



File No.: 12753
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), TAMIL NADU)



Dated 19/12/2025



To,

M/s. STT GLOBAL DATA CENTRES INDIA PRIVATE LIMITED
No. 226, Red Hills Road, Kallikuppam, Ambattur, Chennai - 600053. TAMIL NADU.
shiftmanager.ambattur@sttelemediagdc.in

Subject: Amendment in prior EC granted to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

Sub: SEIAA-TN – Amendment to Environmental Clearance for the Existing Expansion and Inclusion of old buildings at T.S. No. 2/1, Block No.11, Old S.No. 782/2, 784/ Part, 785/Part & 786/Part of Korattur Village & T.S.No.1/1, Block No.2, Old S.No. 222/1 of Menambedu Village Ambattur Taluk, Thiruvallur District, Tamil Nadu by M/s. STT Global Data Centres India Private Limited – under Category “B2” and Schedule Sl. No. 8(a) “Building and Construction Projects” under the EIA Notification, 2006 as amended – Amendment to Environmental Clearance – Issued – Regarding

Ref: 1. Earlier, EC issued vide Lr.No.SEIAA/TN/EC/8(a)/028/F.100/2008 dated 03.01.2009.
2. EC Expansion issued vide Letter No. SEIAA/TN/F.4750/EC/8(a)/631/2019 Dated: 07.02.2019.
3. Amendment in EC issued vide Letter No. SEIAA-TN/F.No.4750/8(a)/631/A/2022 dated 10.05.2022.
4. EC Name Transfer has been issued vide EC Identification No. EC25C3803TN5768943T dated: 09.09.2025.
5. Online proposal No. SIA/TN/INFRA2/551858/2025 Dated:18.09.2025.
6. Proponent application for EC Amendment dated: 18.09.2025.
7. Minutes of the 630th Meeting of SEAC held on 13.10.2025.
8. Minutes of the 913rd Meeting of SEIAA held on 06.11.2025.
9. Minutes of the 646th Meeting of SEAC held on 03.12.2025.
10. Minutes of the 930th Meeting of SEIAA held on 12.12.2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3803TN5240625A
(ii) File No.	12753
(iii) Clearance Type	Amendment in EC
(iv) Category	B2
(v) Schedule No./ Project Activity	8(a) Building / Construction

(vi) Name of Project
(vii) Location of Project (District, State)
(viii) Issuing Authority
(ix) Applicability of General Conditions

Proposed expansion and inclusion of old buildings
THIRUVALLUR, TAMIL NADU
SEIAA
No

Environmental Clearance was accorded vide EC Identification No. Lr.No.SEIAA/TN/EC/8(a)/028/F.100/2008 dated 03.01.2009 to M/s. STT Global Data Centres India Private Limited for the Existing Expansion and Inclusion of old buildings at T.S. No. 2/1, Block No.11, Old S.No. 782/2, 784/ Part, 785/Part & 786/Part of Korattur Village & T.S.No.1/1, Block No.2, Old S.No. 222/1 of Menambedu Village Ambattur Taluk, Thiruvallur District, Tamil Nadu. Now, the Proponent has applied Amendment to Environmental Clearance vide Online proposal No. SIA/TN/INFRA2/551858/2025 Dated:18.09.2025.

Discussion of SEIAA:

The subject was placed in this **930th meeting of SEIAA held on 12.12.2025**. The Authority noted that the subject was placed in the **646th meeting of SEAC-I held on 03.12.2025**. The SEAC-I has furnished its recommendations for granting Amendment in Environmental Clearance subject to the conditions stated therein.

The Authority, taking into account, the recommendations of SEAC-I and after detailed deliberation, decided to issue the following amendment in the EC dated 07.02.2019 subject to the conditions that all other conditions and validity mentioned in the EC dated 07.02.2019 shall remain unchanged and unaltered.

