



Validity expires on 11.03.2025

**PROCEEDINGS OF THE ADMINISTRATOR, STATE
ENVIRONMENT IMPACT ASSESSMENT AUTHORITY,
THIRUVANANTHAPURAM**

(Present. SHAHER BANU)

Sub: SEIAA- Environmental Clearance for the Proposed Mixed use Township Development Project 'Landmark Trade Centre' in Survey Nos. 27/1, 30/4c, 31/4, 7, 8, 9, 32/4, 351b of Pantheerankavu Village, Olavanna Panchayath, Kozhikode Taluk & Kozhikode District, Kerala by Mr. Anwar Sadath, Director, M/s Calicut Landmark Builders & Developers (India) Pvt. Ltd - granted – Orders issued

STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY

No. 1193/EC2/2018/SEIAA

Dated, Thiruvananthapuram 12.03.2020

- Ref: 1. Application dated 27.11.2018 from Sri.Anwar Sadath, Director, M/s Calicut Landmark Builders & Developers (India) Pvt. Ltd. Landmark World, N.H.17 Bypass, Kozhikode, Kerala-673014)
2. Minutes of 89th meeting of SEAC held on 4th December 2018
 3. Minutes of 95th SEAC meeting held on 27th & 28th March 2019.
 4. Minutes of the 97th meeting of SEAC held on 21st & 22nd May 2019.
 5. Minutes of 93rd meeting of SEIAA held on 30th May 2019
 6. Minutes of 95th meeting of SEIAA held on 29th July 2019
 7. Minutes of 97th SEIAA meeting held on 24.09.2019
 8. Minutes of 100th SEIAA meeting held on 23rd and 24th December 2019.
 9. Minutes of 101st SEIAA meeting held on 17th & 18th January 2020
 10. Minutes of 110th meeting of SEAC held on 11th & 12th February 2020

ENVIRONMENTAL CLEARANCE NO. 44 /2020

Sri.Anwar Sadath, Director, M/s Calicut Landmark Builders & Developers (India) Pvt. Ltd, Landmark World, N.H.17 Bypass, Kozhikode, Kerala-673014 vide his application received on 27.11.2018 has sought environmental clearance under the EIA Notification, 2006 for the proposed mixed use Township Development Project 'Landmark Trade Centre' in Survey Nos. 27/1, 30/4c, 31/4, 7, 8, 9, 32/4, 351b of Pantheerankavu Village, Kozhikode Taluk & Kozhikode District, Kerala. It is inter alia, noted that the project comes under the Category B 8(a) of Schedule of EIA Notification 2006.

The proposed Mixed use Township development consisting of 2 residential towers (210 units), studio apartment (204 units), business park, 70 key hotel with restaurant facility and 500 pax convention centre and a club house. The total plot area of the project is 3.309 ha and the total built-up area is 81, 589 sq.m. The maximum height of the proposed building is 44.80 m. The parking proposed is 775 cars & 2900 two- wheelers. The total power requirement is 6.50 MW, which is sourced from Kerala State Electricity Board & D.G. Sets (standby). The total project cost is 350 crores.

2) The proposal placed in the 89th SEAC meeting held on 4th December, 2018 and the committee deferred the proposal for next meeting for want of following additional details:

1. Measures taken to segregate floating population
2. Need assessment mechanism to be ensured with CER
3. Report from pollution control Board
4. Measures taken to prevent minor subsidence due to sub-surface clay patches
5. Access road should have a minimum width of 14 m
6. Mechanisms to be taken for access to all type of people
7. Water management report
8. Report on evacuation

3) The proponent submitted additional documents as sought by 89th SEAC and the proposal placed before 95th SEAC meeting held on 27th & 28th March 2019 and committee decided to conduct the site visit.

4) Site Visit conducted on 03.05.2019 by sub committee of SEAC and the proposal placed in 97th meeting of SEAC held on 21st & 22nd May 2019. The committee observed that the proponent had already started land development and construction activities without waiting for environmental clearance from SEIAA. This is clear violation of relevant rules and procedures issued by the Ministry of Environment and Forests. So sub committee recommended to initiate action for gross violation of rules and procedures. SEAC accepted the recommendation of sub committee and decided to recommend SEIAA for starting action against the proponent for violating relevant rules and regulations for issuing environmental clearance.

5) The proposal was placed in the 93rd SEIAA meeting held on 30th May 2019. SEIAA accepted the recommendation of SEAC and decided the following

1. Direct the District collector and the Secretary, Kozhikkode Corporation to issue Stop Memo and report compliance.
2. Initiate violation proceedings against the proponent as per S.O 1030 (E) dt.08.03.2018 under EIA Notification 2006.

