li>• Tiles Flooring.</li> <li>• Building painting (White wash) &amp; Roof Weathering</li> </ul> <p>Other facilities like providing fans, light</p>	Government School, nearby Ezhichur village (1NO)	65
2.	Solar street lights (100 Nos) with pole in Ezhichur village and road side of Oragadam & Palur.	Ezhichur village and road side of Oragadam & Palur.	80
3.	Canal of Palar & Stream 2 maintenance around the project site area (10 km stretch length)	Canal of Palar & Stream 2 (Kannadipalaiyam pond)	50
4.	Silt removal in nearby village ponds (2 Nos)	Project nearby pond Periya Eri pond	20

	<ol style="list-style-type: none"> <li>1. Project nearby pond</li> <li>2. Periya Eri pond</li> </ol>		
		TOTAL	215

As an authorized signatory of this project, I am aware that I can be prosecuted under relevant Act and Rules, if I am not ensuring the adherence of the above commitments.

### **STANDARD CONDITIONS**

#### **Part - A – Common conditions applicable for Pre-construction, Construction and Operational Phases:**

1. Any appeal against this Environmental Clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
2. The construction of STP, ETP, Solid Waste Management facility, E-waste management facility, DG sets, etc., should be made in the earmarked area only. In any case, the location of these utilities should not be changed later on.
3. The Environmental safeguards contained in the application of the proponent /mentioned during the presentation before the State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee should be implemented in the letter and spirit.
4. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State / Central Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project proponent from the concerned competent authorities.
5. The SEIAA reserves the right to add additional safeguard measures subsequently, if non-compliance of any of the EC conditions is found and to take action, including revoking of this Environmental Clearance as the case may be.
6. A proper record showing compliance of all the conditions of Environmental Clearance shall be maintained and made available at all the times.

7. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company. The status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chennai by e-mail.
8. The Regional Office of the Ministry located at Chennai shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information / monitoring reports.
9. "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu.
10. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
11. The conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability Insurance Act, 1991, along with their amendments ,draft Minor Mineral Conservation & Development Rules , 2010 framed under MMDR Act 1957,National Commission for protection of Child Right Rules ,2006 and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/Hon'ble High Court of Madras and any other Courts of Law, including the Hon'ble National Green Tribunal relating to the subject matter.
12. The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.
13. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
14. The proponent shall 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 Regional Office of MoEF, Chennai, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.

15. The SEIAA, TN may cancel the Environmental Clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, if it is found or if it comes to the knowledge of this SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the Environmental Clearance.
16. The Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.
17. The SEIAA, TN may alter/modify the above conditions or stipulate any further condition in the interest of environment protection, even during the subsequent period.
18. The Environmental Clearance does not absolve the applicant/proponent of his obligation/requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.
19. Where the trees need to be cut, compensation plantation in the ratio of 1:10 (i.e. planting of 10 trees for every one tree that is cut) should be done with the obligation to continue maintenance.
20. A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive who will report directly to the Head of the Organization and the shortfall shall be strictly reviewed and addressed.
21. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually.
22. The Project Proponent has to provide adequate rain water harvesting pits as committed to recover and reuse the rain water during normal rains as reported.
23. The project activity should not cause any disturbance & deterioration of the local bio diversity.
24. The project activity should not impact the water bodies. A detailed inventory of the water bodies and forest should be evaluated and fact reported to the Forest Department & PWD for monitoring.
25. All the assessed flora & fauna should be conserved and protected.
26. The proponent should strictly comply with, Tamil Nadu Government Order (Ms) No.84 Environment and forests (EC.2) Department dated 25.06.2018 regarding ban on one

time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.

27. Necessary permission shall be obtained from the competent authority for the drawl / outsourcing of fresh water before obtaining consent from TNPCB.
28. The proponent shall appoint an Environmental Engineer with necessary qualification for the operation and maintenance of STP (Sewage Treatment Plant) and GWTP (grey water Treatment Plant)
29. The Proponent shall provide the dispenser for the disposal of Sanitary Napkins.
30. All the mitigation measures committed by the proponent for the flood management, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.
31. No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
33. The safety measures proposed in the report should be strictly followed.

