



सत्यमेव जयते

भारत सरकार / GOVERNMENT OF INDIA

पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय / MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE
एकीकृत क्षेत्रीय कार्यालय, बेंगलुरु / INTEGRATED REGIONAL OFFICE, BANGALORE

4th Floor, E & F- Wings, Kendriya Sadan, 17th Main Road,
II Block, Koramangala, Bangalore- 560 034

E-File. No. EP/12.1/2019-20/02/SEIAA/KER/1302

20.01.2022

To

Shri. Anvar Sadath
(Director)

M/s. Calicut Landmark Builders & Developers (India) Pvt. Ltd
NH-17, Bypass, Kozhikode, Kerala-673 014

Sub: Issue of a Certified Compliance Report to M/s. Calicut Landmark Builders & Developers (India) Pvt. Ltd--Reg

Ref: Your E-mail dated 05.01.2022 requesting for issue of a CCR from Integrated Regional Office, Bangalore

Sir,

This has reference to your request letter dated 05.01.2022 seeking Certified Compliance Report (CCR) from this office for further expansion/modification of a mixed-use township development project which is under construction stage in Kozhikode District, Kerala for which Environmental Clearance (EC) was obtained from SEIAA, Kerala Vide No. 1193/EC2/2018/SEIAA dated 12.03.2020.

2. Pursuant to your request for issue of a CCR, an inspection was undertaken by this office on 05.01.2022 and during the visit, it was noted that the project was in construction phase, and you have constructed the building in an area of about 36097 Sq. Mtrs against an EC approval of 81589 Sq. Mtrs and you have a valid EC till 11.03.2025. Accordingly, based on verification of relevant documents made available during and after the inspection and as noted during the physical inspection, the status of compliance of this project is rated as **SATISFACTORY**. Please find attached monitoring report for your reference.

3. This issues with the approval of the Competent Authority.

Yours faithfully,

Dr. Murali Krishna
Additional Director (S)

Copy for Information:

1. The Member Secretary, Kerala State Pollution Control Board (KSPCB), Pattom P.O., Thiruvananthapuram-695 004. (E-mail: ms.kspcb@gov.in)
2. The Member Secretary, SEIAA, Kerala, K.S.R.T.C Bus Terminal Complex, 4th Floor, Thampanoor, Thiruvananthapuram - 695 001 (E-Mail: seacseiaakerala@gmail.com)

Dr. Murali Krishna
Additional Director (S)

GOVERNMENT OF INDIA
Ministry of Environment, Forest & Climate Change
(Integrated Regional Office, Southern Zone)
Bangalore-34
MONITORING REPORT
(PART I)

E-File. No. EP/12.1/2019-20/02/SEIAA/KER/

1	Name of the project	SEIAA-Environmental Clearance for the proposed mixed use township Development Project " Landmark Trade Centre" in Survey No's 27/1, 30/4c, 31/4, 7,8,9, 32/4, 351b of Pantheerankavu Village, Olavanna Panchayat, Kozhikode District, Kerala by M/s. Calicut Landmark Builders & Developers (India) Pvt.Ltd
2	Environmental Clearance Details	No. 1193/EC2/2018/SEIAA dated 12.03.2020
3	Location: District & State / UT	Pantheerankavu Village, Olavanna Panchayat, Kozhikode District, Kerala
4	Address for correspondence:	Shri. Anvar Sadath (Director) M/s. Calicut Landmark Builders & Developers (India) Pvt. Ltd NH-17, Bypass, Kozhikode, Kerala-673 014
5	Date of site visit for this report	05.01.2022

BRIEF ON THE PROJECT ALONG WITH THE PRESENT STATUS:

