

Thiru.T.S.Srinivasamurthy,I.F.S.,  
DIRECTOR OF ENVIRONMENT AND  
MEMBER SECRETARY



STATE LEVEL ENVIRONMENT  
IMPACT ASSESSMENT AUTHORITY,  
TAMILNADU,  
4-D, Panagal Maligai, 1 Jaenis Road,  
Saidapet, Chennai-600 015.

Letter No. SEIAA / TN/EC/8(b)/079/F-135/2010 / dt.25.03.2010

To

The Managing Director,  
M/s.Rakindo Developeres Pvt.Ltd,  
1, Subbaraya Avenue, Alwarpet,  
CP Ramaswamy Road,  
Chennai-600 018.

Sir,

Sub: SEIAA, TN- Environmental Clearance for M/s.Rakindo Koval Township Limited- Development of Integrated Feeder Township for construction of residential houses, golf courses, recreational & open spaces, office park, commercial complex, hotel, hospital, school etc., at S.No. (Vide Annexure) of Theetipalayam, Perurchettipalayam & Sundakamuthur Villages, Coimbatore South Tk., Coimbatore Dt - Issued - reg.

This has reference to your application submitted to the State Level Environment Impact Assessment Authority, Tamil Nadu on 05.08.2008 seeking Environmental Clearance under the Environment Impact Assessment Notification, 2006. The proposal was appraised by the State Level Expert Appraisal Committee in its meeting held on 16<sup>th</sup> & 17<sup>th</sup> September 2008 and in their subsequent meeting held on 17<sup>th</sup> February 2009 in accordance with the prescribed procedure in the light of provisions under the EIA Notification, 2006. The appraisal is based on the mandatory documents enclosed with the application viz., the Application Form-1, Form-IA, Conceptual Plan, EIA Report and the additional clarifications furnished by the proponent.

It is noted, interalia, that the project proposal involves development of Integrated Feeder Township as per the application submitted. The area of the plot is 845.65 acres and total built-up area as reported is 28,25,047.71 m<sup>2</sup> comprising of residential houses, golf courses, recreational & open spaces, office park, commercial complex, hotel, hospital, school etc. Water requirement of the project is 17.542 KLD, and daily fresh water requirement is 6780 KLD, which will

be met from the supply of TWAD Board as per letter dt.27.02.2008 & 06.08.2008. It has been proposed to provide separate Sewage Treatment plants for residential complex, office complex, commercial complex, SPA & wellness centre, Hotel, Hospital, School and Golf Course for treatment of sewage. The treated sewage of 10,762 KLD will be used for toilet flushing, Golf course and gardening. Solid waste generation has been projected as 98.54 T/day. Total parking arrangements proposed for office use is 19096 cars, 38193 two wheelers, 239 buses; 1021 cars for hotels, 40 buses for school; 200 cars & 200 two wheelers for hospital and 7311 cars for Golf course. The power required is 15 MW with backup power of 6 numbers of DG sets of capacity 1500 KVA each and 5 numbers of capacity 750 KVA each. Also 5 numbers of DG sets of capacity 120 KVA each (for hotel (3 nos) & hospital (2 nos) have been proposed. The total cost of the project is about Rs.1800 Crores.

The project activity is covered in 8(b) of the Schedule and is of "B1" category. It does not require Public Consultation as per Para 7(i) III Stage (3) (d) "Public Consultation" of EIA Notification, 2006.

The SEAC after due consideration of the relevant documents submitted by the Project Proponent and additional clarifications furnished in response to its observations has recommended to the SEIAA, Tamil Nadu to grant Environmental Clearance to this project. The proposal was considered by the SEIAA, Tamil Nadu in its meeting held on 22.03.2010 and as the Public Consultation is not required for the project, the SEIAA hereby accords Environmental Clearance to the above project under the provisions of EIA Notification dated 14<sup>th</sup> September, 2006 based on the recommendations of the SEAC subject to the strict compliance of the terms and conditions stipulated below. The Environmental Clearance granted for the project is applicable only for the lands which are in legal possession of M/s. Rakindo Kovai Township Ltd, Coimbatore.

## **PART A- SPECIFIC CONDITIONS**

### **Construction Phase**

- i) "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu before taking up of any construction activity at the site.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and they have to be maintained throughout the construction phase.
- iii) A First Aid Room shall be provided in the project site during the construction of the project.
- iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- v) All the labourers to be engaged for construction should be screened for health and adequately treated before and during their employment on the work at the site.
- vi) For disinfection of waste-water, system using ultra violet radiation shall be adopted.
- vii) For Solid-waste management, composting arrangements shall be provided for biodegradable waste at site.
- viii) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.
- ix) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed of only in approved sites with the approval of competent authority with necessary precautions for general safety and health aspects of people.