6) The proponent vide his letters dated 29.05.2019 and 12.06.2019 informed that proposed project was first envisaged as a mere commercial building with total built up area of 6826 square metres of which the construction initiated is only 800 sqmtrs. Since the total area is less than 20000 square metres, it was not necessary to get the prior Environmental

Clearance approval as per EIA 2006. Later they had thought of expansion of the project and hence submitted application to develop a mixed use township. In view of this, the proponent informed that they does not comes under the purview of violation proceedings.

7) The proposal is considered in the 95th SEIAA meeting held on 29th July, 2019 and Authority examined the representations dt.29.05.2019 & 12.06.2019 submitted by the proponent. The Authority is of the opinion that, the representation do not deserve any consideration and hence Authority decided to stick to the above decisions taken in its 93rd meeting held on 03rd June 2019. Accordingly direction given to the District Collector and the Secretary, Kozhikkode Corporation on 27.08.2019 to issue Stop Memo and report compliance.

8) The proponent as per his representation dated.26.08.2019, has intimated that, as per Judgment of the Hon'ble Supreme Court in IA Nos-2609-2610 of 2009 in WP(C) No.202/95 filed by T.N Godavarman Thirumulpad, no EC is required from SEIAA or MoEF for the building of a Township below the area of 1,50,000 sq.m and hence requested to consider their application, at the earliest, and to accept their request to invalidate the decision of SEIAA based on the judgment.

9) The proposal Placed in 97th SEIAA meeting held on 24.09.2019. The Authority noted that the building permit was granted by Olavanna GramaPanchayat on 26.10.2017. This project is basically a township development project but covered under category B(8a) of the schedule, as the built up area is 81589 sq.mts, which is less than 1,50,000 sq.mts required for considering the project under township area development projects. All category B(8a) (building & construction projects) require EC. No doubt, the project of this magnitude will have environmental impact and EC is mandatory under EIA Notification 2006. This was known to the proponent and he has applied for EC but started construction before issue of EC leading violation of EIA Notification 2006.

The proponent vide his letter dated 26.08.2019 addressed to Member Secretary has requested for withdrawal of violation proceedings quoting a Supreme Court Judgment in I.A. Nos. 2609-2110 of 2009 in WP (Civil) No.2002 of 1995, dt.03.12.2010. A perusal of the Judgment shows that Supreme Court was analysing the reasons for classifying the projects under category 8(a) or 8(b) and ultimately Supreme Court was also of the opinion that there is an ambiguity in classification of category 8(a) & 8(b) projects based on the area. Finally Supreme Court decided that the project in question in UP state does not come under category 8 (b), as the area is less than 1,50,000 sq.mts and hence project does not fall within the limit of EIA Notification S.O 1533 (E) dated 14th September 2006. This judgment pertains to a different project in the State of Uttar Pradesh, specific to that project under given circumstances of the case and this may not be made uniformly applicable to other projects in the whole of the country.

Authority noted that the proponent project is covered under category 8(a) and there is no ambiguity on that account and the proposal was processed accordingly right from the beginning for obtaining EC. In S.O 804(E) dated.14.03.2017, sub paragraph (3) in para 13 reads that " in cases of violation action will be taken against the project proponent by

respective state or State Pollution Control Board under the provision of S.19 of the EPA Act 1986 and further no consent to operator or occupance certificate will be issued till the project is granted EC”.

In the meantime MoEF in its latest OM dated 09th September 2019 has clarified that the violation falling in the window period of 14.03.2017 to 13.09.2017 & 14.03.2018 to 13.04.2018 or prior to it, can be considered for initiating violation procedures under OM dated.14.03.2017 & 08.03.2018. MoEF& CC is silent on the violation that have taken place beyond this window period. In this instant case the violation has taken place beyond this window period.

Authority decided to take up the matter with MoEF& CC for an urgent clarification on this issue with directions for procedure to be followed for the violation that have taken place beyond the window period.

Letter has been sent to Director, MoEF&CC to consider the matter and furnish urgent clarification on this issue. But no report received.

11) Sri. Anwar Sadath, Director submitted a request on 12.12.2019 enclosing a copy each of the Judgment of the Hon'ble High Court of Bombay in WP © 470/2013 and Judgment dated 10.07.2019. in WA 215/2018 and requested for a personal hearing.

12) The proposal was considered in the 100th SEIAA meeting held on 23rd December 2019. As requested by the Project Proponent in his letter dated 11.12.2019, an opportunity of being heard was given to the Project Proponent on 23.12.2019. The Authorised representatives of Project Proponent appeared before the Authority and put forth their views in support of their claim that there had been no violation to EIA Notification 2006. They also produced two judgments one each from of Hon'ble High Court of Maharashtra and Hon'ble High Court of Kerala in support of their claim. However they have failed in convincing the Authority that no violation of EIA Notification 2006 had taken place. Authority decided to wait for the reply from MoEF& CC, GoI, for further course of action.