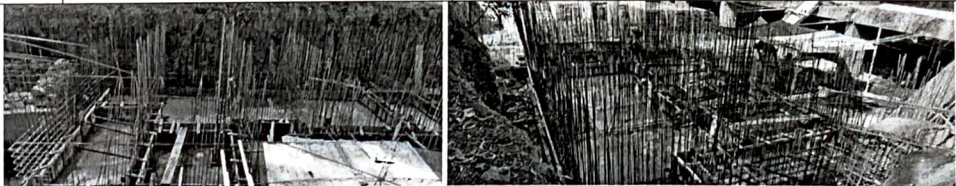
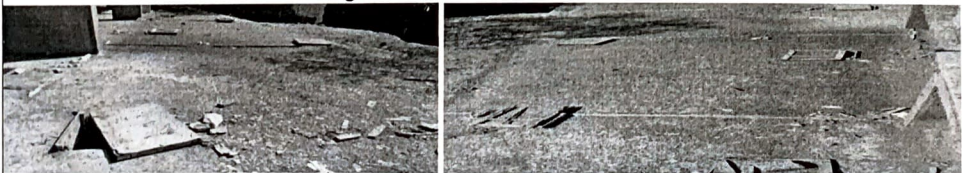
M/s. Calicut Landmark Builders & Developers (India) Pvt. Ltd located in Kozhikode District, Kerala have obtained Environmental Clearance (EC) from the State Environmental Impact Assessment Authority (SEIAA), Kerala for construction of a mixed-use township development project in an area of 3.309 ha with a total built up area of 81589 Sq. mtrs and the validity of EC is till 11.03.2025. During the visit, it was noted that even though PA has obtained EC during March 2020, was not able to start the project due to lockdown in the State of Kerala and as on date of inspection, reportedly PA has completed construction in an area of 36097 Sq. Mtrs only (about 44%). Based on verification of records, it was noted that PA has obtained permissions from other relevant statutory agencies like Environmental Clearance from SEIAA (Valid up to 11.03.2025); Fire Safety Clearance from Department of Fire and Rescue Services vide their letter dated 16.03.2020 and 24.04.2020; Consent to Establish from KSPCB (valid up to 20.03.2022); Building Permit from Olavanna Grama Panchayat (valid till 29.05.2025) etc. On the day of inspection, it was noted that construction was going on and all the workers were using appropriate PPE's as per their work zone requirement. Since the project authorities are proposing for an expansion of the project with an additional area of 5000 Sq. Mtrs have requested the Integrated Regional Office of Ministry of Environment, Forest and Climate Change (MoEF&CC) located at Bengaluru to inspect the project site and to issue a Certified Compliance Report (CCR).

REMARKS

Based on the request of the project authorities for issue of a CCR, this project site was inspected by this office on 05.01.2022 and during the visit, it was noted that the project is in construction phase and most of the EC conditions (Green Conditions and General Conditions) are yet to be complied or are being complied as the construction activities have begun recently and these conditions need to be completed prior to completion of the project or prior to expiry of validity of the EC. Accordingly based on verification of records made available during and after inspection and as verified during physical inspection, it is noted that project authorities have complied to most of the EC conditions applicable to this project at this stage of construction and accordingly the status of compliance of this project is rated as **SATISFACTORY**.

Dr. Murali Krishna

Dr. Murali Krishna
Additional Director (S)
20.01.2022

S. No	EC Condition	Status of Compliance
GREEN CONDITIONS		
1	Adequate rain water harvesting facilities shall be arranged for	Being Complied During the visit, it was noted that PA has started the construction activities recently due to lockdown in the State of Kerala after the receipt of EC in March 2020. On the day of visit, it was noted that as part of rain water conservation, PA has constructed structure of rain water harvesting tanks for residential apartment and hotel with cumulative capacity of 200 KL building and have started preparatory works for construction of rain water tanks including for fire fighting for other buildings with the cumulative capacity of 300 KL. PA assured to comply with this condition prior to commencement of operations of the project.
2	Technology and capacity of STP to be indicated with discharge point (if any) of the treated effluent.	Being Complied During the visit, it was noted that PA intends construction of 323 KLD STP with MBBR Technology (Tower 1- 70 KLD; Tower2- 70 KLD, Studio Apartment- 53 KLD, Business Park- 50 KLD and for Hotel and Convention Centre- 80 KLD STPs) and to adopt the concept of ZLD. On the day of visit, it was noted that the structure of STP was completed in Tower-1 and in Hotel and Convention Centre, the structure was under construction. PA assured to comply with this EC condition and agreed to obtain Consent to Operate from KSPCB prior to start of the project and to obtain a certificate from independent expert.
 <p style="text-align: center;">Fig 1 and 2: STP Under Construction</p>		
 <p style="text-align: center;">Fig 3 and 4: rainwater Harvesting Structures under Construction</p>		
3	Effluent water not conforming to specifications shall not be let out to water bodies.	To be Complied On the day of visit, it was noted that PA has initiated the civil works relating to construction of STP and STP to be installed prior to start of the project. PA agreed to comply with this EC condition and assured that no untreated water would be let out to enter water bodies
4	Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured.	