S.No	Description	As per EC	Amendment Requested	SEIAA Decision
1	District	Tiruvallur	Chennai	Approved
2	Total area of Extent	84,457 Sq.m	83,400 Sq.m	Not Approved
3	Total Built up area	1,10,736.32 Sq.m	1,10,688.46 Sq.m	Approved
4	Brief Description of Project	The total built up area of existing and expansion buildings comprising of VSNL Building (GF+3 floors+4th floor Part), Admin Building (GF), DG & SS Room, Control Room, Store Room, Asionet, IDC Building No. 1 (Double stilt + Ground floor (Part) + 7 Floors)	The project comprises of IDC Building No. 1 (Double stilt + Ground Floor (Part) + 7 Floors), IDC Building 2 (Ground Floor + 4 Floors), IDC 4 Building (Ground Floor + 8 Floors) with TNEB GIS Building (Ground Floor + 2 Floors), STT GIS Building (Ground Floor + 2), MLCP (Ground Floor + 6	Approved

		and IDC Building #2 (GF + 4 floors), office building (Triple basement + GF + 11 Floors) is 1,10,736.32 Sq.m	Floors), HSD Yard (UG) and STP (G) with total builtup area of 1,10,688.46 Sq.m	
5	Expected occupancies	4,990 Nos.	660 Nos. (IDC 1 – 200 Nos, IDC 2 – 200 Nos, IDC 4 – 200 Nos, Visitors – 60 Nos)	Approved
6	Parking provided Four-Wheeler Parking Two-Wheeler Parking	1,250 Nos 2,829 Nos	815 Nos 1,761 Nos	Approved
7	Green belt area	15,588.9 Sq.m. (18.46%)	12,527.66 Sq.m. (15.02%)	Approved
8	Total fresh water requirement	418 KLD	215 KLD	Approved
9	Water requirement	a. Total Fresh water requirement - 418 KLD (CMWSSB) i. Domestic Purpose - 115 KLD ii. HVAC - 303 KLD b. Recycled Water i. Toilet Flushing - 95 KLD ii. Greenbelt development / gardening - 55 KLD iii. OSR - 30 KLD iv. HVAC - 9 KLD	a. Total Fresh water requirement - 215 KLD (CMWSSB) i. Domestic Purpose – 15 KLD ii. HVAC Makeup – 200 KLD b. Recycled Water i. Toilet Flushing – 13 KLD ii. Greenbelt Development - 13 KLD	Approved
10	Quantity of waste water generation	Sewage generation – 199 KLD	Sewage Generation – 26 KLD	Approved
11	Treatment system for waste water generation	STP Capacity: 300 KLD (230 KLD and 70 KLD) Proposed STP: 230 KLD Capacity components: 1. Bar screen chamber	Proposed STP: 45 KLD capacity (MBR) 1. Bar screen 2. Oil & Grease chamber 3. Equalization tank 4. Anoxic Tank 5. Aeration Tank	Approved

		2. Equalization Tank 3. SBR tank 1 4. SBR tank 2 5. Decanting water tank 6. Treated water Tank 1 7. Treated water Tank 2 8. Pressure sand filter 9. Activated carbon filter 10. UV Disinfection Existing STP: 70 KLD capacity components 1. Bar screen 2. Equalization tank 3. Grit Chamber 4. Aeration Tank 5. Secondary Settling Tank 6. Pressure sand filter 7. Activated car	6. MBR Tank 7. UV Disinfection System 8. Treated Water Tank 9. Sludge Holding Tank 10. Basket centrifuge	
12	Mode of disposal of treated waste water	Toilet Flushing – 95 KLD Green belt development – 55 KLD OSR Gardening – 30 KLD HVAC – 9 KLD	Toilet Flushing – 13 KLD Greenbelt Development - 13 KLD	Approved
13	Solid waste generation, treatment and management in kg/day • Municipal Solid waste • Bio-degradable • Non-Biodegradable	939.9 kg/day 563.94 kg/day (OWC) 375.96 kg/day (Authorized Recyclers) 18 kg/day (Manure for Gardening)	126 kg/day 50 kg/day (OWC) 76 kg/day (Authorized Recyclers) 2 kg/day (Manure for Gardening) 18 TPA (Disposed to TNPCB)	Approved