**Part - B – Specific Conditions – Pre construction phase:**

1. **The project authorities should advertise with basic details at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of clearance. The press releases also mention that a copy of the clearance letter is available with the State Pollution Control Board and also at website of SEIAA, TN. The copy of the press release should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Chennai and SEIAA-TN.**
2. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
3. **A copy of the clearance letter shall be sent by the proponent to the Local Body. The clearance letter shall also be put on the website of the Proponent.**
4. The approval of the competent authority shall be obtained for structural safety of the buildings during earthquake, adequacy of firefighting equipments, etc. as per National Building Code including protection measures from lightning etc. before commencement of the work.
5. All required sanitary and hygienic measures for the workers should be in place before starting construction activities and they have to be maintained throughout the construction phase.

6. Design of buildings should be in conformity with the Seismic Zone Classifications.
7. The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
8. No construction activity of any kind shall be taken up in the OSR area.
9. Consent of the local body concerned should be obtained for using the treated sewage in the OSR area for gardening purpose. The quality of treated sewage shall satisfy the bathing quality prescribed by the CPCB.
10. The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
11. The Project Proponent shall provide car parking exclusively for the visiting guest in the proposed residential apartments as per CMDA norms.
12. The project proponent shall ensure the entry of basement shall be above maximum flood level.
13. The proponent shall prepare completion plans showing Separate pipelines marked with different colours with the following details
  - i. Location of STP, compost system, underground sewer line.
  - ii. Pipe Line conveying the treated effluent for green belt development.
  - iii. Pipe Line conveying the treated effluent for toilet flushing
  - iv. Water supply pipeline
  - v. Gas supply pipe line, if proposed
  - vi. Telephone cable
  - vii. Power cable
  - viii. Strom water drains, and
  - ix. Rain water harvesting system, etc. and it shall be made available to the owners
14. A First Aid Room shall be provided in the project site during the entire construction and operation phases of the project.
15. The present land use surrounding the project site shall not be disturbed at any point of time.
16. The green belt area shall be planted with indigenous native trees.
17. Natural vegetation listed particularly the trees shall not be removed during the construction/operation phase. In case any trees are likely to be disturbed, shall be replanted.

18. During the construction and operation phase, there should be no disturbance to the aquatic eco-system within and outside the area.
19. The Provisions of Forest conservation Act 1980, Wild Life Protection Act 1972 & Bio diversity Act 2002 should not be violated.
20. There should be Firefighting plan and all required safety plan.
21. Regular fire drills should be held to create awareness among owners/ residents.

### **Part - C - Specific Conditions – Construction phase:**

#### **1. Construction Schedule:**

- i) The Project proponent shall have to furnish the probable date of commissioning of the project supported with necessary bar charts to SEIAA-TN.

#### **2. Labour Welfare:**

- i) All the laborers to be engaged for construction should be screened for health and adequately treated before and during their employment on the work at the site.
- ii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contradictions due to exposure to dust and take corrective measures, if needed.
- iii) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly. The workers shall be provided with personnel protective measures such as masks, gloves, boots etc.

#### **3. Water Supply:**

- i) The entire water requirement during construction phase may be met from private tankers
- ii) Provision shall be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The treatment and disposal of waste water shall

be through dispersion trench after treatment through septic tank. The MSW generated shall be disposed through Local Body and the identified dumpsite only.

- iv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.
- v) Fixtures for showers, toilet flushing and drinking water should be of low flow type by adopting the use of aerators / pressure reducing devices / sensor based control.

#### **4. Solid Waste Management:**

- i) In the solid waste management plan, the STP sludge management plan for direct use as manure for gardens is not acceptable; it must be co-composted with biodegradables.
- ii) Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.
- iii) Domestic solid wastes to be regularly collected in bins or waste handling receptacles and disposed as per the solid waste management rules 2016.
- iv) No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.
- v) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016 and subsequent amendment.

#### **5. Top Soil Management:**

- i) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.

#### **6. Construction Debris disposal:**

- i) Disposal of construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed off only in approved sites, with the approval of Competent Authority with necessary precautions for general safety and health aspects of the people. The construction and demolition waste shall be managed as per Construction & Demolition Waste Management Rules, 2016.
- ii) Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate watercourses. The dump sites for

such materials must be secured so that they should not leach into the adjacent land/ lake/ stream etc.

