

INSPECTION REPORT OF THE JOINT COMMITTEE CONSTITUTED BY THE HON'BLE NATIONAL GREEN TRIBUNAL (SOUTHERN ZONE) IN RESPECT OF O.A.NO.21 OF 2021 FILED BY DR.V.ANUPKRISHNAN, CHENNAI - SITE INSPECTION HELD ON 20.04.2021

1. Preamble

The Project proponent M/s.Prestige Bella Vista had obtained Environmental Clearance(EC)by the Ministry of Environment, Forests and Climate Change,New Delhi vide letter F.No.SEIAA/FN/ F430/2011-1A.III dated 16.10.2012 subject to certain specific and general conditions. The above said Environmental clearance was not issued by State Environment Impact Assessment Authority-Tamil Nadu. (SEIAA-TN).Further it is submitted that the Respondents 4 & 5 have not filed any proposal for the Existing EC Expansion or amendment to SEIAA-TN.

Meanwhile Dr.V.Anupkrishnan, Chennai has filed a case against M/s. Prestige Bella Vista before The Hon'ble National Green Tribunal, Southern Zone vide O.A.No.21 of 2021.The grievance in the application is regarding the violation of conditions imposed in the Environment Clearance and also regarding the other permissions granted to the respondents 4 and 5 for their project.

In this regard, It is respectfully submitted that this Hon'ble National Green Tribunal Southern Zone, Chennai dated 05.02.2021 has ordered that to ascertain the genuineness of the allegations made in the application to constitute a Joint Committee comprising of (1) Senior Officer from the Regional Office of MoEF & CC, Chennai (2) Senior Officer from SEIAA and (3) Senior Scientist from the State Pollution Control Board to inspect the area in question and find out if there is any violation. The SEIAA will be the Nodal Agency for coordination and for providing necessary logistics support for this purpose. The committee is directed to consider the question as to whether there is any violation of Environment Clearance conditions and the following:

- (1) *"To consider the question as to whether there is any violation of Environmental clearance conditions?"*
- (2) *Whether there is any violation of Environmental clearance conditions?"*
- (3) *Whether any permission has been obtained for the purpose of establishing ETP or STP? If there is any violation in implementing the conditions imposed in that regard?"*
- (4) *Whether any damage has been caused on account of the non-compliance of the conditions imposed and if so what is the amount of compensation to be recovered from them and submit a factual as well as action taken report in this regard."*

In this connection, It is respectfully submitted that necessary communications were sent to the concerned Departments and nominations were received and a Joint committee with the following members was formed.

- (i) Dr.C.Kaliyaperumal, Director, MoEF&CC, Regional Office,Chennai-Member, Joint committee
- (ii) Thiru.C.Tholkappian, Assistant Environmental Engineer
State Level Environmental Impact Assessment Authority-Tamil Nadu
- Member and Nodal officer of the joint committee.
- (iii) Thiru.M.Prabhakar,Assistant Engineer,Tamil Nadu pollution Control Board,Sriperumbudhur, Kancheepuram District- Member, Joint committee.

I respectfully submit that, the joint committee decided to inspect the site on 20.04.2021at 10.00 A.M to comply the Hon'ble National Green Tribunal, Southern Zone, Chennai order. The date of inspection was informed to the applicant. Accordingly the site was inspected by the members of the joint committee on 20.04.2021.

At the time of Inspection, both the applicants as well as fourth respondent were present. Before starting the inspection, detailed discussions were carried out with the petitioner, Respondents 4 & 5 and PBVFOWA Association office bearers.

2. Observations of joint committee

- a) It is respectfully submitted that, Environmental clearance was issued by MoEF, New Delhi vide Letter dt.16.10.2012 to Respondents 4 & 5, "M/s.Prestige Bella Vista" for the development of Residential complex at S.F.Nos.1/1,2,etc., of Ayyapanthangal village, Sriperumbudhur Taluk, Kanchipuram District. The total land area of the project is 1,00,199 Sq.m(24.76 Acres) and the total build up area is 4,78,003 Sq.m. The proposal involves construction of 20 Blocks of Residential Buildings and 1 Block of Club house.
- b) It is respectfully submitted that, Consent for Establishment was obtained by Respondents 4 & 5 from Tamil Nadu Pollution control Board (TNPCB) vide Proc.dt.28.06.2013 for the "Construction of Residential apartment in the total land area of 1,00,199 Sq.m with total built up area 4,58,341 Sq.m comprising of 33 Blocks in 20 Tower of Residential buildings with two basements and 1 Block of club house, Each tower having Two basements plus Ground plus 16 Floors".
- c) It is respectfully submitted that, Consent to operate was obtained by Respondents 4 & 5 from TNPCB vide Proc.dt. 26.11.2018 for Residential Building Complex "Prestige Bella Vista "Comprising of 25 Blocks in 17 Towers (Each tower having 2 basements, Ground plus 16 floors) with 2083 Dwelling units & 1 Block of Club House having Double Basement floor + Ground floor + 1 floor) with total built up area (Phase -I) of 3,38,661 Sq.m and to discharge 829 KLD(376 KLD -Flushing, 216 KLD- Gardening, 237 KLD-CMWSSB-Nesapakkam Decanting point).

- d) It is respectfully submitted that, during inspection it was noticed that the Respondents 4 & 5 have constructed Residential Building Complex comprising of 33 Blocks in 20 Towers (Each tower having 2 basements, Ground plus 16 floors) with 2613 Dwelling units with total build up area of-4,43,738.16 Sq.m.

3. Allegations made by the Petitioner & Observations of the Committee:

It is respectfully submit that, the joint committee Members held discussions with the petitioner and the petitioner has narrated allegations stated in the affidavit and the committee observation during site inspection are as below,

1. Half yearly statements were not sent as required by the project proponent to the competent Authority.

It is respectfully submitted that, Half yearly report is being submitted by the Respondents 4 & 5 to the competent Authority Regional Office of MoEF&CC, Chennai regularly from June 2014 to till September 2020 by both hard copy and in electronic mode through email due to Pandemic COVID -19.

2. Sufficient car parking area is not provided as mentioned in the Environment Clearance for the project proposal.

It is respectfully submitted that, EC was issued stating the total space provided for parking is 3769 ECS (Equivalent car parking Space).But as per CMDA approved plan it was noted that the space provided for car parking is for 2215 Nos& space provided for Two wheeler parking is for 600 Nos and there is deviation in the approved plan and inadequate ECS was noticed which is treated as violation. Further cars/Two wheelers were found parked haphazardly before the residential apartment ground floor.

3. Sufficient water supply mechanism is not provided in the residential project as undertaken.

It is respectfully submitted that, as per the EC issued the total water requirement of the project is 1659 KLD (fresh water is 856 KLD and recycled water from STP is 803 KLD)shall be sourced from Bore wells after getting NOC

from the competent Authority and from metro water supply. In this regard, developer has furnished approval letter from the CMWSSB for the supply of fresh water 2.0 ML vide letter dt.15.06.2016.

It is respectfully submitted that, it was reported by the developer that presently total fresh water requirement is 800 KLD in which 500 - 600 KLD of fresh water is being supplied by the CMWSSB and remaining fresh water 200 KLD is being outsourced through tankers. Further it was informed by the developer that they have not obtained Ground water clearance for the extraction of water from the existing 4 Bore wells from the competent Authorities. Further informed that, due to high Iron content present in the Bore well water existing 4 Bore wells are used as harvesting structure.

4. There is no Reverse osmosis plant provided for the treatment of Drinking Water.

It is respectfully submitted that, the water for the domestic purpose was being sourced from the Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB) which is being treated by 3 No's of Water Treatment Plant installed at the project site having total Capacity of - 67.5 m³/hr containing pressure sand filter and Activated carbon filter and disinfection by chlorination. In this regard it was noted that the Respondents 4 & 5 has not provided Reverse Osmosis treatment technology for drinking purpose in the Residential buildings as mentioned in the EC. In this regard the developer has stated that presently they are procuring fresh water from CMWSSB and through private tankers which is being treated in the existing treatment system.

5. Construction were made against the plan and permission granted and the conditions imposed in the Environment Clearance.

It is respectfully submitted that, based on the records furnished, it is ascertained that the total Built up area constructed 4,43,738.16 Sq.m was found to be less than the approved Built up area of 4,78,003 Sq.m mentioned in the EC. It is respectfully submitted that, the Respondents 4 & 5 has obtained 1st partial completion certificate from CMDA vide letter

dated.08.01.2016 for the construction of 14 Blocks (A5, A6, A7, A8, A9, B2, B3, B4, B5, C2, C3, D1, D2 & D3) out of 33 Blocks, with 1346 dwelling units. Subsequently has obtained IInd partial completion certificate from CMDA vide letter dated.16.03.2016 for the construction of 11 Blocks out of 33 Blocks & club House(A3,A11to A18,B1,B8 & Club House Block) with 737 dwelling units. Further final completion certificate was not issued by CMDA for the remaining 8 Blocks and few Blocks were found to be occupied.