	• STP sludge • Hazardous waste • Used or spent oil • Wastes or residues containing oil • Empty barrels / containers • E Waste	14 TPA (Disposed to TNPCB authorized recyclers) 2 TPA (Disposed to authorized recyclers) 1.2 TPA (Disposed to TNPCB authorized utilizers) 6.2 T/Annum (TNPCB Authorized recyclers)	authorized reprocessors) 3 TPA (Disposed to TNPCB authorized reprocessors) 1.8 TPA (Disposed to TNPCB authorized utilizers) 9.0 T/Annum (TNPCB Authorized recyclers)	
14	Power requirement & Source •DG Sets & Quantity (Height of stack from GL)	49 MW & TANGEDCO •2250 KVA x 14 Nos (30m) •2250 KVA x 30 Nos (30m) •1250 KVA x 2 Nos (30m)	85 MW & TNPDCL •2250 KVA x 30 Nos. (30m each) •2250 KVA x 14 Nos. (38.5m each) •2500 KVA x 19 Nos (75m each) •630 KVA (30 m)	Approved
15	Rainwater harvesting	Existing Pits – 50 Nos (1.5 m x 2.0 m) Proposed Pits – 85 Nos (1.2 m x 1.5 m) Existing RWH Sump – 220 KL Proposed RWH Sump – 280 KL	Percolation Pits - 17 Nos. Existing RWH Sump - 220 KL (100 & 120 KL) Proposed RWH Sump – 231 KL (85 KL, 115 KL & 31 KL)	Approved
16	Project cost	Rs. 141.17 Crores	Rs. 228 Crores	Approved

S.No.	CER Activities	Amount (in Lakhs)		SEIAA Remarks
		As per EC	Amendment requested	
1.	Demand Draft favoring to Environment Management Agency (EMAT) of Tamil Nadu for desilting, bund strengthening and Tree Plantation in Puzhal Lake in consultation with PWD	80 Completed (Given DD to EMAT dated 15.04.2021)	-	-

2.	The following activities will be carried out in Puzhal Lake through District Collector a. Inflow channel restoration including grey water treatment where necessary. b. Repairs to sluices and surplus weir The following officer of the District Collector, Tiruvallur District - namely Project Director, DRDA will coordinate and provide any assistance to the PP when implementing the CER.	-	148	Approved
Total		80	148	
Grand Total		228 Lakhs		

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Seiaa Specific Conditions

S. No	EC Conditions
1.1	All other conditions and validity mentioned in the EC dated 07.02.2019 shall remain unchanged and unaltered.



Dr. JAYANTHI. M, I.F.S
MEMBER SECRETARY

**STATE LEVEL ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY – TAMIL NADU**

3rd Floor, Panagal Maaligai,
No.1 Jeenis Road, Saidapet,
Chennai-15.

Phone No.044-24359973

Fax No. 044-24359975

ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA/TN/F. 4750 /EC/ 8(a)/631/2019 dated: 07.02.2019.

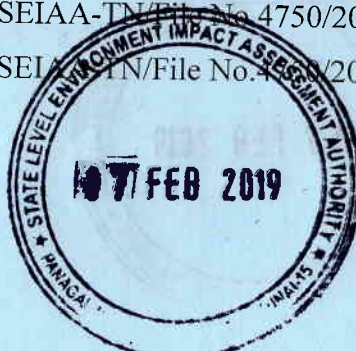
To,

The Authorized Signatory
M/s. Tata Communications Ltd,
No. 226, Redhills Road,
Kallikuppam,
Ambattur,
Chennai - 600053.

Sir,

Sub: SEIAA-TN - Environmental Clearance – Proposed expansion and inclusion of old buildings by M/s.TATA Communications Limited at T.S. No. 2/1, Block 11, (Old S.No. 782/2, 784/part, 785/part, 786/part) of Korattur Village, T.S. No. 1/1, Block No. 2, (old S. no. 222/1) of Menambedu village, Ambattur taluk, Tiruvallur District, Tamil Nadu - Category – “B2” and Schedule S. No. 8(a) - Issued - Regarding.