- x) Soil and ground water samples shall be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- xi) Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate water courses. The dump sites for such materials must be secured so that they should not leach into the ground water.
- xii) Low sulphur diesel shall be used for the 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.
- xiii) 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.
- xiv) Ambient air and noise level 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 construction phase.
- xv) Fly Ash should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 as amended in August, 2003.
- xvi) Ready mixed concrete must be used in building construction.
- xvii) Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.
- xviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.
- xix) 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.
- xx) Use of glass may 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 in windows shall be used.

- xxi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxii) Adequate measures to reduce air and noise pollution during construction shall be adopted, conforming to the norms prescribed by the TNPCB on noise limits.
- xxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is mandatory for all air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- xxiv) The Project proponent is requested to indicate the probable date of commissioning of the project supported with necessary bar charts.
- xxv) Adequate fire protection equipments and rescue arrangements should be made.
- xxvi) Proper approach road for fire fighting vehicles and for rescue operations in the event of emergency shall be made.
- xxvii) Design of buildings should be in conformity with the Seismic Zone Classification.
- xxviii) All ECBC norms shall be adopted.
- xxix) Mechanical dewatering arrangements shall be provided.
- xxx) The commencement of the project shall coincide with the availability of water from the source, namely TWAD Board.
- xxxi) Separate STP of capacity 4600 KLD for residential complex, 4200 KLD capacity for office complex, 400 KLD capacity for commercial complex, 300 KLD capacity for SPA & wellness centre, 250 KLD capacity for Hotel, 300 KLD capacity for Hospital, 350 KLD capacity for School and 750 KLD capacity for Golf Course shall be provided for treatment of sewage from the project activity.
- xxxii) The Environmental Clearance is applicable only to the lands in legal possession of the proponent.
- xxxiii) Clearance shall be obtained from Hill Area Conservation Authority before the commencement of the project.

- xxxiv) Revised Land use classification from the appropriate authority shall be obtained by the proponent before the commencement of the project.
- xxxv) For treated sewage UV disinfection system shall be adopted.
- xxxvi) The commencement of the project shall coincide with the availability of water from the source, namely TAWAD Board.
- xxxvii) Suitable measures shall be put in place in consultation with the Forest Department to avoid Human - Wildlife conflict in the project Area.
- xxxviii) This 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 take decisions independently of the Environmental Clearance.

#### Operation Phase

- i) The installation of the sewage treatment plant (STP) shall be certified by an independent expert and a report in this regard shall be sent to the SEIAA before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards prescribed by the Tamil Nadu Pollution Control Board.
- ii) For disinfection of waste-water, system using ultra violet radiation shall be adopted, instead of chlorination.
- iii) The unit shall furnish separate plan of action for disposal of treated sewage during monsoon.
- iv) Rain water harvesting for roof run-off and 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.
- v) Permission to draw water for operation should be obtained from the competent authority prior to operation of the project.

- vi) A First Aid Room shall be provided during operation of the project.
- vii) The domestic solid waste generated shall be properly collected, segregated & composted within the premises with respect to organic waste.
- viii) The STP sludge shall be composted along with other biodegradable solid waste and used as manure.
- ix) The Plastic wastes shall be segregated and disposed through recyclers.
- x) The E-Waste generated shall be disposed off as per applicable rules & norms with necessary approval of the Tamil Nadu Pollution Control Board.
- xi) BMW generated must be treated through the common Bio Medical Waste Management facility after obtaining the Authorization from the Tamil Nadu Pollution Control Board.
- xii) The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, etc. and the noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
- xiii) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot shall be suitably landscaped and covered with vegetation of suitable variety.
- xiv) Incremental pollution loads on the ambient air quality, noise and water quality shall be periodically monitored after commissioning of the project.
- xv) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrids system or fully solar system for a portion of the apartments shall be provided.
- xvi) Traffic congestion near the entry and exit points from the roads adjoining the proposed projects site shall be avoided. Parking shall be fully internalized and no public space should be utilized.

- xvii) 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.

#### PART- B. GENERAL CONDITIONS

- 1) It is mandatory for the Project proponent to furnish to the SEIAA, Half yearly compliance report in Hard and Soft copies on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year in respect of the conditions stipulated in the prior Environmental Clearance.
- 2) In the case of any change(s) in the scope of the project, a fresh appraisal by the SEIAA shall be obtained.
- 3) The SEIAA reserves the right to add additional safeguard measures subsequently, if found necessary and to take action including revoking of the Environmental 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.
- 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 competent authorities.
- 5) The project proponent shall advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing the public that
  - i) The project has been accorded Environmental Clearance.
  - ii) Copies of clearance letters are available with the Tamil Nadu Pollution Control Board.
  - iii) Environmental Clearance may also be seen on the website of the SEIAA.



