Gmail

Sivakami Rajendran <r.ramya@gmail.com>

New Notice - SBIOA UNITY ENCLAVE - SBIOA (CC) Appeal to SBIOA Unity Enclave Flat Owners

SBIOA UNITY ENCLAVE <noreply@mygateapp.in> Thu, May 22, 2025 at 12:05 PM
To: Mygate User <noreply@mygateapp.in>

mygate Living Experience Tech Company

SBIOA UNITY ENCLAVE

Society Notice : SBIOA (CC) Appeal to SBIOA Unity Enclave Flat Owners

Dear Members,

Submission of NOC/consent by owners for revised plan / regularisation.

We attach a copy of our SBIOA (Chennai Circle) letter No. ORG/29/2025 dated 20.05.2025.

In this connection we are advised by SBIOA(CC) that for approval of revised plan by DTCP authorities, consent letters from at least 2/3rd of all the owners are required.

This is the time to show our solidarity and protect ourselves from legal forum and Government authorities. We hence appeal to you all to take a print out of the attached consent letter and send us directly in person / by post at SBIOAUEOWA office or by e-mail to sbioaunityenclave@gmail.com

Or send scanned copy to WhatsApp number 9361867288 / 9445000807

A printout of NOC format is also available in the SBIOAUEOWA office.

President/Secretary

Disclaimer: This is an official notice sent by SBIOA UNITY ENCLAVE society admin

Appeal by SBIOA CC Revised Plan Approval Request.pdf
1930K

State Bank of India Officers' Association

(Chennai Circle)

Registered under the Trade Union Act, 1926 Regd. No. 2/MDS

: 86, Rajaji Salai,
Chennai - 600 001.
: 044-25227170/25228773

: sbioachennaicircle@gmail.com
: www.sbioacc.com
: www.facebook.com/SBIOACC

All Correspondence to be addressed to The General Secretary

ORG/29/2025 20.05.2025

To

All Unity enclave owners

Dear

APPEAL TO SBIOA UNITY ENCLAVE FLAT OWNERS

SUBMISSION OF NOC/CONSENT BY OWNERS FOR REVISED PLAN/REGULARISATION.

You are aware that certain individuals have filed a writ petition and contempt petition, as well as NGT proceedings, which resulted in the DTCP and PCB authorities issuing notices to the OWA and SBIOACC regarding certain deviations in the sanctioned plan of the Unity Enclave. As directed by the High court, the DTCP filed status report with few observations on the pending deviations and we have filed a compliance report stating that most of the deviations are rectified, except the following issues for which SBIOACC has already applied for revised plan for approval for the regularization, as per the direction of DTCP.

- With regard to the EWS category flats, in S, T & U blocks, there is no FSI deviation or any floor deviation. The two adjacent 1BHK flats were sold to a single owner by removing the common wall and were made into the single flat.We have already submitted a revised plan online as per the site.

- As per the approved plan, 4 STP, each with a capacity of 300 KLD,were proposed. However, as per the TNPCB consent to establish dated 17.4.2015, we have constructed an STP of a capacity of 1350 KLD, which exceeds the assessed requirement of 1281 KLD. As per the Govt. guidelines, STP needs to be established considering the total capacity of sewage water to be treated. Further, we have already submitted a revised plan online for ratifying one STP and three WTP and it is pending for approval.

The High Court on 22.4.2025, after hearing the parties, has disposed of the writ petition filed by the association challenging the eviction notice of STU blocks, with a

SBI OFFICERS' ASSOCIATION (CC) 84, RAJAJI SALAI, CHENNAI 600 001 P.B. NO: 1992

direction to submit the representation to the DTCP to consider the issue. The High Court also dismissed the contempt petition filed by the petitioner, Ms.Sivagamasundari.

As the revised plan has already been filed online with the authorities and scrutiny fees were paid on 10th April 2025, we expected early approval. However, the DTCP has raised certain points for compliance to enable them to approve it. One of the requirements is the consent of two-thirds of the owners for the revised plan.