- Ref: 1. Lr.No.SEIAA/TN/EC/8(a)/028/F.100/2008 dated 03.01.2009
2. Your application for Environmental Clearance dated: 28.12.2015
3. Minutes of the 72nd SEAC Meeting held on 04.02.2016
4. Lr.No.SEAC-TN/File No.4750/2015 dated: 11.02.2016
5. Proponent reply dated 22.02.2016
6. Lr.No.SEIAA-TN/File No.4750/2015 dated: 06.09.2016
7. Lr.No.SEIAA-TN/File No.4750/2015 dated: 09.11.2016



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8. Lr.No.SEIAA-TN/F.No.4750/2015 dated: 14.06.2017
9. Proponent reply dated 22.06.2017
10. Letter No.SEIAA-TN/F.No.4750/AE-II/2015 dated: 21.07.2017
11. Letter No.SEIAA-TN/F.No.4750/AE-II/2015 dated: 31.08.2017
12. Letter No.SEIAA-TN/F.No.4750/AE-II/2015 dated: 21.09.2017
13. Letter No.SEIAA-TN/F.No.4750/AE-II/2015 dated: 08.12.2017
14. Proponent reply dated 19.12.2017
15. Proponent reply dated 18.06.2018
16. Minutes of the 325th SEIAA Meeting held on 19.07.2018
17. Minutes of the 117th SEAC Meeting held on 28.07.2018
18. Proponent reply dated 02.08.2018
19. Minutes of the 118th SEAC Meeting held on 03.08.2018
20. Proponent reply dated 09.08.2018
21. Minutes of the 119th SEAC Meeting held on 09.08.2018
22. Your revised application for Environmental Clearance dated: 20.11.2018
23. Lr.No.SEIAA-TN/F.No.4750/2018 dated 22.11.2018
24. Proponent reply dated 28.11.2018
24. TNPCB reply received on 14.12.2018.
Lr.No.T2/TNPCB/F.30943/RL/AMB/2018 dated 11.12.2018
25. Minutes of the 123rd SEAC Meeting held on 21.12.2018
26. Letter No.SEIAA-TN/F.No.4750/SEAC/2018 dated: 24.12.2018
27. Proponent reply dated 30.01.2019
28. Minutes of 337th SEIAA Meeting held on 07.02.2019

This has reference to your application 22nd cited, the proposal is for obtaining Environmental Clearance to establish a building and construction project under Category B2 and Schedule S. No. 8(a) under the Environment Impact Assessment Notification, 2006, as amended.

The Competent Authority authorized signatory furnished detailed information in Form 1 and Form 1A and liquidated enclosures are as Annexures:



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Annexure 1

PROJECT DETAILS		
SL No	Description	Details
1)	Name of the Project proponent and address	M/s. Tata Communications Ltd, No. 226, Redhills Road, Kallikuppam, Ambattur, Chennai - 600053.
2)	Proposed Activity	Proposed expansion and inclusion of old buildings
3)	Schedule No.	8(a)
4)	Project Location	
	i)Survey No	T. S. No: 2/1, Block 11, (Old S. No. 782/2, 784/part, 785/part, 786/part) of Korattur Village, T. S. No. 1/1, Block No. 2, (old S. no. 222/1) of Menambedu village
	ii)Revenue Village	Korattur and Menambedu Village
	iii)Taluk	Ambattur
	iv)District	Tiruvallur
5)	Area of the Land	84457 Sq.m
6)	Built up Area	In already Approved EC- 36854 Sq.m Existing Building constructed before EIA notification – 8627.59 Sq. m Proposed Construction – 65,254.73 Sq. m After expansion- 1,10,736.32 Sq.m
7)	Brief description of the project (After Expansion)	The total built up area of existing and expansion buildings (comprised of VSNL Building (GF+3 floors+4 th floor Part), Admin Building (GF), DG & SS Room, Control Room, Store Room, Asionet, IDC Building



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		No. 1 (Double stilt + Ground floor (Part) + 7 Floors), IDC Building#2 (GF + 4 floors), Office Building (Triple basement + GF + 11 Floors) is 110736.32 Sqm over a plot area of 84457 Sqm.
8)	Expected Occupancies (After Expansion)	4990 Nos
9)	Parking facilities (After Expansion)	41,069.69 Sq.m
10)	Green Belt(After Expansion)	15588.9 sq.m
11)	UTILITIES-WATER (After Expansion)	
	Total Fresh Water Requirements	418 KLD
	a)Source from where the water is proposed to be drawn	CMWSSB
	i)Domestic Purposes	115 KLD
	ii) HVAC(fresh Water)	303 KLD
	iii) Toilet Flushing(Recycled Water)	95 KLD
	iv) Green belt development/gardening (Recycled Water)	55 KLD
	v) OSR (Recycled Water)	30 KLD
	vi) HVAC (Recycled water)	9 KLD
12)	Waste Water (After Expansion)	
	i)Sewage	199 KLD
	ii) Details of Treatment	STP capacity: 300 KLD (230 KLD and 70 KLD)
		Proposed STP : 230 KLD Capacity Comments:-