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5	Dual plumbing for flushing shall be done	after the start of the project and the treated water to be used for gardening purposes. Further, PA informed that all provisions for dual plumbing have been made in the project design and would be implemented.
6	Provision for disposal of e-waste, solid wastes, non-biodegradables and separate parking facilities for the building shall be provided.	To be Complied On the day of visit, it was noted that PA has initiated the construction activities recently and as per the project design and drawings made available, it was noted that PA has earmarked area for handling and management of all type of waste in the project site. It was also noted that PA has provided ample parking space for vehicles in the project site. PA has made adequate provisions for installation of solar streetlights and rooftop solar panels and solar water heaters.
7	Generation of solar energy to be mandatory for own use and/ or to be provided to the grid	
8	There shall be no compromise on safety conditions and facilities to be provided by the project proponent, which shall be ensured for occupation, regularisation, or consent to operate.	Complied PA is undertaking construction activities after receipt of relevant statutory clearances like Environmental Clearance (Valid up to 11.03.2025); Fire Safety Clearance from Department of Fire and Rescue Services vide their letter dated 16.03.2020 and 24.04.2020; Consent to Establish from KSPCB (valid up to 20.03.2022); Building Permit from Olavanna Grama Panchayat (valid till 29.05.2025).
GENERAL CONDITIONS		
1	Rainwater Harvesting capacity should be installed as per the prevailing provisions of KMBR / KPBR, unless otherwise specified elsewhere.	Same as detailed above in Point No. of 1 of Green Conditions
2	Environment Monitoring Cell (EMC) as agreed under the affidavit filed by the proponent should be formed and made functional.	Complied Based on records made available, it was noted that PA has complied to this condition and has constituted an EMC which is also convening its meetings at regular intervals for discussing environment related issues.
3	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.	Being Complied During the visit, it was noted that PA has started the construction activities recently due to lockdown in the State of Kerala after the receipt of EC in March 2020 and after that have planted about 185 number of indigenous plant species in and around the project site especially near the entrance and parking areas and PA assured that more number of trees would be planted as soon as construction activities keep progressing.

Ch. P. Prudhvi Krishna



Fig 5-7: Avenue Plantation in Project Site

4	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	Same as detailed above in Point No. of 7 of Green Conditions
5	Safety measures should be implemented as per the Fire and Safety regulations	Same as detailed above in Point No. of 8 of Green Conditions
6	STP should be installed and made functional as per KSPCB guidelines including that for Solid Waste Management.	Same as detailed above in Point No. of 2 of Green Conditions
7	The conditions specified in the Companies Act, 2013 should be observed for Corporate Social Responsibility (CSR).	Complied Based on records made available it was noted that PA has spent about Rs. 7.0 lakhs towards various CSR activities and PA informed that about Rs. 7.0 Crores is planned to be spent during construction period for meeting the requirements of local people.
8	The proponent should plant trees at least 5 times of the loss that has occurred while clearing the land for the project.	Complied Based on records verified, it was noted that PA has uprooted 48 trees in the project site and since the start of the project PA has planted about 185 number of trees and PA is planning to plant more than 1500 trees in and around the periphery of the project by the end of the construction phase as now construction activities are causing a major hindrance for tree growth and survival.
9	Consent from Kerala Pollution Control Board under water and Air act(s) should have been obtained before initiating activity	Complied Based on verification of records, it has been noted that PA has obtained CTE from KSPCB Vide No. PCB /HO /R19KOZ350636/2020 dated 04.06.2020 and the same is valid till 20.03.2022.
10	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.	Same as detailed above in Point No. of 8 of Green Conditions
11	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.	Complied PA is aware of this EC condition and agreed to comply with the same.
12	The Authority reserves the right to add additional safeguard measures	Complied PA is aware of this EC condition and agreed to comply

Ch. P. Murali Krishna

	subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.	with the same.
13	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.	Complied PA is aware of this EC condition and agreed to comply with the same.
14	The environment safeguards contained in the EIA report should be implemented in letter and spirit	Complied PA is aware of this EC condition and is complying with the same and accordingly have obtained permissions from relevant agencies and have made adequate provisions for STP, rainwater harvesting, parking, solar etc. in the project design.
15	Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labours during construction phase.	Complied On the day of visit, it was noted that PA has provided all essential facilities like housing, toilets, water, gas, food etc. for labours engaged for construction activities.