6. Emergency DG sets have not been provided. As per the Environmental clearance issued 26 D.G.sets of each 750 KVA capacity have to be installed as standby for power requirement. But the Respondent has installed only 13 D.G.sets

It is respectfully submitted that, as per EC issued the permitted total power requirement during operation is 16 MVA which is to be sourced from TNEB Grid. Regarding above, respondents 4 & 5 have reported that actual power requirement for the project is 12.0 MVA only for which the substation and transformer yard has been installed within the project site after obtaining prior approval from Tamil Nadu Electricity Board (TNEB). Further stated that they have provided DG Sets as power backup comprising of 725 KVA -10 Nos, 600 KVA- 5 Nos and 500 KVA-5 Nos with a total capacity of 12.75 MVA for the project site. Hence the adequate numbers of DG sets were provided to meet out the backup power supply.

7. There is no proper treatment facility provided for treatment of the waste generated in the complex.

It is respectfully submitted that,EC was issued for setting up of Organic waste convertor for processing of 4.24 T/day of Bio degradable wastes converting it into manure. In this regard, it was observed that Respondents 4 & 5 has installed Organic waste convertor of capacity 500 kg/hr and the solid wastes generated from the residents is segregated into biodegradable & non-biodegradable solid waste at source. The segregated wastes are being collected and the biodegradable wastes are being treated in Organic Waste Convertor (OWC) and the manure converted was utilized for green belt development.

8. The facility provided is insufficient to meet the waste water that will have to be treated in effective manner to protect environment.

It is respectfully submitted that, Sewage generated from the project site is 1133 KLD for which 3 No's of Sewage Treatment Plant (STP) having total capacity of 1550 KLD (240 KLD - 1 No., 450 KLD- 1 No. and 860- 1 No. KLD) is installed in the project site and the STP adequacy report was furnished by the Anna university vide letter dt.24.09.2018. The treated sewage generated from the STP is being analysed by an NABL accredited laboratory and the results are found within the discharge standards prescribed by Tamil Nadu Pollution Control Board. It was reported that the treated water is being used for Toilet Flushing, Green Belt Development and the remaining treated sewage water whenever generated excess is being sent to the Nesapakkam decanting point for disposal and submitted necessary documents for the disposal.

9. Consent to Operate was not obtained from TNPCB for its entire Buildings.

Consent to Operate was not found to be obtained for the entire 33 Blocks by the developer.

10. Application of solar energy should be incorporated for the illumination of common areas, lighting for garden and street lighting in addition to provision for Solar water heating and the solar energy was not provided for the above by the Respondents 4 & 5.

It is respectfully submitted that, the Respondents 4 & 5 has provided solar water heater for the top 2 floors of 30 blocks and has not installed solar light existing poles along the internal roads and garden area of the project site which is noted as violation.

11. Environmental cell was not formed.

It is respectfully submitted that the Respondents 4 & 5 has reported that Environmental cell has already been formed headed by Thiru. Nagaraj- Business Operations of M/s. Prestige Bella vista.

It is respectfully submitted that, SEIAA-TN is a regulatory Authority whereas it follows screening, scoping and appraisal as per MoEF notification 2006, on the various project proposals prepared by the accredited EIA consultants engaged by the Project proponents after conducting the Environment Impact Assessment studies (EIA studies) relating to the type of projects.

It is respectfully submitted that, as per the Notification OM.No.J-11013/6/2010-1A II(Part) of MoEF dt.07.09.2017 certified compliance report of the Environmental clearance issued to the Expansion projects/activities under the EIA Notification is vested with Regional MoEF, Chennai & TNPCB. Further in the EC issued it was stated that,

“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 email)to the respective Regional Office of MoEF, the respective officer of MoEF, the respective office of CPCB and the SPCB”.

It is respectfully submitted that TNPCB has furnished following action taken against certain violations noticed,

“Based on violations noticed during inspection on.22.09.2020 certain violations was noticed and show cause notice was issued to the developer/Respondents 4 & 5 vide Board Proc.dated.23.09.2020. Based on the recommendation from the District Environmental Engineer, Sriperumbudhur, TNPC Board, Chennai has issued direction to the developer vide Bd’s Proc.NoT2/TNPCBd/F.2549/SPR/RL/W&A/2021 dated 08.04.2021 and are as follows,

- a. The developer shall apply for CTO for the entire projects as per CTE within 15 days
 - b. The developer shall operate the activities only after obtaining necessary consent of the Board.
 - c. The developer shall provide Reverse Osmosis treatment technology for drinking purpose as the EC conditions.
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- d. The developer shall obtain authorization under hazardous and other waste (Management & Trans Boundary Movement) Rules, 2016 for disposal of hazardous waste generated from the unit.
- e. The developer shall dispose treated sewage to CMWSSB STP at Nessappakkam.
- f. The developer all strictly abide by the outcome/order of the Hon'ble NGT (SZ) in OA No.21 of 2021 from time to time."

It is respectfully submitted that the Hon'ble NGT has issued directions in several cases to impose the Environmental Compensation on the non-complying pollution units and has been directing TNPCB to implement "Polluter Pays "Principal in right spirit and to recover Environmental Compensation from Polluters for the violation caused.

CPCB has formulated the methodology to assess and recover compensation under CPCB Methodology for assessing Environmental compensation and Action Plan to utilize the fund"

Board in its Circular Memo No: TNPCB/LAW/SCN/2021 dated 17-03-2021 has instructed that in order to levy EC for the erring units/Corporation/Municipality/Local bodies the following procedure shall be adopted.

- a. Discharges in violation of consent conditions, mainly prescribed standards/consent limits.
- b. not complying with the directions issued such as direction for closure due to non-installation of OCEMS, non adherence to the action plans submitted etc.,
- c. Intentional avoidance of data submission or data manipulation by tempering the online continuous emission/effluent monitoring systems.
- d. Violation caused under various rules framed under Environment [Protection] Act. 1986 as amended.

The developer has replied vide his letter dated 16-04-2021 [copy enclosed] which is not satisfactory. The residential complex was again inspected on 20.04.2021 and compliance of the above directions are furnished below

Sl.No	Board directions points	Compliance
1.	The developer shall apply for CTO for the entire projects as per CTE within 15 days	Not complied. The developer has not applied for entire projects as per CTE
2.	The developer shall operate the activities only after obtaining necessary consent of the Board.	Not Complied. The developer has operated the activities without obtaining necessary consent of the Board.
3.	The developer shall provide Reverse Osmosis treatment technology for drinking purpose as the EC conditions.	Not Complied. The developer has not provided Reverse Osmosis treatment technology for drinking purpose as the EC conditions.
4.	The developer shall obtain authorization under hazardous and other waste (Management & Trans Boundary Movement) Rules,2016 for disposal of hazardous waste generated from the unit.	Not Complied. The developer has not obtained authorization under hazardous and other waste (Management & Trans Boundary Movement) Rules,2016 for disposal of hazardous waste generated from the unit.
5.	The developer shall dispose treated sewage to CMWSSB	The developer has reported that excess treated sewage is

	STP at Nessappakkam.	disposed to CMWSSB STP through private lorry tankers. However they are not specified location of the STP and also consolidated report has not furnished.
6.	The developer all strictly abide by the outcome/order of the Hon'ble NGT(SZ) in OA No.21 of 2021 from time to time	Case is still in progress

1. It is seen from the above, the developer has not taken any effective steps to comply with the directions issued by the Board as on date and also continued violation of consent conditions as stipulated in the CTO and EC violation cited.
2. Hence, an amount of **Rs. 95,97,656/-** is calculated as the **environmental compensation** to the developer of M/s.Prestige Estates Projects Ltd for the above said violations after giving an opportunity to the developer in accordance with law vide reference 7th cited which is resubmitted are as follows.

As per the CPCB guidelines the Environmental compensation shall be calculated as, Environmental compensation to be paid

$$(EC) = PI \times N \times R \times S \times LF$$

Where,

- **PI** = Pollution index of industrial sector - For Red category industries it is 60 - 100. **An average value of 75 taken.**
- **N** = Number of days of violation took place.