13) The proponent again submitted a representation dated 28.12.2019 as appeal against the decision of the Authority. The proponent also submitted an affidavit stating that the construction activities beyond 20,000 sq.m will commence only after getting EC from SEIAA. Proponent has been invited for hearing at 101st SEIAA meeting on 17.01.2020. The Olavanna Grama Panchayth Secretary, also invited to attend the meeting.

14) The proposal was placed before 101st SEIAA meeting held on 17th & 18th January 2020. Authority noted all the developments that have taken place after the submission of the application for EC. Authority also perused all the documents produced by the proponent in support of their claim that there had been no violations to EIA Notification 2006. The proponent appeared before the Authority and stated that the construction work of only one building with built up area of less than 20,000 m² for which EC was not required, was commenced on site and in their application (Form I) they have wrongly stated the project, as a totally new project. He stated that, in fact the project is an expansion of the existing building and they have made a mistake in Form I by not mentioning it and they have apologized for the mistakes they have committed. The proponent had requested to treat their application for the expansion of the existing building of area less than 20,000 m² upto which

EC is not required. He has also stated that he will be careful in future and will not commit any irregularity in violation of EIA notification both during construction and operation phases of the project.

As per the direction of the Authority, Panchayat Secretary, Olavanna Grama Panchayat had also appeared before the Authority and stated that he had given a building permit [Permit No.A4-BA(90337)/2017 dt.26.10.2017] for the construction of a building with a total building area of 508.84 m². Proponent stated that he has taken up the construction of only this building as permitted by the local authorities. Proponent had also given a written statement narrating all the above points.

As per para 7 (ii) of EIA Notification 2006, prior Environmental Clearance can be given for the expansion or modernization or change of product mix in the existing project. During the hearing the proponent has given an undertaking that no further construction activity will be taken in excess of 20,000 m² without taking prior Environmental Clearance under the provision of EIA Notification 2006.

Under the circumstance Authority decided to give approval for the project considering it as an expansion, subject to the following conditions.

1. *In the SEIAA meeting held on 17th January 2020, after the personal hearing, proponent has given an undertaking and he shall scrupulously follow his undertaking during the construction and operation phase of the project.*
2. *Proponent shall not violate any rules and regulations under EIA Notification 2006 as well as other rules and regulations of Govt. Kerala applicable to this Project.*
3. *Proponent shall carry out all ameliorative measures to rectify the environmental damage caused if any, in the project region, due to present construction activity, as suggested by SEAC to the best satisfaction of SEAC.*
4. *During the pendency of EC, SEAC shall make an inspection and the proponent shall abide by the conditions if any suggested.*
5. *Activities relating to Corporate Environmental Responsibilities amounting to Rs.7 crores shall be carried out leading to protection and promotion of environment including waste management in the project district as per OM F.No.22-65/2017-IA-III dt.01.05.2018 of MoEF& CC as directed by Director, Directorate of Environment & Climate Change and supervised by District Collector.*
6. *Provision shall be made for the housing of construction labour within the site with all necessary infrastructure 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 (Circular No.J-11013/41/2006-IA.II(I) of Gol, MoEF dt.22.09.2008).*

15) The proposal was placed in the 110th SEAC meeting held on 11th & 12th February 2020 and committee entrusted the Subcommittee to conduct the field inspection and monitor the compliance of the conditions of the EC.

16) In this circumstances, Environmental Clearance is granted to Mr. Anwar Sadath, Director, M/s. Calicut Landmark Builders and Developers (India) Pvt.Ltd for the project considering it as an expansion for the proposed Mixed use Township Development Project 'Landmark Trade Centre' in Survey Nos. 27/1, 30/4c, 31/4, 7, 8, 9, 32/4, 351b of Pantheerankavu Village, Kozhikode Taluk & Kozhikode District, Kerala subject to the conditions in para 14 above and the usual general conditions for projects other than mining appended hereto. Also the following green conditions should be strictly adhered to.

Green Conditions.

1. Adequate rain water harvesting facilities shall be arranged for.
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 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 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.

17. The Clearance will also be subject to full and effective implementation of all the undertakings given in the application form, all the environmental impact mitigation and management measures undertaken by the project proponent in the documents submitted to SEIAA, and the mitigation measures and waste management proposal as assured in the Form - 1 and Form-1A, Environment Management Plan as submitted. The assurances and clarifications given by the proponent in the application and related documents will be deemed to be part of these proceedings as conditions as undertaken by the proponent, as if incorporated herein.

18. Validity of this Environmental Clearance will be five years from the date of issuance of Environmental Clearance subject to inspection by SEIAA on annual basis and compliance of the conditions, subject to earlier review of EC in case of violation or non compliance of any of the conditions stipulated herein or genuine complaints from residents within the scrutiny area of the project .