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		i) Bar Screen Chamber- 0.65m x 2m x 1m ii) Equalisation tank- 3.6m x 10m x 3.2m iii) SBR tank1- 5.9m x 4.65m x 4.5m iv) SBR tank2- 5.9m x 5.05m x 4.5m v) Decanting water tank- 3m x 10m x 2.6m vi) Treated water tank1- 6m x 3.8m x 4.5m vii) Treated water tank2- 6m x 5.9m x 4.5m viii) Pressure Sand Filter- 1.2m dia x 1.8m H ix) Activated Carbon Filter -1.2m dia x 1.8m H x) UV Disinfection xi) Ultra filtration-100KLD <u>Existing STP :70 KLD Capacity Components:-</u> i) Bar Screen Chamber ii) Equalization tank iii) Grit chamber iv) Aeration tank v) Secondary settling tank vi) Pressure sand filter vii) Activated carbon filter viii) Final sump
	iii) Mode of Disposal with quantity	Treated Sewage: Toilet Flushing – 95 KLD, Greenbelt development - 55 KLD OSR Gardening- 30 KLD HVAC – 9 KLD
13)	SOLID WASTE (After Expansion)	
	I) Municipal solid Waste	939.9 Kg/day
	i) Bio degradable – 563.94 Kg /day	Organic Waste Convertor
	ii) Non Bio degradable – 375.96 Kg /day	Disposed to Authorized Recyclers



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	iii) STP Sludge – 18 Kg /day	Manure for gardening	
	iv) E-Waste-6.2 T/Annum	Disposed to Authorized Recyclers	
14)	POWER REQUIREMENT (After Expansion)		
	i) Electricity Board	49 MW	
	ii) D.G. Set	DG set: 2500 KVA - 18Nos;	
	iii) Height of Stack above the tallest Building	2250 KVA - 20 Nos; 1500 KVA - 1 No; 1250 KVA - 1 No 750 KVA x 1 No With a stack height of 30 m	
15)	Project Cost (For expansion)	After Expansion- Rs. 141.17 Crores (Project Cost for Approved EC: Rs. 150 Crores)	
16)	EMP Cost	For Construction: Capital Cost – 54 Lakhs, For Operation Phase: Capital Cost – 122 Lakhs, Operation cost- 24.44 Lakhs	
17)	GPS Coordinates	Latitude	Longitude
		13°7'54.95"N	80°10'3.79"E
		13°7'54.55"N	80°9'54.63"E
		13°7'49.59"N	80°9'52.92"E
		13°7'48.11"N	80°9'53.73"E
		13°7'46.54"N	80°9'58.64"E
		13°7'45.02"N	80°9'58.49"E
		13°7'42.25"N	80°10'2.46"E



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Annexure 2- Affidavit

The Proponent has furnished affidavit in Hundred Rupees stamp paper attested by the Notary stating that

We commit to SEIAA that the total fresh water requirement for our proposed project is 418 KLD and it will be met through CMWSSB. We assure that the required permission from the competent Authority for supply of fresh water for entire period of operation has been obtained.

The Total quantity of Treated wastewater generated from the above is 189 KLD, out of which 95 KLD will be utilized for flushing, 55 KLD for greenbelt development (The treated water used for greenbelt development inside the project premises will not pollute the soil/ground water/adjacent canals/lakes/ponds etc), 30 KLD of treated wastewater will be used for OSR area and the remaining 9 KLD of excess treated sewage will be used for HVAC.

Total Solid waste generated from the proposed development is 939.9 kg/day; Out of which 563.94 kg/day of biodegradable waste will be treated in organic waste convertor within the project site. 375.96 kg/day of Non biodegradable waste will be sold to recyclers. STP sludge of 18 kg/day will be used as Manure for greenbelt development.