The unit has obtained renewal of consent vide Bd.Proc.dated 26/11/2018 valid upto 31.03.2020 only. Since the unit was in operation without renewal of consent till date. However the unit has

submitted the application for RCO of the Board on 27.07.2020 which is under process. The unit was inspected on 22.09.2020 and noticed that the unit has commenced the expansion operation without obtaining CTO expansion and hence Show cause notice was issued vide DEE proc. dated 23-09-2020. **Hence the number of days of violation taken from 23.09.2020 to 23.06.2021 (273 days)**

- **R** = A factor in Rupees for EC is minimum of 100 and maximum of 500. **An average value of 250 taken for violation**
- **S** = Factor for scale of operation (0.5 for small, 1.0 for medium and 1.5 for large scale). **Hence 1.5 taken since it is large scale.**
- **LF** = Location factor (**population from 1 to <5 million LF is 1.25**). Population of Ayyappantangal village panchayat is 23,808 as on 2011 census

$$\mathbf{EC = 75 \times 273 \times 250 \times 1.5 \times 1.25 = Rs.95,97,656/-}$$

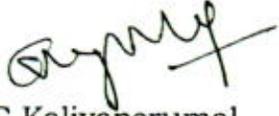
4. Recommendation

The joint committee having a detailed inspection has suggested the following recommendations,

- (i) Respondent 4 & 5 shall provide Reverse Osmosis treatment technology of adequate capacity for to meet out the standards for drinking purposes in the Residential buildings as mentioned in the EC whenever Borewell water in the existing 4 Borewells utilized as there is more iron content.
- (ii) The Respondents 4 & 5 shall provide adequate multilevel car parking after obtaining necessary permission/clearance from the competent Authorities since the car parking facility is found to be inadequate.
- (iii) As per the conditions in the EC, solar energy should be incorporated for the illumination of common areas, lighting for garden and street lighting in addition to provision for Solar water heating and the solar energy was not provided for the.
- (iv) Rain water harvesting has to be improved in the vicinity covering the entire roof area by increasing adequate number of recharge pits.

- (v) Respondent may pay the Environmental compensation to an amount of Rs.95,97,656/- considering the violations/Non-compliance of EC conditions as recommended by TNPCB

5. Signature of Joint committee members



Dr.C.Kaliyaperumal,
Director, Regional Office
MoEF&CC, Chennai



C.Tholkappian,
Assistant Environmental Engineer,
SEIAA-TN



Thiru.M.Prabhakaran.
Assistant Engineer,
TNPCB, Sriperumbuthur

Enclosures:

1. Copy of Directions issued by TNPCB dt.08.04.2021
2. Latest EC Compliance report furnished by the Respondents 4 & 5
3. Site Inspection photos



TAMIL NADU POLLUTION CONTROL BOARD

PROCEEDING No:T2/TNPCBd/F.2549/SPR/RLW & AJ/2021 Dated: 08.04.2021

Sub : TNPCB - Industries – M/s. Prestige Estates Projects Ltd, - Prestige Bella Vista , Survey Numbers. 1/1, 1/2, 2, 3/1, 3/2, 3/3, 5/1, 8/2A, 50/1A, 50/2, 50/3, 50/4, 51/1A(pt), 51/1B1, 51/1B3, 51/1C1, 51/1C3, 51/1D, 51/1E, 52/1, 52/2, 53, 54/1(pt), 35, 42/1, 42/2, 42/3A, 42/3B, 42/4, 42/5, 43/1, 43/2, 44/1A, 44/1B, 44/2, 44/3, 45/1A, 42/1B, 45/2, 46/3, 45/4A, 45/4B, 46/1, 46/2, 46/3, 47/1E, 48/1A, 48/1B, 48/2, 48/3, 48/4, 49/1, 49/2, 49/3, 50/1B, Ayyappanthangal Village, Kundrathur Taluk, Kancheepuram District – Direction under Section 33 A of the Water (Prevention and Control of Pollution) Act, 1974 as amended and under Section 31A of the Air (Prevention and control of pollution) Act, 1981 as amended – Regarding.

Ref : IR.No : F.2549SPR/RL/AE/SPR/2021 dated 18/03/2021.

Whereas, the unit was issued Environmental Clearance by SEIAA vide F.No.SEIAA/F430/2011-1A-III dated 16/10/2012 for construction of Residential apartment in the total land area of 100199 S.qm with total build up area 478003 S.qm , Comprising of 20 Blocks of residential building and 1 block of club house at at Survey Numbers. 1/1, 1/2, 2, 3/1, 3/2, 3/3, 5/1, 8/2A, 50/1A, 50/2, 50/3, 50/4, etc Ayyappanthangal Village, Kundrathur Taluk, Kancheepuram District.

Whereas, Consent to Establish was issued to the unit of M/s.Prestige Bella Vista located at Survey Numbers. 1/1, 1/2, 2, 3/1, 3/2, 3/3, 5/1, 8/2A, 50/1A, 50/2, 50/3, 50/4, etc Ayyappanthangal Village, Kundrathur Taluk, Kancheepuram District for construction of Residential apartment in the total land area of 100199 S.qm with total build up area 458341 S.qm , Comprising of 33 Blocks in 20 Towers of residential building with two basement and 1 block of club house, Each tower having 2 basement plus ground plus 16 floor vide CTE Proc.No.T11/TNPCB/F.18722/OL/SPRW&A/2013 dated 28.06.2013

Whereas, Consent to Operate was issued to M/s. Prestige Estates Projects Ltd, - Prestige Bella Vista is located at Survey Numbers. 1/1, 1/2, 2, 3/1, 3/2, 3/3, 5/1, 8/2A, 50/1A, 50/2, 50/3, 50/4, 51/1A(pt), 51/1B1, 51/1B3, 51/1C1, 51/1C3, 51/1D, 51/1E, 52/1, 52/2, 53, 54/1(pt), 35, 42/1, 42/2, 42/3A, 42/3B, 42/4, 42/5, 43/1, 43/2, 44/1A, 44/1B,

44/2, 44/3, 45/1A, 42/1B, 45/2, 45/3, 45/4A, 45/4B, 46/1, 46/2, 46/3, 47/1E, 48/1A, 48/1B, 48/2, 48/3, 48/4, 49/1, 49/2, 49/3, 50/1B, Ayyappanthangal Village, Kundrathur Taluk, Kancheepuram District for Residential Building Complex "Prestige Bella Vista" Comprising of 25 Blocks in 17 Towers (Each tower having 2 basements, Ground plus 16 floors) with 2083 Dwelling units & 1 Block of Club House having Double Basement floor + Ground floor + 1 floor) with total built up area (Phase -I) of 338661 Sq.m vide Proc NO.T2/TNPCB/F.1918SPR/RL/SPR/A/2018 DATED: 26/11/2018 valid upto 31.03.2020 which was further extended upto 30-09-2020 for all the industries due to COVID-19 and permitted to discharge of sewage is 829KLD In which 376 KLD for flushing, 216 KLD for Gardening, 237 KLD to CMWSSB Nesapakkam Decanting point.

Whereas, now, the unit has applied for renewal of consent through online vide application No. 32759129 dated 27.07.2020 in the jurisdiction of DEE/Maraimalai Nagar and resubmitted on 03.08.2020 in the same office for Residential Building Complex "Prestige Bella Vista" Comprising of 25 Blocks in 17 Towers (Each tower having 2 basements, Ground plus 16 floors) with 2083 Dwelling units & 1 Block of Club House having Double Basement floor + Ground floor + 1 floor) with total built up area (Phase -I) – 338361 sq.m

Whereas, the unit was inspected on 22.09.2020 and during inspection of the residential apartment and the following were observed

1. The said Residential Building Complex "Prestige Bella Vista" constructed comprising of 33 Blocks in 20 Towers with 2613 dwelling units thus violating the said consent order conditions.
2. Total built up area of residential building complex is extended from 338361 Sq.m to 352151 Sq.m thus violating consent order conditions.
3. Sewage generation is increased as against the permitted quantity of sewage of 850 KLD.
4. There is a discrepancy in the consent order, Environmental clearance and in actual construction made.
5. Consent was issued in the name of M/s. Prestige Estates Projects Limited – Prestige Bella Vista - Phase I and Environmental clearance was Issued in the name of M/s. Prestige Estates Projects private Limited

Whereas, show cause notice was issued to the developer on 26.09.2020 under both Acts. The unit has furnished the reply for the show cause notice on 03.12.2020 stating that they have applied for renewal for the 25 Blocks in 20 Towers as per the consent (CTO) approved sq.m of 338361 and the developer has assured to apply for fresh consent for the remaining 8 blocks at the earliest and requested to issue the renewal of consent to the unit according to CTO.