The advertisement should be made within 7 days from the date of issue of the clearance letter and a copy of the same shall be forwarded to the SEIAA.

- 6) All the stipulations stated under Part A and Part B above would be enforced in addition to the provisions of the 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.
- 7) 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, and for action for any violation of any condition stipulated in Part – A & Part – B of the Environmental Clearance.
- 8) This Environmental Clearance is subject to final orders 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.
- 9) This Environmental Clearance is valid for five years from the date of issue.
- 10) The project proponent shall also 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) to the Regional Office of MoEF, Bengaluru, the Zonal Office of CPCB, Bengaluru and the TNPCB. This shall also be put on the website of the Company by the proponent.
- 11) 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, Bengaluru, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; SPM, RSPM, 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 and displayed at a convenient location near the main gate of the company in the public domain.
- 12) A copy of the clearance letter shall be sent by the proponent to the Commissioner, Thondamuthur Panchayat Union and the Local NGO, if any,

processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

dlh  
25/3

 25/3/10  
Member Secretary,  
State Level Environment Impact  
Assessment Authority,  
Tamil Nadu.

Copy to:-

1. The Principal Secretary to Government, Environment & Forests Dept,  
Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. Principal Secretary to Government, Industries Department,  
Fort St. George, Chennai - 9.
3. The Chairman, Central Pollution Control Board, Parivesh Bhavan,  
CBD Cum-Office Complex, East Arjun Nagar, New Delhi 110032.
4. The Member Secretary, Tamil Nadu Pollution Control Board,  
76, Mount Salai, Guindy, Chennai-600 032.
5. Chairman cum Managing Director, TWAD Board, Chennai - 600 005.
6. The Principal Chief Conservator of Forest, Chennai- 600 015.
7. The CCF, Regional Office, Ministry of Environment & Forest (SZ),  
Kendriya Sadan, IV floor, E&F wings, 17<sup>th</sup> Main Road,  
Koramangala II Block, Bangalore - 560034.
8. Monitoring Cell, I A Division, Ministry of Environment & Forests,  
Paryavaran Bhavan, CGO Complex, New Delhi 110003.
9. The Commisioner, Thondamuthur Panchayat Union, Coimbatore District.
10. The M.D., TWAD Board, # 31, Kamarajar salai, Chennai -600 005
11. The S.E., TWAD Board, Coimbatore-Nilgiris Circle, Coimbatore.
12. Stock File.

**M/s RAKINDO KOVAI SURVEY NUMBERS \***

PERUR CHETTIPALAYAM			
Sl. No	FMB No	Sl. No	FMB No
1	210	41	257
2	211	42	262
3	212	43	263
4	213	44	264
5	215	45	265
6	216	46	266
7	217	47	268
8	218	48	269
9	218	49	293
10	219	50	294
11	220	51	295
12	229	52	296
13	230	53	297
14	231	54	298
15	232	55	299
16	233	56	300
17	234	57	301
18	235	58	302
19	236	59	303
20	236	60	305
21	237	61	306
22	238	62	307
23	239	63	308
24	240	64	309
25	241	65	310
26	242	66	311
27	243	67	312
28	244	68	313
29	245	69	314
30	246	70	315
31	247	71	316
32	248	72	317
33	249	73	318
34	250	74	319
35	251	75	320
36	252	76	321
37	253	77	322
38	254	78	323
39	255	79	324
40	256	80	325

SUNDAKKA MUTHUR	
Sl. No	FMB No
1	225
2	226
3	227
4	228
5	229
6	230
7	231
8	235
9	236
10	237
11	238
12	239
13	240
14	241
15	242
16	243
17	245
18	245
19	247
20	248
21	249
22	250
23	251
24	252
25	254
26	256
27	257
28	260
29	261
30	262
31	263
32	264
33	265
34	266
35	283
36	286
37	287
38	288
39	290
40	291

THEETHI PALAYAM	
Sl. No	FMB No
1	280
2	281
3	282
4	283
5	284
6	285
7	286
8	287
9	288
10	309
11	320
12	321
13	322
14	426
15	427

\* The project shall be established only on the lands which are in legal possession of M/s. Rakindo Kovai Township Ltd, Coimbatore.

  
 Member Secretary  
 SEIAA, TN  
 25/8