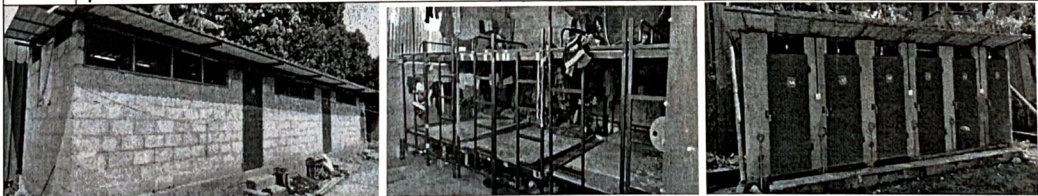


Fig 8-11: Accommodation / Toilets in Labour Colony

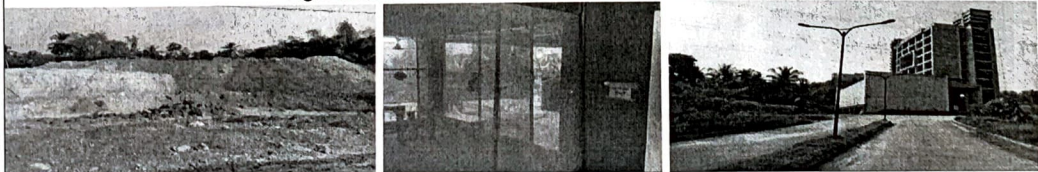


Fig 12: Topsoil Storage

Fig 13: First Aid Room

Fig 14: Project Under Construction

16	Officials from the Regional Office of MoEF&CC would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all entire document submitted to MoEF&CC should	Complied PA is aware of this EC condition and have provided all the essential relevant documents/ approvals/ monitoring reports etc. as desired during the inspection.
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Ch. P. Murali Krishna

	be followed to the CCF, Regional office of MoEF, Bangalore.	
17	These stipulations would be enforced among others under 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.	Complied PA is aware of this EC condition and agreed to comply with the same.
18	Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation v/s Union of India in Writ Petition (Civil) No. 460 of 2004 as may be application to this project.	Complied PA is aware of this EC condition and agreed to comply with the same.
19	Any appeal against this clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Authority Act.1997.	Complied PA is aware of this EC condition and agreed to comply with the same.
20	The project proponent should advertise in at least two local newspapers widely circulated in the region, one which (both 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 the copy of the same signed in all pages should be forwarded to the office of this authority as confirmation.	Complied PA has published notice in leading newspapers regarding grant of EC in The Hindu (English) and Malayalam Manorama (Malayalam) on 14.03.2020.
21	A copy of the clearance letter shall be sent by the proponent to concerned Grama/District Panchayath / 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.	Complied Based on verification of records, it was noted that PA has submitted copy of EC to Olavanna Grama Panchayat, District Collector, Fire and Rescue Services and KSPCB

Ch. P. Prudhvi Krishna

22	The proponent shall submit six monthly 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 the Directorate of Environment and Climate Change, Govt. of Kerala	Complied Based on verification of records, it was noted that PA has submitted the latest half yearly compliance report to the Regional Office of the Ministry at Bangalore.
23	The details of Environmental Clearance should be prominently displayed in a metallic board of 3 ft x 3ft with green background and yellow letters of Times New Roman font of size of not less than 40.	Complied On the day of visit, it was noted that PA has displayed an EC board with details of EC for public at the entrance.
24	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.	Complied Based on verification of records, it was noted that PA has provided an Affidavit indicating their willingness to comply with all EC conditions.
SPECIFIC CONDITIONS: CONSTRUCTION PHASE		
1	Consent for Establishment" shall be obtained from Kerala State Pollution Control Board under Air and water Act and a copy shall be submitted to the ministry before start of any construction work at the site.	Complied Based on verification of records, it has been noted that PA has obtained CTE from KSPCB Vide No. PCB /HO /R19KOZ350636/2020 dated 04.06.2020 and the same is valid till 20.03.2022. Copy of the CFE submitted to Regional Office of the Ministry.
2	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Complied On the day of visit, it was noted that PA has provided all required sanitary and hygienic measures in the workplace and labour colony like housing, drinking water, toilets, first aid room etc.
3	A First Aid Room shall be provided in the project both during construction and operation of the project.	Complied On the day of visit, it was noted that PA has provided a First Aid Room in the project site with all essential medicines and facilities.
4	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Complied On the day of visit, it was noted that PA has stored all the topsoil in an earmarked space and the same is being used for gardening / horticultural purposes.
5	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Complied On the day of visit, it was noted that PA is not disposing muck in any unscientific manner and necessary precautions are being taken for storage and disposal.