TAMIL NADU POLLUTION CONTROL BOARD

Whereas, during the time of inspection on 19.02.2021, the following points were observed

- a) The developer has constructed comprising of 33 Blocks in 20 Towers (Each tower having 2 basements, Ground plus 16 floors) with 2613 Dwelling units with total build up area of 352151 Sq.m for which the developer has not obtained necessary clearance obtained from SEIAA, Tamilnadu and TNPCB, Chennai for increasing the blocks from 25 Nos to 33 Nos. thus violating Environmental clearance issued by ,Tamilnadu 16/10/2012 as per the General conditions No.6 In Case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry and consent to operate issued to the unit on 26/11/2020 as per the Special condition No.1 The consent to operate is valid for operating the facility for the manufacture of product (Col.2) at the rate (Col.3) mentioned. Any change in the products and its quantity has to be brought to the notice of the Board and fresh consent has to be obtained
- b) The developer has obtained planning permission for the construction of above project from CMDA Vide Lr.No.C3/4208/2010 dated 29.12.2011 and subsequently they have obtained planning permission from CMDA vide letter dated 13.02.2013 for the construction of MSB Residential building build up with 33 blocks with 2610 Dwelling units
- c) The developer has obtained building permit from Chennai Corporation vide CEBA/CD12/00086/2012 C3/4208/2010 dated 30.12.2011 for construction of above said project
- d) The developer has furnished partial completion certificate obtained from CMDA for construction residential apartment for 25 blocks only vide CMDA letter dated 08.01.2016, 16.03.2016. However the developer has constructed 33 blocks and during inspection it was noticed that the 33 blocks were under operable conditions. The developer has not obtained completion certificate from the competent Authority and entire building is now occupied.
- e) As per the EC stating that the developer shall provide adequate drinking water facility based on the Reverse Osmosis treatment technology However during inspection it was noticed that the developer has not provided Reverse Osmosis treatment technology for adequate drinking water.

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.
Telephone : 22353134 to 141, Fax : 044-22353068
Email : tnpcb-chn@gov.in Web : www.tnpcb.gov.in

- f) The developer has provided Sewage Treatment Plants (STP's) capacity of 450KLD, 860KLD, 240KLD. All the components of STP were under operation. Treated sewage analyzed through NABL Approved lab & its ROA reveal that all the parameters are within the limit prescribed by the Board. Treated sewage samples were collected on 20.01.2021 and ROA of treated sewage is awaited
- g) The unit has provided Electro Magnetic Flow Meters (EMF's) at the inlet and outlet of the all the STP, which is under operation
- h) As per the consent order the treated sewage 378KLD utilized for toilet flushing, 216 KLD utilized for gardening. The excess treated sewage 237 KLD is to be disposed in to CMWSSB Nesapakkam Decanting Point sewer network. However during inspection it was noticed that the treated sewage partially utilized for toilet flushing and partially utilized for gardening/green belt development. The developer has not disposed the excess treated sewage CMWSSB Nesapakkam Decanting Point. It is reported that the entire treated sewage generated from the residential complex is being utilized for toilet flushing/Green belt development in their premises. However there is no sufficient area available for gardening within the premises. Since the developer having 3.828 Hectare for gardening/Green belt development.
- i) The developer has not obtained authorization under Hazardous and other waste (Management & Trans boundary Movement) Rules, 2016 for disposal of hazardous waste generated from the unit.
- j) The developer has installed Organic Waste Converter to compost the leaves/biomass and the same was utilized as manure for their gardening and the was in operation.
- k) The developer has provided acoustic enclosures with stack for the DG sets capacity of 725 KVA (10 Nos.), 600 KVA (5 Nos.) and 500 KVA (5Nos.) were under operable conditions and the developer has conducted ambient air quality survey/stack survey through NABL Approved lab & its ROA reveal that all the parameters are within the limit prescribed by the Board
- l) The developer has provided separate energy meters in STPs to assess the quantum of energy consumption of STPs.
- m) There is no trade effluent generated from the residential complex.
- n) The developer has provided rain water harvesting percolation system all around the boundary of the residential complex.
- o) The developer has provided Separate wet and dry bins at the ground level for facilitating segregation of waste.
- p) The developer has provided Green belt development all along the boundary of the complex.



TAMIL NADU POLLUTION CONTROL BOARD

- q) The developer has provided solar panels at the roof top for electrification of the common area.
- r) Compliance status of conditions stipulated in the CTO is uploaded
- s) The developer has not handed over the property to the Owner/Society/Welfare Association so far.

Whereas, Thiru.Dr.V.Anupkrishnan (applicant) has filed a case before the Hon'ble National Green Tribunal (SZ) against Director,MOEF & CC Regional office, Chennai and M/s. prestige Bella vista vide O.A. 21/2021 regarding the following violation of conditions imposed in the Environmental Clearance issued to the residential apartment.

1. Sufficient car parking area is not provided as mentioned in the Environment clearance for the project proposal.
2. Sufficient water supply mechanism is not provided in the residential project as undertaken.
3. Emergency DG sets have not been provided.
4. Construction was made against the plan and permission granted and the conditions imposed in the Environment Clearance.
5. There is no proper treatment facility provided for treatment of the waste generated in the complex; the facility provided is insufficient to meet the waste water that will have to be treated in effective manner to protect environment.

In view of the above, the DEE, TNPCB, Sriperumbudur has recommended for the issue of certain directions to the unit of M/s. Prestige Estates Projects Ltd. - Prestige Bella Vista , Survey Numbers. 1/1, 1/2, 2, 3/1, 3/2, 3/3, 5/1, 8/2A, 50/1A, 50/2, 50/3, 50/4, 51/1A(pt), 51/1B1, 51/1B3, 51/1C1, 51/1C3, 51/1D, 51/1E, 52/1, 52/2, 53, 54/1(pt), 35, 42/1, 42/2, 42/3A, 42/3B, 42/4, 42/5, 43/1, 43/2, 44/1A, 44/1B, 44/2, 44/3, 45/1A, 42/1B, 45/2, 45/3, 45/4A, 45/4B, 46/1, 46/2, 46/3, 47/1E, 48/1A, 48/1B, 48/2, 48/3, 48/4, 49/1, 49/2, 49/3, 50/1B, Ayyappanthangal Village, Kundrathur Taluk, Kancheepuram District.

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.
Telephone : 22353134 to 141, Fax : 044-22353068
Email : tnpccb-chn@gov.in Web : www.tnpccb.gov.in

Therefore, in exercise of the powers conferred under Section 33 A of the Water (P&CP) Act, 1974 as amended and section 31A of the Air (P&CP) Act 1981 as amended, the Board issues the following directions to the unit of **M/s. Prestige Estates Projects Ltd, - Prestige Bella Vista**, Survey Numbers. 1/1, 1/2, 2, 3/1, 3/2, 3/3, 5/1, 8/2A, 50/1A, 50/2, 50/3, 50/4, 51/1A(pt), 51/1B1, 51/1B3, 51/1C1, 51/1C3, 51/1D, 51/1E, 52/1, 52/2, 53, 54/1(pt), 36, 42/1, 42/2, 42/3A, 42/3B, 42/4, 42/5, 43/1, 43/2, 44/1A, 44/1B, 44/2, 44/3, 45/1A, 42/1B, 45/2, 45/3, 45/4A, 45/4B, 46/1, 46/2, 46/3, 47/1E, 48/1A, 48/1B, 48/2, 48/3, 48/4, 49/1, 49/2, 49/3, 50/1B, Ayyappanthangal Village, Kundrathur Taluk, Kancheepuram District

1. The developer shall apply for CTO for the entire projects as per CTE within 15 days.
2. The developer shall operate the activities only after obtaining necessary consent of the Board.
3. The developer shall provide Reverse Osmosis treatment technology for drinking purpose as per the EC conditions
4. The developer shall obtain authorization under Hazardous and other waste (Management & Trans boundary Movement) Rules, 2018 for disposal of hazardous waste generated from the unit.
5. The developer shall dispose treated sewage to CMWSSB STP at Nessappakkam.
6. The developer shall strictly abide by the outcome/order of the Hon'ble NGT (SZ) in OA No. 21 of 2021 from time to time.

Failure to comply with the above said direction will lead to issue of further directions for closure and stoppage of power supply to the unit under the Section 33A of the Water (Prevention and Control of Pollution) Act, 1974 as amended and under Section 31A of the Air (Prevention and control of pollution) Act, 1981 as amended.

The receipt of this proceeding shall be acknowledged.