## **7. Diesel Generator sets:**

- i) Low Sulphur Diesel shall be used for operating diesel generator sets to be used during construction phase. The air and noise emission shall conform to the standards prescribed in the Rules under the Environment (Protection) Act, 1986, and the Rules framed thereon.
- ii) The diesel required for operating stand by DG sets shall be stored in barrels fulfilling the safety norms and if required, clearance from Chief Controller of Explosives shall be taken.
- iii) The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, cooling water tower etc.

## **8. Air & Noise Pollution Control:**

- i) Vehicles hired for bringing construction materials to the site should be in good condition and should conform to air and noise emission standards, prescribed by TNPCB/CPCB. The vehicles should be operated only during non-peak hours.
- ii) Ambient air and noise levels should conform to residential standards prescribed by the TNPCB, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. The pollution abatement measures shall be strictly implemented.
- iii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. Parking shall be fully internalized and no public space should be utilized. Parking plan to be as per CMDA norms. The traffic department shall be consulted and any cost-effective traffic regulative facility shall be met before commissioning.
- iv) The buildings should have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation.
- v) The project proponent should ensure that adequate Air Pollution Control measures shall be provided from buses and other vehicles, which will be entering the bus terminal. Further, water sprinkling system shall be provided and same shall be used at regular interval to control the dust emission within the project site.

## **9. Building material:**

- i) Fly-ash blocks should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27th August, 2003 and Notification No. S.O. 2807 (E) dated: 03.11.2009.
- ii) Ready-mix concrete shall alone be used in building construction and necessary cube-tests should be conducted to ascertain their quality.
- iii) Use of glass shall be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, high quality double glass with special reflecting coating shall be used in windows.

## **10. Storm Water Drainage:**

- i) Storm water management around the site and on site shall be established by following the guidelines laid down by the storm water manual.
- ii) Storm water management plan shall be obtained by engaging the services of Anna University/IIT.

## **11. Energy Conservation Measures:**

- i) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material, to fulfill the requirement.
- ii) Opaque wall should meet prescribed requirement as per Energy Conservation Building Code which is mandatory for all air conditioned spaces by use of appropriate thermal insulation material to fulfill the requirement.
- iii) All norms of Energy Conservation Building Code (ECBC) and National Building Code, 2005 as energy conservation have to be adopted Solar lights shall be provided for illumination of common areas.
- iv) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting. A hybrids system or fully solar system for a portion of the apartments shall be provided.
- v) A report on the energy conservation measures conforming to energy conservation norms prescribed by the Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology; R & U factors etc and submitted to the SEIAA in three month's time.
- vi) Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

## **12. Fire Safety:**

- i) Adequate fire protection equipments and rescue arrangements should be made as per the prescribed standards.
- ii) Proper and free approach road for fire-fighting vehicles upto the buildings and for rescue operations in the event of emergency shall be made.

## **13. Green Belt Development:**

- i) The Project Proponent shall plant tree species with large potential for carbon capture in the proposed green belt area based on the recommendation of the Forest department well before the project is completed.
- ii) The proponent has to earmark the greenbelt area with dimension and GPS coordinates for the green belt area all along the boundary of the project site with at least 3 meter wide and the same shall be included in the layout out plan to be submitted for CMDA/DTCP approval.
- iii) The proponent shall develop the green belt as per the plan furnished and area earmarked for the greenbelt shall not be alter at any point of time for any other purpose.

## **14. Sewage Treatment Plant:**

- i) The Sewage Treatment Plant (STP) installed should be certified by an independent expert/ reputed Academic institutions for its adequacy and a report in this regard should be submitted to the SEIAA, TN before the project is commissioned for operation. Explore the less power consuming systems viz baffle reactor, etc., for the treatment of sewage.
- ii) The Proponent shall install STP as furnished. Any alteration to satisfy the bathing quality shall be informed to SEIAA-TN.
- iii) The project proponent shall operate and maintain the Sewage treatment Plant and Effluent treatment plant effectively to meet out the standards prescribed by the CPCB.
- iv) The project proponent shall continuously operate and maintain the Sewage treatment plant and Effluent treatment plant to achieve the standards prescribed by the CPCB.
- v) The project proponent has to ensure the complete recycling of treated Sewage &Effluent water after achieving the standards prescribed by the CPCB.

- vi) The project proponent has to provide separate standby D.G set for the STP/GWTP for the continuous operation of the STP/GWTP in case of power failure.