We assure that project site area for the proposed expansion is vacant land and no construction work will be started before obtaining Environmental Clearance

We assure we are liable for the operation and maintenance of STP for 10 years from the date of operation of the project



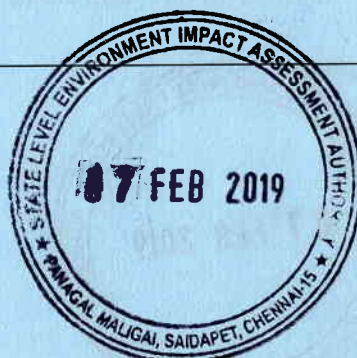
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We also assure that the storm water drain would not carry any untreated (or) treated sewage.

We also assure that the proposed site does not encroach nearby water bodies/reserve forest/wetlands

We assure that for CER, 1% of the project cost will be used for the following activities

S.NO	Project Deliverables	Approx. Budget in INR
1	Modern teaching-learning state of the art knowledge centre for schools in and around Ambattur with computer labs, libraries and internet facilities along with training of teachers (10 schools)	5000000
2	Water, Sanitation and Hygiene (WASH) projects in 3 Government schools around TCL Data Centre, Ambattur:	
	Sanitation - Construction, renovation and maintenance of Toilets	1100000
	Drinking water facilities – R.O plant, Bore wells, Water tanks, pipelines.	1000000
3	Activities in lakes and ponds around TCL Data Centre, Ambattur:	
	Desilting, Bund Strengthening and Tree Plantation in Puzhal lake boundary	5000000
	b. Water awareness volunteering campaigns.	200000
4	State of the Art' Science labs and Libraries for 10 schools in and around Ambattur	1810000
TOTAL		14110000



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And also aware that I can be prosecuted under relevant act and rules, if am not ensuring the adherence of the above commitment.

The project activity is covered in 8(a) of the Schedule and is of B2 category. It does not require Public Consultation as per Para 7 III Stage (3) (i) (d) of EIA Notification, 2006.

The Authority after consideration all the requisite documents with status and data and based on SEAC appraisal and recommendations for issue of Environmental Clearance in its 123rd meeting held on 21.12.2018, SEIAA placed the proposal in the 337th SEIAA meeting held on 07.02.2019, hereby conveyed Environmental Clearance along with the conditions containing four parts namely

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

Part - B –Specific Conditions – Pre construction phase

Part - C - Specific Conditions – Construction phase

Part – D - Specific Conditions – Operational Phase/Post constructional Phase / Entire life of the project.

Validity:

The SEIAA hereby accords Environmental Clearance to the above project under the provisions of EIA Notification dated 14th September, 2006 as amended, with validity for Seven years from the date of issue of EC, subject to the compliance of the terms and conditions stipulated below:

SPECIFIC CONDITIONS

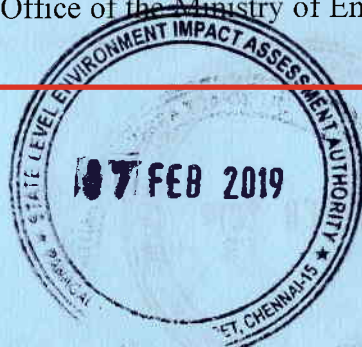
The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.



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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, 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.



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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; PM10, PM2.5, SO2, NOx (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



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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 of Rs. 122 Lakhs 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 proponent shall operate the Sewage treatment plant efficiently and continuously.
23. The e - waste generated should be collected, handled and disposed to the authorized e-waste centre as per E- waste (Management & Handling), Rules 2016 as amended. Log book should be maintained and should be shown to inspecting officer of TNPCB. The e-waste collected, handled and disposed to the authorized e-waste centre.