[Signature]
For Chairman
02/11/21

To

The Vice President- Business Operation,
M/s. Prestige Estates Projects Limited-Prestige Bella Vista- Phase I
No. 471, Prestige Polygon, 13th Floor,
Anna Salai,
Nandanam, Chennai-600035.

Copy to

1. The Joint Chief Environmental Engineer (Monitoring),
Tamil Nadu Pollution Control Board,
Chennai - for information and necessary action please
2. The District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Sriperumbudur - for information and necessary action please
3. Technical File.



08th July 2021

To
The Nodal Agency,
State Environment Impact Assessment Authority (SEIAA),
3rd Floor, Panugul Building, No.1, Jeemis Road,
Saidapet, Chennai - 600 015.

Dear Sir/Madam,

Sub: Submission of additional particulars towards the joint committee inspection on 20.04.2021.
Ref: 1) Order dated 05.02.2021 and 26.03.2021 passed by the Hon'ble NGT, Southern Zone, Chennai in the matter of O.A. No.21 of 2021 - Dr. Anupkrishnan, V Vs. Ministry of Environment, Forest and Climate Change, Rep., by its Director, MoEF&CC (SEZ) Chennai and others.
2) Site inspection to the project site by the Joint Committee on 20.04.2021.
3) Environmental Clearance (EC) - MoEF&CC F. No. SEIAA/F430/2011-IA-III dt: 16.10.2012.

In continuation with the reference (1) cited above, we are submitting herewith replies for your kind perusal.

1. Half Yearly statements were not sent as required
We wish to inform you that we are submitting the half yearly report after the commencement of the project construction regularly from June 2014 to till date. The copy of the acknowledgement for the submission of the half yearly report to the ministry is enclosed herewith as Annexure - I
2. Sufficient Car Parking was not provided as mentioned in the Environmental Clearance for the project proposal
We wish to inform you that we have provided and allotted parking lots to the resident as per the Chennai Metropolitan Development Authority (CMDA) norms. The parking lot was provided as open (surface parking) and covered (basement parking) so that no public space was utilized and without disturbing the common utilities within the premises.



Prestige Estates Projects Ltd., Prestige Polygon, Top Floor #471, Anna Salai, Nandanam, Chennai - 600035.
Phone : +91 44 42924000 Fax: +91 44 42924099

Corporate & Registered Office :
Prestige Estates Projects Ltd., Prestige Falcon Towers, No 19 Brunton Road, Bangalore - 560 025
Phone : +91 80 25591080 Fax : +91 80 25591945 www.prestigeconstructions.com
CIN : L07010KA1997PLC022322

The copy of the approved plan obtained from CMDA is attached as Annexure - II.

Project Components	No. of units	Parking required as per CMDA		Parking provided	
		Car Parking	Two Wheeler	Car Parking	Two Wheeler
1 BHK	603 No's	Not Applicable	600	-	603
2 BHK	900 No's	900	-	900	-
3 BHK	842 No's	842	-	842	-
4 BHK	268 No's	268	-	272	-
Visitors	10%	201	-	201	603
Total	2,613 No's	2,212 No's	600 No's	2,215 No's	603 No's

3. Sufficient Water Supply mechanism is not provided in the residential project as undertaken

It is a residential project comprising of 2613 dwelling units. The fresh water requirement for this project is estimated as 806 KLD which is being sourced from the Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB) out of the sanctioned supply volume of 2 MLD (2000 KLD). The requirement is being met from the CMWSSB by paying the applicable charges periodically. During the summer season, when there is inadequacy in supply from CMWSSB, the fresh water is being sourced through the private tankers supply from the vicinity of the project site. The copy of the concurrence letter from CMWSSB for the fresh water supply and the latest fee receipt for the water charges is enclosed herewith as Annexure - III.

4. Emergency DG sets have not been provided

The total power requirement for the project is 10.5 MVA for which the substation and transformer yard has been installed within the project site by obtaining prior approval from Tamil Nadu Electricity Board (TNEB). However, it is a general practice of providing 30-50% of the actual power requirement as power back for the residential buildings. We have provided 20 nos. of DG Set as power backup comprising of 725 KVA (10 Nos.), 600 KVA (5 Nos.) and 500 KVA (5 Nos) with a total capacity of 12.75 MVA for the project site. Hence the adequate numbers of DG sets were provided to meet out the backup power supply for the project site. The photographs



showing the DGI a set installed at the project site is attached herewith as Annexure - IV.

5. Construction were made against the plan and permission granted and the conditions imposed in the Environmental Clearance.

Construction was made as per the plan obtained from the Chennai Metropolitan Development Authority (CMDA) vide Letter No. C/PP/MSB - IT/38 A to AC/2012 dated 13.02.2013 and the completion certificate was obtained for the phase I & phase II vide the letter No. EC/C-1/4841/2015 dated 08.01.2016 & 16.03.2016. The completion certificate was issued based on the compliance of the building construction as per the plan approved and other applicable CMDA norms. The copies of the Planning permission for the project and the completion certificate have been enclosed herewith as Annexure - V.

6. There is no proper treatment facility for treatment of the waste generated in the complex.

Sewage generated is for the project site is 1133 KLD for which 3 No's of Sewage Treatment Plant (STP) having total capacity of 1550 KLD (240 KLD - 1 No., 450 KLD- 1 No. and 860- 1 No. KLD) is installed in the project site. The STP comprises of primary treatment such as bar screen chamber, Equalization Tank followed by biological treatment comprising Fixed-bed bioreactors (FBBR) and settling tank followed by Pressure sand filter, activated carbon filter and Ultra Violet system for disinfection. The treated water is being used for Toilet Flushing, Green Belt Development and the remaining water is being sent to the CMWSSB's Nesapakkam Sewage Treatment Plant decanting point for disposal. Hence the Waste Water generated within the project site is being treated and disposed in proper manner. The copy of the Adequacy report for Sewage Treatment Plant's obtained from Anna University and the photographs showing the STP components installed at project site is attached herewith as Annexure - VI.

The solid waste generated from the residents is segregated into biodegradable & non-biodegradable solid waste at source. The segregated wastes are being collected and the biodegradable wastes are being treated in Organic Waste Converter (OWC) installed in the project site. The treated compost from OWC is used as manure for the green belt development within the project site. The collected non- biodegradable wastes are being handed over to the recycler for recycling. The Photograph of OWC installed at project site is attached herewith as Annexure VII.

7. The facility provided is insufficient to meet the waste water that will have to be treated in effective manner to protect environment.

As mentioned above the waste water generated within the project site is being treated by 3 No's of STP installed within the project site. The treated water is being used within the project site for toilet flushing and green belt development. The excess treated sewage is



sent to the CMWSSB's Nesapakkam Sewage Treatment Plant decanting point. Hence sufficient treatment facility has been provided to treat and disposal of the waste water generated from the project site and it is being disposed in a manner without harming the natural environment. The copy of the receipt showing the excess treated sewage being disposed at CMWSSB Nesapakkam Plant is attached as Annexure - VIII.

Also, In continuation to the reference (2) cited above, we are submitting herewith the additional particulars sought by the members of joint committee during the inspection.

8. Furnish the details of car parking provided for the project.

The details of car parking provided for the project site is stated in S.No.2 of this letter.

9. Furnish the details of energy conservations using solar.

We wish to inform you that we have provided solar water heater for the top 2 floors of 30 blocks. Also, we proposed for installing solar light existing poles along the internal roads of the project site. Thus, solar water heater and solar street lighting forms the energy conservation using the solar energy. The Photograph showing the Solar Water Heater System installed at the Project site is attached as Annexure - IX.