19) 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.

20) Necessary assistance for entry and inspection should be provided by the project proponent.

21) Instances of violation if any shall be reported to the District Collector, Kozhikkode to take legal action under the Environment (Protection) Act 1986.

- 22) The Half Yearly Compliance Report (HYCRs) with its contents of a covering letter, compliance report and environmental monitoring data has to be in PDF format merged into a single document. The email should clearly mention the name of the project, EC No and date, period of submission and to be sent to the Regional Office of MoEFF & CC by email only at email ID rosz.bng-mefcc@gov.in . Hardcopy of HYCRs shall not be acceptable.
- 23) The given address for correspondence with the authorised signatory of the project is Sri Anwar Sadath, Director, M/s Calicut Landmark Builders & Developers (India) Pvt. Ltd., Landmark World, N.H.17 Bypass, Kozhikode, Kerala-673014.


SHAHER BANU
Administrator, SEIAA

To,

Sri Anwar Sadath, Director,
M/s Calicut Landmark Builders &
Developers (India) Pvt. Ltd.
Landmark World, N.H.17 Bypass,
Kozhikode, Kerala-673014

Copy to,

1. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4th Floor, E&F Wing, II Block, Koramangala, Bangalore-560034.(through e-mail: rosz.bng-mefcc@gov.in)
2. The Principal Secretary to Government, Environment Department, Government of Kerala
3. The Director, Directorate of Environment & Climate Change, 4th Floor KSRTC Bus Terminal, Thampanoor, Thiruvananthapuram, Kerala 695001.
4. District Collector, Kozhikkode
5. The Member Secretary, Kerala State Pollution Control Board
6. The District Town Planner, Kozhikkode
7. Tahsildar, Kozhikkode Taluk
8. Village Officer, Pantheerankavu Village, Kozhikkode- 673014
9. Secretary, Olavanna Grama Panchayath, G.A. College (P.O.) Mangavu, Pantheerankavu Road, Mathara, Kozhikkode- 673014
10. Chairman, SEIAA.
11. Website.
12. S.f/ O/c

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 environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
- (xv) Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
- (xvi) Officials from the Regional of MOEF, Bangalore who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional Office of MOEF, Bangalore.
- (xvii) These stipulations would be enforces among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control Pollution) at 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

- (xviii) Environmental Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
- (xix) Any appeal against this Environmental 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 Act, 1997.
- (xx) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which (both the advertisement and the newspaper) shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Department of Environment and Climate Change, Govt. of Kerala and may also be seen on the website of the Authority at www.seiaakerala.org. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same signed in all pages should be forwarded to the office of this Authority as confirmation.
- (xxi) A copy of the clearance letter shall be sent by the proponent to concerned GramaPanchayat/ 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.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) 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.

SPECIFIC CONDITIONS

I. Construction Phase

- i. "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.
- ii. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii. A First Aid Room will be provided in the project both during construction and operation of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site, Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

- vi. Disposal of muck during construction phase should not create any adverse effect on the neighbouring 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.
- vii. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- viii. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- ix. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Kerala State Pollution Control Board.
- x. The diesel generator sets to be during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- xi. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- xii. 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 the applicable air and noise emission standards and should be operated only during non-peak hours.
- xiii. Ambient noise levels should conform to residential standards both during day and night. 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.
- xiv. Fly ash should be used as building material in construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August 2003. (The above condition is applicable Power Stations).
- xv. Ready mixed concrete must be used in building construction.
- xvi. Storm water control and its re-use per CGWB and BIS standards for various applications.
- xvii. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xviii. Permission to draw ground shall be obtained from the Computer Authority prior to construction/operation of the project.
- xix. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xx. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xxi. Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xxii. Roof should meet prespective requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- xxiii. Opaque wall should meet perspective requirement as per energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfil requirement.

- xxiv. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National, Building Code including protection measures from lightening etc.
- xxv. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- xxvi. Under the provisions 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 environmental clearance.


II. Operation Phase

- i. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% grey water by decentralised treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Kerala State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- ii. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- iii. Diesel power generating sets proposed as source of back up power for elevators and common area illumination 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. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Kerala State pollution Control Board.
- iv. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- v. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- vi. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- vii. Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- viii. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- ix. Traffic congestion near the entry and exit points from the roads adjoining the purposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- x. A Report on the energy conservation measures conforming to energy conservation norms finalise by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.

- xi. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use 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. Use of solar panels may be done to the extent possible.
- xii. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
- xiii. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

III Post Operational Phase

Environmental Monitoring Committee with defined functions and responsibility should foresee post operational environmental problems e.g. development of slums near the site, increase in traffic congestion, power failure, increase in noise level, natural calamities, and increase in suspended particulate matter etc. solve the problem immediately with mitigation measures


Administrator, SEIAA