### **15. Rain Water Harvesting:**

- i) The proponent shall ensure that roof rain water collected from the covered roof of the buildings, etc shall be harvested so as to ensure the maximum beneficiation of rain water harvesting by constructing adequate sumps so that 100% of the harvested water shall be reused.
- ii) Rain water harvesting for surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment with screens, settlers etc. must be done to remove suspended matter, oil and grease, etc.
- iii) The Project Proponent has to provide adequate rain water harvesting pits as committed to recover and reuse the rain water during normal rains as reported.
- i) The project activity should not cause any disturbance & deterioration of the local bio diversity.

### **16. Building Safety:**

Lightning arrester shall be properly designed and installed at top of the building and where ever is necessary.

### **Part – D - Specific Conditions – Operational Phase/Post constructional phase/Entire life of the project:**

1. There should be Firefighting plan and all required safety plan.
2. Regular fire drills should be held to create awareness among owners/ residents.
3. Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.
4. The building should not spoil the green views and aesthetics of surroundings and should provide enough clean air space.
5. Solar energy saving shall be increased to atleast10% of total energy utilization.
6. The Project proponent has to spend the CER as committed in the affidavit. The above activity shall be carried out before obtaining CTO from TNPCB.
7. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually

8. The EMP cost shall be printed in the Brochure / Pamphlet for the preparation of the sale of the property and should also mention the component involved.
9. The Project proponent shall get due permission from the wetland Authority before the commencement of the work, if applicable.
10. The Project proponent should discuss with the wet land Authority, Tamil Nadu Forest Department, PWD and support lake restoration cum improvement, awareness and conservation programs.
11. The project activities should in no way disturb the manmade structures.
12. The Proponent shall do afforestation/ restoration programme contemplated to strengthen the open spaces shall preferably include native species along with the financial forecast for planting and maintenance for 5 years.
13. "Consent to Operate" should be obtained from the Tamil Nadu pollution Control Board before the start of the operation of the project and copy shall be submitted to the SEIAA-TN.
14. Raw water quality to be checked for portability and if necessary RO plant shall be provided.
15. The Proponent should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage treatment and disposal, solid waste disposal and environmental monitoring including terrace gardening for a period of 3 years. Within one year after handing over the flats to all allottees a viable society or an association among the allottees shall be formed to take responsibility of continuous maintenance of all facilities with required agreements for compliance of all conditions furnished in Environment Clearance (EC) order issued by the SEIAA-TN or the Proponent himself shall maintain all the above facilities for the entire period. The copy of MOU between the buyers Association and proponent shall be communicated to SEIAA-TN.
16. The ground water level and its quality should be monitored and recorded regularly in consultation with Ground Water Authority.
17. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. The treated sewage shall conform to the norms and standards for bathing quality laid down by CPCB irrespective of any use. Necessary measures should be made to mitigate the odour and mosquito problem from STP.
18. The Proponent shall operate STP continuously by providing stand by DG set in case of power failure.

19. It is the sole responsibility of the proponent that the treated sewage water disposed for green belt development/ avenue plantation should not pollute the soil/ ground water/ adjacent canals/ lakes/ ponds, etc
20. Adequate measures should be taken to prevent odour emanating from solid waste processing plant and STP.
21. The e - waste generated should be collected and disposed to a nearby authorized e-waste centre as per E- waste (Management & Handling), Rules 2016 as amended.
22. Diesel power generating sets proposed as source of back-up power 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.
23. The noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
24. Spent oil from D.G sets should be stored in HDPE drums in an isolated covered facility and disposed as per the Hazardous & other Wastes (Management & Transboundary Movement) Rules 2016. Spent oil from D.G sets should be disposed off through registered recyclers.
25. The proponent is required to provide a house hold hazardous waste / E-waste collection and disposal mechanism.
26. The proponent shall ensure that storm water drain provided at the project site shall be maintained without choking or without causing stagnation and should also ensure that the storm water shall be properly disposed off in the natural drainage / channels without disrupting the adjacent public. Adequate harvesting of the storm water should also be ensured.
27. Used 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.
28. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
29. The Environmental Clearance is issued based on the documents furnished by the project proponent. In case any documents found to be incorrect/not in order at a later date the Environmental Clearance issued to the project will be deemed to be revoked/ cancelled.