10. Status of the compliance on the conditions stipulated in the Environmental Clearance.

We are submitting herewith the compliance of the conditions stipulated in the Environmental Clearance (EC) vide F. No. SEJAA/F430/2011-IA-III dt: 16.10.2012 as follows:

PART A - SPECIFIC CONDITIONS:

1. Construction Phase

S. No.	EC Conditions	Status of Compliance
i)	"Consent for Establishment" shall be obtained from Tamil Nadu State Pollution Control Board and a copy shall be submitted to Ministry before start of any construction work at the site.	Complied Consent To Establishment (CTE) was obtained from Tamil Nadu State Pollution Control Board (TNPCCB) vide Proceeding No. No.T11/TNPCCB/F.18722/OL/SPR/A&W/2013 dated: 28.06.2013. The copy of CTE was submitted to the Ministry before the commencement of the construction. The copy of the CTE copy is attached as Annexure - X

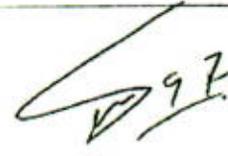
[Handwritten Signature]



S. No.	EC Conditions	Status of Compliance
ii)	Energy Conservation should be more than >20%.	Complied Energy Conservation of > 20 % is achieved by installing energy conservation measures such as LED bulbs, Gearless lifts, timer based switches for common areas, energy efficient (VF Drives) in pumps & motors and low flow type fixtures.
iii)	Suitable Toilet fixtures for water conservation shall be provided.	Complied We have provided low flow aerated taps and showers, toilet fixtures which are of low flow types as part of water conservation in all the residential units.
iv)	Ensure smooth turns or straight road instead of 90° turns at no of places.	Complied We have provided smooth turns and straight road instead of 90° turns as per the approved plan obtained from CMDA.
v)	Ensure 9.0 m wide road excluding space for plantation.	Complied We have provided internal roads in compliance with the approved plan obtained from CMDA.
vi)	Zebra crossing for pedestrians should be provided on the main road.	Complied We have provided Zebra crossing for pedestrians on the main road near entrance of the project site.
vii)	Effluent discharge pipe should be ground level and of different color and type.	Complied We have provided sewage discharge pipes at ground level with different colour and type. The photograph showing colour coded plumbing lines at project site is attached as Annexure - XI
viii)	Ensure 450-500 m3 water tanks for rain water harvesting.	Complied We have constructed the sumps (3 nos. with total capacity of 480 cu.m) towards collection and storage of runoff from the terrace area.
ix)	All required sanitary and hygienic measures should be in place before starting construction activities and to be	Complied. All required sanitary and hygienic measures such as toilet, fogging for mosquito control,



S. No.	EC Conditions	Status of Compliance
	maintained throughout the construction phase.	drinking water and medical facilities were provided to the construction workers and were also maintained throughout the construction phase.
x)	The treated waste water shall be used for flushing of toilets & horticulture purposes for irrigation of nearby parks and green belts.	Complied. The treated waste water is being used for flushing of toilets & irrigation of Open Space reserved and green belts within the premises.
xi)	A first aid room shall be provided in the project site during construction and operation of the project.	Complied. We have provided first aid room in the project site during construction and operation of the project.
xii)	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Complied We have provided proper drinking water and sanitary facilities for construction workers at the site during the entire construction period. We have disposed the waste water through septic tank and the solid waste generated has been handover to the local body.
xiii)	Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc., to the laborers during construction phase.	Complied We have provided fuel and utensils like pressure cooker, gas cylinders, etc. to the laborers during the construction phase.
xiv)	All the laborers to be engaged for construction should be screened for health and adequately treated before engaging them to the work at the site.	Complied All labourers engaged for construction were screened by our medical officer for health and adequately treated before engaging them to the work at the site.
xv)	For disinfection of waste water, use ultra violet radiation, not chlorination.	Complied. We have provided UV disinfection system as a part of the existing sewage treatment plant (STP) for disinfecting the treated waste water.
xvi)	All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Complied. We have used all the top soil excavated during construction activities in horticulture/ landscape development within the project site.




S. No.	EC Conditions	Status of Compliance
xvii)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of the people, only in approved sites, with the approval of competent authority.	Complied. We had stored and reused the muck within the project site for filling low lying areas within the construction site.
xviii)	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.	Complied. The soil and ground water samples were collected and analyzed through external laboratories and the results were found to be no threat to soil and ground water.
xix)	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.	Complied. The construction spoils generated from the construction site were stored and reused it by filling for various purposes in the project site during the construction.
xx)	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E(P) Rules prescribed for air and noise emission standards.	Complied. The Low sulphur diesel (which was available in the petrol bunk) was used as fuel for DG sets.
xxi)	Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non - peak hours.	Complied. Vehicles hired for bringing construction material to the site were in good condition and conform to NAAQS 2009 & The Noise Pollution (Regulation And Control) Rules, 2000 standards. Construction vehicles were operated during non-peak hours.
xxii)	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	Complied. Ambient noise levels were conforming to residential standards both during day and night. Incremental pollution load on the



S. No.	EC Conditions	Status of Compliance
	closely monitored during the construction phase.	ambient air and noise quality were monitored during the construction phase.
xxiii)	Fly-Ash should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27 th August, 2003.	Complied. We have used Fly ash containing cement and bricks for the construction purposes.
xxiv)	Ready mix concrete must be used in building construction.	Complied. Ready mix concrete (RMC) was used for building construction and cube tests were also conducted to ascertain the quality.
xxv)	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Complied. We have constructed sump for the collection of runoff from the roof top (3 nos. with total capacity of 480 cu.m) and percolation pits were constructed for the augment the ground water level.
xxvi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent	Complied. Pre-mixed concrete and curing agents were used to reduce the water demand during construction.
xxvii)	Permission to draw ground water should be obtained from the competent authority prior to construction/operation of the project.	Complied. We have sourced the water from the private tankers for the construction purpose and ground water is not used for the construction as well as for the operation purpose.
xxviii)	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.	Complied. We have provided separate pipelines for separation of grey and black water within the project site
xxix)	Treatment of 100% grey water by decentralized treatment should be done.	Complied. We have installed 3 nos. of STP's for the treatment of sewage generated from the project site. 100 % of the sewage generated is being collected and treated through the installed STP's.

97.



S. No.	EC Conditions	Status of Compliance
xxx)	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.	Complied. We have provided aerators taps and showers, toilet fixtures are of low flow types.
xxxi)	Use of glass may be reduced by up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating shall be used in windows.	Complied. Our project is a residential building complex where there is no central air conditioning system. Glazed opening are provided in the windows of the residential building. The total openings (windows with glass) account to only about 15%.
xxxii)	Roof should meet prescriptive requirement of Energy Conservation Building Code (ECBC) by using appropriate thermal insulation material, to fulfill the requirement.	Complied. Our project comprises of residential units and hence Energy Conservation Building Code (ECBC), 2007 is not applicable. However, thermal insulation materials were incorporated in construction of the project as an energy conservation measures.
xxxiii)	Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.	Complied. We have provided stack for the DG sets of height 53 m above the ground level to control the air pollution and acoustic enclosures were provided for the DG sets to control the noise within the prescribed limits by CPCB. The photograph showing the DG and its Stack is attached as Annexure -IV.
xxxiv)	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non- air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Complied. Our project comprises of only residential buildings and hence Energy Conservation Building Code (ECBC), 2007 is not applicable for residential units. However, energy conservation measures such as use of thermal insulation materials were incorporated during the construction of the project.
xxxv)	The approval of the competent authority shall be obtained for structural safety of	Complied. We have obtained structural design vetted by

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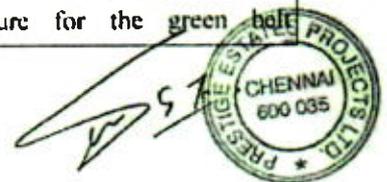
S. No.	EC Conditions	Status of Compliance
	the buildings due to earthquake, adequacy of firefighting equipments, etc. as per National Building Code including protection measures from lightning etc.	external expert for the safety of the buildings due to earthquake, adequacy of firefighting equipments, etc. as per National Building Code including protection measures from lightning etc.
xxxvi)	Provision shall be made for the housing labor within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Complied. We have provided the basic amenities for the laborers and facilities such as fuel for cooking, mobile toilets, safe drinking water, medical health care and houses were in the form of temporary structures within the project site. These structures were removed after completion of construction.

2. Operation Phase:

S. No.	EC Conditions	Status of Compliance
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. Discharge of treated sewage shall conform to the norms & standards of the Tamil Nadu Pollution Control Board.	Complied. We have obtained Adequacy Certificate for the installed STP's (3 nos. - 1 no. of 860 KLD, 1 no. of 450 KLD & 1 no. of 240 KLD) from Anna University, Chennai. The treated sewage generated from the STP is being analyzed by an NABL accredited laboratory and the results are found within the discharge standards prescribed by Tamil Nadu Pollution Control Board. The copy of the Adequacy report for Sewage Treatment Plant obtained from Anna University and the photographs showing the STP components installed at project site is attached herewith as Annexure - VI.
ii.	The car washing in the complex/multiplex should not be allowed.	Complied Car Washing is not allowed within the complex and the same was informed to the residents.