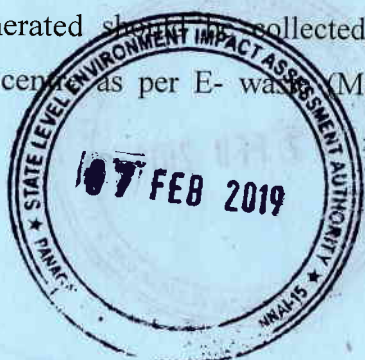


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24. The proponent should maintain Zero Liquid discharge system as proposed.
25. Solar energy utilization shall be increased to atleast 6% of total energy utilization, through solar panel.
26. The proponent shall provide the additional STP of capacity 230 KLD as proposed and the design of STP shall be vetted by the reputed Government institutions IIT/Anna University/ NEERI, etc.
27. The Solid Waste generated during construction and operation phase shall be managed strictly as per Solid waste management Rules, 2016.
28. The source of water supply is from CMWSSB. Hence, the proponent has to get necessary permission from CMWSSB including the expansion activity before obtaining CTO from TNPCB.
29. The proponent shall provide the height of the stacks for the D.G. sets to be installed as per the CPCB norms.
30. Towards green belt, the project proponent has allotted (15%) of the total land area for green belt. The proponent should plant Indigenous species with the following species shall be planted.

Pongamia glabra	Pungan
Thespesia populnea	Poovarasu
Ficus religiosa	Arasu
Azadirachta indica	Vembu
Terminalia arjuna	Neermarudhu
Calophyllum inophyllum	Punnai
Syzygium cumini	Naval
Madhuca longifolia	Ilippai
Mimusops elengi	Magilam

31. The project proponent shall strictly follow the E- waste management Rules, 2016 as amended.
32. The e - waste generated should be collected, handled and disposed to the authorized e-waste center as per E- waste (Management & Handling), Rules



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- 2016 as amended. Log book should be maintained and should be shown to inspecting officer of TNPCB for E-waste collected, handled and disposed to the authorized e-waste centre.
33. 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.
34. The Project Proponent has to provide rain water harvesting collection tank to the capacity of 280 KL and existing sump capacity of 220KL totally 500KL in order to recover and reuse the rain water during normal rains as committed in addition to rain water harvesting 50 number of rain water harvesting pits with dimensions dia 1.5m depth 2m in addition to the existing rain water harvesting of 85 numbers with dimensions 1.2m dia and 1.5m depth as committed.
35. 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
36. The project proponent has to obtain permission from the competent authority for reusing 30KLD treated sewage for OSR land for gardening.
37. The cooling tower noise shall be controlled by deploying proper engineering measures.
38. The proponent should strictly implemented and follow made in the project proposal.
39. The total CER amount of Rs. 141.1 Lakhs shall be spent before applying for CTO of TNPCB.
- a) In which Rs. 80 Lakhs shall be remitted in the form of DD favoring to “Environmental Management Authority of Tamil Nadu (EMAT)”, funds shall be utilized for de-silting, bund strengthening and Tree plantation in Puzhal Lake in consultation with the PWD.
- b) The remaining CER amount of Rs.61.1 Lakhs shall be utilized as per the proposal submitted by the proponent.



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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 fire fighting 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 building per CMDA norms.



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12. The project proponent shall ensure the level 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. Storm water drains, and
 - ix. Rain water harvesting system, etc., and it shall be made available to the occupiers
14. A First Aid Room shall be provided in the project site during the entire construction and operation phases of the project.
15. The structural design of the proposed building must be vetted by premier academic institutions like Anna University, IIT Madras, etc., and the fact shall be informed to SEIAA.
16. The present land use surrounding the project site shall not be disturbed at any point of time.
17. The green belt area shall be planted with indigenous native trees.
18. 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.
19. During the construction and operation phase, there should be no disturbance to the aquatic eco-system within and outside the area.
20. The Provisions of Forest conservation Act 1980, Wild Life Protection Act 1972 & Bio diversity Act 2002 should not be violated.
21. There should be Fire fighting plan and required safety plan.



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22. Regular fire drills should be held to create awareness among occupants.

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 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.
- 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 ground water source from the source with approval of the PWD Department of water resources/ may be out sourced.
- 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 safe drinking water, medical health care, crèche etc.



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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:

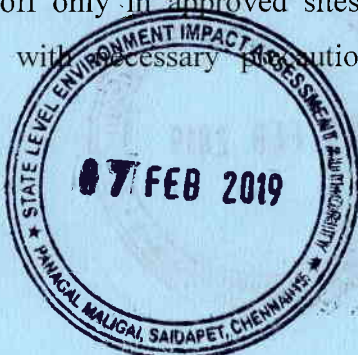
- i) The solid waste in the form of excavated earth excluding the top soil generated from the project activity shall be scientifically utilized for construction of approach roads and peripheral roads, as reported.
- ii) In the solid waste management plan, the STP sludge management plan for direct use as manure for gardens is not acceptable; it must be co-composted with biodegradables.
- iii) 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.