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6	Soil and ground water samples will be tested to ascertain that there is no threat to ground water qualities by leaching of heavy metal and other toxic contaminants.	Complied Based on verification of records, it has been noted that PA has tested groundwater and soil samples and verification of records indicated all the values to be within stipulated norms and no leachates relating to heavy metals found.
7	Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate water sources and the dumb sites for such materials, must be secured note that they should not leach into the ground water.	Complied On the day of visit, it was noted that PA is not disposing any spoils or bituminous materials or hazardous materials in any unscientific manner and necessary precautions are being taken for storage and disposal of the same as per Rules.
8	Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with the necessary approvals of the State pollution control Board.	
9	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should confirm to Environmental (protection) prescribed for air and noise emission standards	Complied On the day of visit, it was noted that PA is using 4 DG sets in the project site (1 x 62.5 KVA and 3 x 7.5 KVA) as a power back up and using low S diesel available in the market. Verification of stack emission and noise monitoring reports indicated all the values to be within stipulated norms.
10	The diesel required for operating DG sets shall be stored in underground tanks and if required clearance from Chief Controller of Explosive shall be taken.	Complied It was noted that the present diesel requirement in the project site is about 12-15 litres/ day and the same is stored in tanks and for storage of such low quantity of diesel approval of Chief Controller of Explosives is not warranted.
11	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non – peak hours.	Complied Based on verification of records, it has been noted that PA is using good vehicles for transportation of materials, and which are having PUC certificate and movement of the same is ensured during non-peak hours only.
12	Ambient noise levels should confirm to residential standards both during day and night as per Noise Pollution (control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/KSPCB.	Complied Based on verification of records, it has been noted that PA is monitoring noise levels and monitoring results indicated all the values to be within stipulated norms.
13	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended as on 27 th August 2003. (The	Complied It was noted that as per the provision of Fly Ash Notification of September 1999 and amended as on 27 th August 2003, PA does not need to use fly ash since it is

Ch. P. Nivali Krishna

	above condition is applicable only if the project site is located within the 100 Km of thermal Power stations.)	not located within the 100 Km radius of a Thermal Power Stations, and it was also noted that the cement/ ready mixed concrete that is being used in construction phase has fly ash as one of its components.
14	Ready mixed concrete must be used in building construction.	Complied It was noted that PA is using RMC for construction of the building.
15	Storm mixed control and its re-use as per CGWB and BIS standards for various applications	Complied It was noted that PA is collecting collect rooftop rainwater to reuse in the construction phase of the project and in future the treated water from STP can also be used for flushing, dust suppression and gardening.
16	Water demand during construction should be reduced by use of pre - mixed concrete, curing agents and other best practices referred.	Complied It was noted that PA is using ready mix concrete and other curing agents to reduce the water demand and also collecting the rainwater for usage in construction related activities.
17	Permission to draw ground water shall be obtained from the competent Authority prior to construction/ operation of the project.	Complied Since Kerala has notified any Rule for seeking permission from Central/ State Ground Water Authority for drawing water from borewells, such permissions are presumably not required. However, PA has been advised to register any existing borewells in the project site with relevant authorities.
18	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water	Same as detailed above in Point No. of 5 of Green Conditions
19	Fixture for showers, toilet flushing, and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Complied As per the project design and drawings made available during the visit, it was noted that PA is intending to use sensor-based control systems in toilets, showers and other areas for reducing the usage of water
20	Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air- conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Complied It was noted that this being a mixed commercial building and as per project design usage of glass will not exceed 40%.
21	Roof should meet prescriptive requirement as per energy Conservation building code by using appropriate thermal insulation material to fulfill requirement	To be Complied Since the project construction has started recently, it was noted that PA is planning to install thermal insulation materials on roof to fulfill this requirement and PA will also take necessary energy Conservation measures as per Rules.
22	Opaque wall should meet prescriptive requirement as per energy Conservation building code which is proposed to be mandatory for all air-conditioned spaces while it is inspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement	

Ch. P. Prudhikrishna

23	The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of firefighting equipment's, etc. as energy Conservation building code protection measures form lighting etc.	Complied Based on verification of records, it was noted that PA has obtained Structural Stability Certificate and Fire and Rescue Services Department NOC.
24	Regular supervision of the above and other measures for monitoring should be in place all though the construction phase, to avoid disturbance to the surroundings.	Complied It was noted that PA has constituted an EMC and this cell is taking care of all construction related activities.
25	Under the provision of Environment (protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environment clearance.	Complied It was noted that PA has obtained EC in March 2020 and construction activities were started after attaining EC, Panchayat Clearance and CFE from KSPCB only.

Ch. P. Ravi Krishna