S. No.	EC Conditions	Status of Compliance
iii.	Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted from the shopping and multiplex.	Noted. There are no shopping mall and also multiplex in our project.
iv.	Adequate drinking water facility based on the Reverse Osmosis treatment technology be provided.	<p>The drinking water for the project site is being sourced from the Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB). The sourced water is pre-treated in the common water treatment plant operated & maintained by CMWSSB. In addition, the water received from CMWSSB is being treated by the 3 No's of Water Treatment Plant (WTP) comprising of Pressure Sand Filter (PSF) and Activated Carbon Filter (ACF) installed within the project site.</p> <p>The photograph showing the WTP is attached as Annexure -XII.</p>
v.	Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pretreatment must be done to remove suspended matter, oil and grease.	<p>Complied.</p> <p>We have constructed collection sump (3 nos. with total capacity of 480 cu.m) to store the runoff from terrace. Also, the percolation pits (17 nos. with size of 1.2 m dia. x 4 m depth and 0.6 m dia. x 2 m depth) are installed along the storm water drains to augment the ground water level. Further, we have provided silt trap as a pretreatment to remove suspended matter, oil & grease. The copy of the Rain water harvesting facility and its photograph at site is attached as Annexure - XIII.</p>
vi.	The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-Vessel bio-conversion technique should be used for composting the organic waste.	<p>Complied.</p> <p>The solid waste generated from the residents is segregated into biodegradable & non-biodegradable solid waste at source. The biodegradable wastes are being treated in Organic Waste Converter installed in the project site. The treated compost from OWC is used as manure for the green belt.</p>

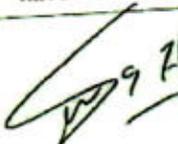


S. No.	EC Conditions	Status of Compliance
		development within the project site. The collected non- biodegradable wastes are being handed over to the recyclers.The Photograph of OWC installed at project site is attached herewith as Annexure VII.
vii.	Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Tamil Nadu State Pollution Control Board.	Complied. We are storing the spent oil from DG sets in HDPE drums in an isolated covered facility and disposed the same as per the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and disposed through TNPCB authorized recycler (M/s Thirupati Oil Company)
viii.	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 should be suitably landscaped and covered with vegetation of indigenous variety.	Complied. We have developed the green belt all around the site boundary covering 15% of the project site to act as a barrier for noise pollution conforming to the day and night noise standards prescribed for residential land use. Also, we have planted indigenous variety in the greenbelt area. The open spaces inside the plot are planted with trees of native species and the same is being maintained. The photographs showing the green belt at the project site is attached as Annexure - XIV.
ix.	The project proponent should take adequate and appropriate measures to contain the ambient air quality within the prescribed standards. The proposal regarding mitigation measures to be taken at site should be submitted to Ministry of Environment & Forests.	Complied. The ambient air quality (AAQ)is being maintained with the prescribed standards of NAAQ, 2009. The AAQ is being monitored by an NABL accredited laboratory and the results are found to be within the limits. Air emissions from the DG sets are dispersed through stacks of 53m height from the ground level (i.e. 1.5m above the terrace level of the buildings). Regular water sprinkling and cleaning is being carried to maintain the AAQ within the prescribed standards of NAAQ.

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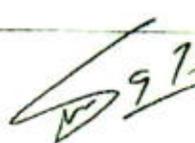
S. No.	EC Conditions	Status of Compliance
x.	Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.	Complied. Incremental pollution loads (exceeding the limits prescribed by MoEF&CC) were not observed in the past. This is being monitored through the report of analysis carried out on a quarterly basis within the premises. It is being submitted to MoEF&CC through our six monthly reports.
xi.	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 hybrid system or fully solar system for a portion of the apartments should be provided.	Complied We have provided solar water heater for top 2 floors in 30 blocks. We have proposed to install the solar street light along the internal roads of the project site.
xii.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Complied. We have provided bell mouth entry near the entry and exit points from the roads adjoining the project site to avoid traffic congestion. Also, we have provided and allotted parking lots for the residents within the project site and hence there is no utilization of public space by the occupants for parking.
xiii.	A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared. Incorporation details about building materials & technology, R & U Factors etc., and submit to the Ministry in three months' time.	Complied. Our project comprises of residential units where energy conservation measures such as LED bulbs, Gearless lifts, timer based switches for common areas, energy efficient pumps & motors and low flow type fixtures have been provided and energy conservation of more than 20% is achieved in the project site.
xiv.	Ozone depleting substances (Regulation & Control) Rules should be followed while designing the air conditioning system of the project.	Complied. Our project comprises of residential units where there are no centralized air conditioners installed. Also, we have instructed




S. No.	EC Conditions	Status of Compliance
		residents to follow the Ozone depleting substances (Regulation & Control) Rules while installing the air conditioning system.
xv.	Environment Management Cell should be formed during operation phase which will supervise and monitor the environment related aspects of the project.	Complied. We have formed a separate environmental management cell. The copy of details of Environmental Management Cell is enclosed as Annexure-XV.

PART B - GENERAL CONDITIONS:

S. No.	EC Conditions	Status of Compliance
1	Six monthly monitoring reports should be submitted to the Ministry and its Regional Office, Bangalore.	Complied. We are submitting Six monthly compliance reports (both in hard copies as well as by e-mail) regularly to the Ministry's Regional Office, Chennai. The copy of the acknowledgement for the submission of the half yearly report to the ministry is enclosed herewith as Annexure - I
2	Officials from the Regional Office of MoEF, Bangalore who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MoEF, Bangalore.	Agreed to comply
3	In case of any change(s) in the scope of the project, a fresh appraisal by the SEIAA shall be obtained.	Complied. There is no change in the scope of the project.
4	The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of this	Agreed to comply.




S. No.	EC Conditions	Status of Compliance
	Environmental Clearances under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.	
5	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, Central Ground Water Authority, Coastal Regulatory Zone Authority as applicable to the project shall be obtained by the project proponent from the competent authorities.	Complied. We have obtained all the necessary statutory clearances such as clearance from Civil Aviation Department, Fire Department. The clearances such as Chief Controller of Explosives, Wild Life (Protection) Act, 1972, Central Ground Water Authority, Coastal Regulatory Zone Authority are not applicable to our project. The copy of Airport NoC obtained from Airport Authority of India and Fire NoC obtained from Tamil Nadu Fire and Rescue Department is attached as Annexure - XVI.
6	A copy of the clearance letter shall be sent by the proponent to the Commissioner of Corporation/ municipalities/ executive officers of town panchayat/ Block development officers of panchayat union whichever is applicable and the Local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the proponent.	Complied. Copy of Environmental Clearance letter was sent to the local body (Iyyappanthangal Municipality). The clearance letter had been uploaded on the website of the company www.prestigeconstructions.com.
7	The project proponent 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 and a copy of	Complied. Advertisements were given in both English and Tamil languages and copies of the same were submitted to the MoEF&CC and SEIAA-TN. The copy of the newspaper advertisement is



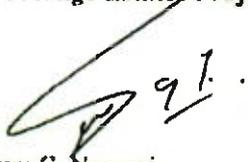
S. No.	EC Conditions	Status of Compliance
	the clearance letter is available with the State Pollution Control Board and also at website of the SEIAA, TN and a copy of the same should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Bangalore.	attached as Annexure - XVII.
8	These stipulations would be enforced among others under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of pollution) Act 1981, the Environmental (Protection) Act 1986, the public Liability Insurance Act, 1991 and EIA Notification, 2006.	Agreed to comply
9	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.	Agreed to comply
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 MoEF, its Regional Office Bengaluru, the respective Zonal office of CPCB, SEIAA, TN and the State Pollution Control Board.	Complied. We are submitting Six monthly compliance reports (both in hard copies as well as by e-mail) regularly to the Ministry's Regional Office, Chennai, Zonal office of Central Pollution Control Board, SEIAA, TN and the State Pollution Control Board (TNPCCB).
11	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.	Agreed to comply




We request you to kindly review the above details and kindly do the needful.

Thanking you.

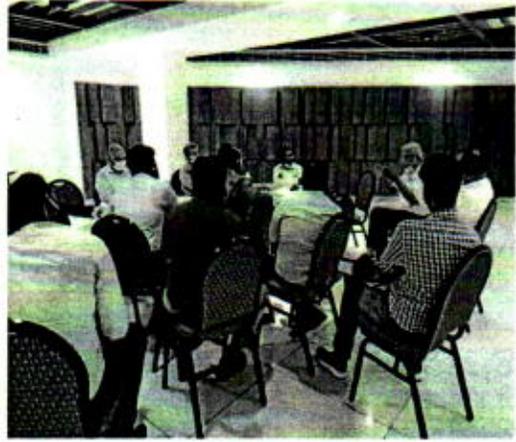
Yours Sincerely,
For Prestige Estates Projects Limited



Name: C. Nagaraj
Designation: Sr.VP - Business Operations - TN
Mobile No.:7338833155
Mail ID: nagaraj.c@prestigeconstructions.com

Enclosure: As stated above.