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



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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 underground tanks 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 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



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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.

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.



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- 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 shall develop the green belt as per the plan furnished to SEIAA and area earmarked for the greenbelt shall not be alter at any point of time for any other purpose.
- iii) Towards green belt, the project proponent has allotted (15%) of the total land area for green belt. The proponent should plant Indigenous species with the following species shall be planted.

Pongamia glabra	Pungan
Thespesia populnea	Poovarasu
Ficus religiosa	Arasu



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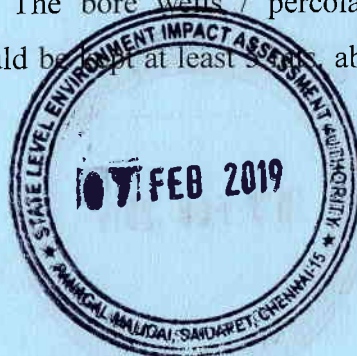
Azadirachta indica	Vembu
Terminalia arjuna	Neermarudhu
Calophyllum inophyllum	Punnai
Syzygium cumini	Naval
Madhuca longifolia	Ilippai
Mimusops elengi	Magilam

14. Sewage Treatment Plant:

- 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.
- The Proponent shall install STP as furnished. Any alteration to satisfy the bathing quality shall be informed to SEIAA-TN.
- At any cost, treated/untreated sewage should not be discharged into the nearby water bodies. Similarly, the nearby water bodies should not be polluted with municipal solid waste generated from the project

15. Rain Water Harvesting:

- The proponent/ Owner 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.
- 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. The Proponent shall provide 65 numbers of rain water recharging pit. The bore wells / percolation pits/ etc. for rainwater recharging should be kept at least 5 m above the highest ground water table.



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- iii) The Project Proponent has to provide rain water harvesting collection tank in order to recover and reuse the rain water during normal rains.
- iv) 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 Fire fighting plan and all required safety plan.
2. Regular fire drills should be held to create awareness among occupants.
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. The project proponent has to furnish the certificate stating that the proposed site had not encroached any water body (rivers, canals, lakes, ponds, tanks, etc) from its original boundary shall be obtained from the competent authority before obtaining CTE from TNPCB.
6. The project proponent has to furnish the flood NOC from the PWD for the said project.
7. Solar energy saving shall be provided for atleast 6% of total energy utilization.
8. The total CER amount of Rs. 141.1 Lakhs shall be spent before applying for CTO of TNPCB.
 - a) In which Rs. 80 Lakhs shall be remitted in the form of DD favoring to “Environmental Management Authority of Tamil Nadu (EMAT)”, funds shall be utilized for de-silting, bund strengthening and Tree plantation in Puzhal Lake in consultation with the PWD.



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- b) The remaining CER amount of Rs.61.1 Lakhs shall be utilized as per the proposal submitted by the proponent.
9. The EMP cost of Rs. 147 Lakhs 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.
10. The Project proponent shall get due permission from the wetland Authority before the commencement of the work, if applicable.
11. 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.
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 10 years. The Proponent should be responsible 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.
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 effluent shall conform to the norms and standards for



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- 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 hazardous waste / E-waste collection and disposal mechanism.
 26. The proponent/ Owner 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.



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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. The proponent should comply the CSR activity as per CSR norms.
29. A copy of the Environmental clearance (EC) letter shall be made available to all the allottees along with the allotment order / sale deed.
30. 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.


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Copy to:

1. The Principal Secretary to Government, Environment & Forests Dept,
Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan,
CBD Cum-Office Complex, East Arjun Nagar, New Delhi 110032.
3. The Member Secretary, Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy, Chennai-600 032.
4. The APCCF (C), Regional Office, Ministry of Environment & Forest (SZ),
34, HEPC Building, 1st& 2nd Floor, Cathedral Garden Road, Nungambakkam,
Chennai - 34.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests,
Paryavaran Bhavan, CGO Complex, New Delhi 110003.
6. The Commissioner, Greater Chennai Corporation, Rippon Building, Chennai
7. Stock File.