**Joint committee inspection photos at M/s.Prestige Bella Vista,
Ayyapanthangal village, Porur Taluk, Sriperumbudhur Taluk on 20.04.2021**



**Joint committee inspection photos at M/s.Prestige Bella Vista,
Ayyapanthangal village, Porur Taluk, Sriperumbudhur Taluk on 20.04.2021**



Cars/Two wheelers of the Residents parked within the site premises

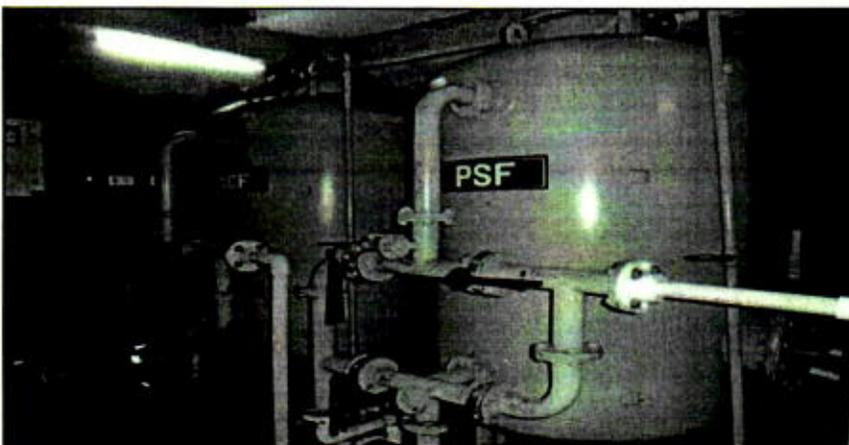


**Joint committee inspection photos at M/s.Prestige Bella Vista,
Ayyapanthangal village, Porur Taluk, Sriperumbudhur Taluk on 20.04.2021**

Sewage Treatment plant- Photos



Aeration Tanks at STP



Dual Media Filters

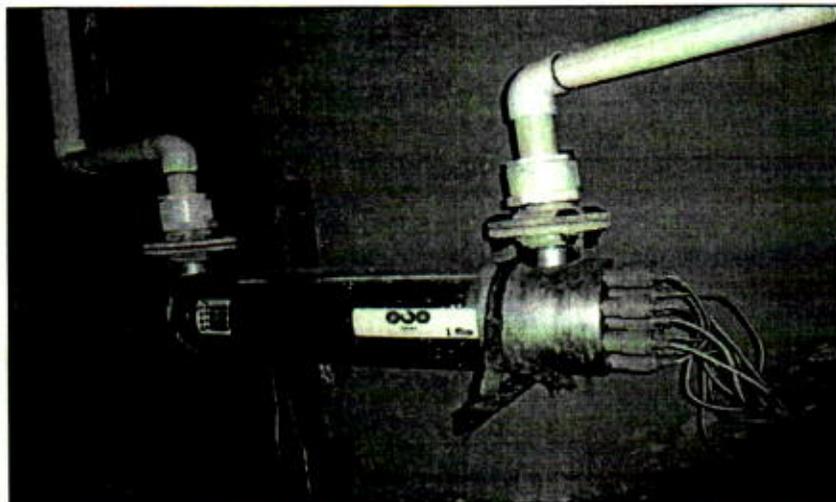
**Joint committee inspection photos at M/s.Prestige Bella Vista,
Ayyapanthangal village, Porur Taluk, Sriperumbudhur Taluk on 20.04.2021**



Treated sewage water collection Tank

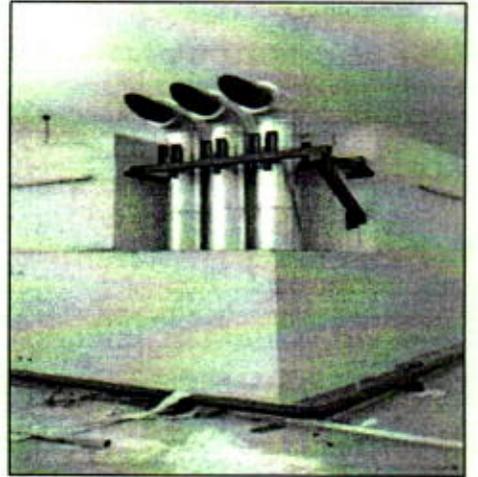


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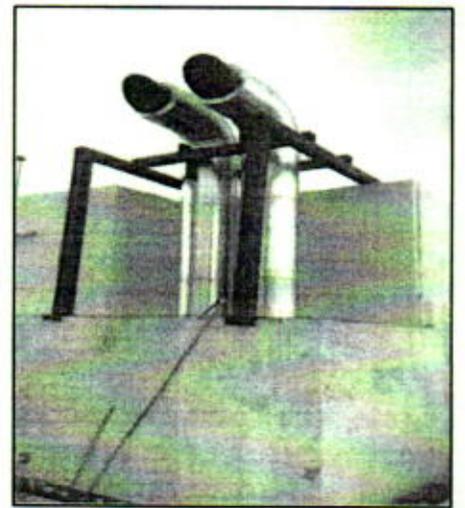
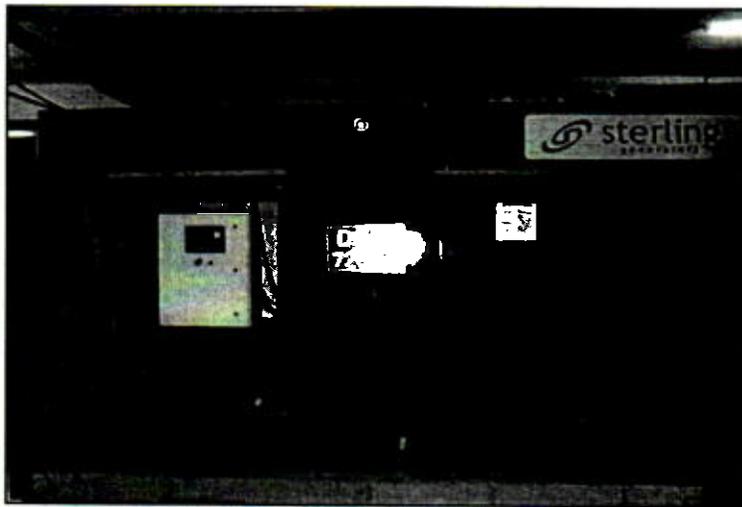


UV-Disinfection system –Installed at STP of 240 KLD

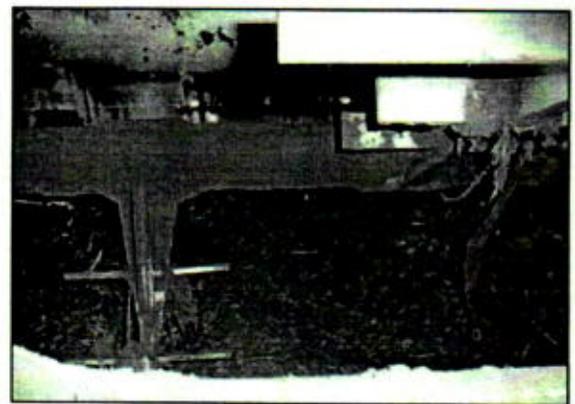
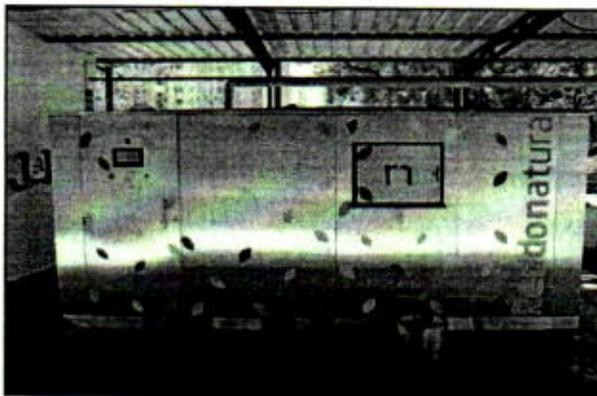
Joint committee inspection photos at M/s. M/s.Prestige Bella Vista,Ayyapanthangal village, Porur Taluk, Sriperumbudhur Taluk on 20.04.2021



D.G.set 600 KVA &750 KVA installed at Block D2 & A5(Acoustic enclosure with stack)



Organic waste convertor - 4244 kg/day- Solid waste Management



Joint committee inspection photos at M/s. M/s.Prestige Bella Vista,Ayyapanthangal village, Porur Taluk, Sriperumbudhur Taluk on 20.04.2021

Photos of Green Belt development within the project site



Green Belt development within the premises