Accordingly, in consultation with the authorities and our consultant, we have finalised a letter of undertaking/NOC, favouring OWA and authorising the OWA to give collective written consent on behalf of the owners to SBIOACC, for the revised plan/regularisation of the aforementioned pending issues.

Approval of the revised plan for EWS category flats S, T, and U will regularize other block flats as well, since the pendency of the EWS issue will haunt the entire project, as without EWS approval, other flats cannot survive. This is a time to show unity among all owners and we request you to kindly give your consent at the earliest.

We are attaching a format of consent letter and a printout be taken on an A4 sheet, and incorporate the Name of the owner with the flat number, and send the signed scanned copy by email to sbioaunityenclave@gmail.com and hard copies to the following address.

OWA Office
SBIOA Unity Enclave Owners welfare association
Club House,
Medavakkam Road, Mambakkam Chennai – 600 127.

The format is to be provided by all the owners in blocks A to U. Based on such consent letters, OWA will provide the required consent agreement to SBIOACC for onward submission to DTCP. We expect to complete the exercise in a week or two, so that we can get the regularization at the earliest.

Yours faithfully

SBI OFFICERS' ASSOCIATION (CC) 84, RAJAJI SALAI, CHENNAI 600 001 P.B. NO: 1992

General Secretary

SBIOACC

Encl.a/a

NO OBJECTION CERTIFICATE / CONSENT LETTER

From

Mr/Mrs
Flat No.
Mobile No.
SBIOA Unity Enclave
Medavakkam Road,
Mambakkam Chennai – 600 127.

To

SBIOA Unity Enclave Owners Welfare Association
Club House,
Medavakkam Road,
Mambakkam Chennai – 600 127.

Dear Sir,

Subject: Planning Permission for the Existing Approved & Revised Residential Group Development Buildings. Consent under RERA Act 2016 and TN Apartment Ownership Act 2022 Reg.

Reference Approved plan - Chennai DTCP File No: 12333/2013/CP Dated: 20.12.2013

Regarding the above cited, we understand that SBIOACC has applied for revised plan approval in respect of STU block and STP/WTP plants etc, I/ we hereby give Consent/NOC (No Objection Certificate) for the Revised Planning Permission for the Existing Approved & Revised Residential Group Development Buildings at Mampakkam Village, Vandalur Taluk, Chengalpattu District. We authorise SBIOA Unity Enclave Owners Welfare Association to provide the required consent/authority, on our behalf, to SBIOACC for the revised plan, as above.

Thanking you,

Yours faithfully,

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, SOUTHERN ZONE, CHENNAI

Original Application No. 115 of 2024
[Earlier O.A. No. 777 of 2023 (PB)]

Rakesh Kumar. D

...Applicant

Vs

State of Tamil Nadu,
Through its Chief Secretary,
Chennai and others.

....Respondents.

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Advocate
Thiru.S. Sai Sathya Jith,
Advocate, Chennai.

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, SOUTHERN ZONE, CHENNAI

Original Application No. 115 of 2024
[Earlier O.A. No. 777 of 2023 (PB)]

Rakesh Kumar. D

...Applicant

Vs

State of Tamil Nadu,
Through its Chief Secretary,
Chennai and others.

....Respondents.

REPORT FILED ON BEHALF OF THE THIRD RESPONDENT-TAMIL NADU POLLUTION CONTROL BOARD.

I, M.Vijayalakshmi, D/o. K.R.Muthiah, aged about 59 years, having office at No.76, Mount Salai, Guindy, Chennai-600 032, do hereby solemnly affirm and sincerely stated as follows:-

2. I submit that I am working as the Additional Chief Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai - 600032 and I am authorized to file this report on behalf of the third respondents, (TNPCB) and as such I am well acquainted with the facts of the case from the office records available in our office.

3. It is respectfully submitted that the Hon'ble National Green Tribunal, Principal Bench, New Delhi, registered as a Suo Motu vide O.A No.777 of 2023(LP), (PB) on 9.2.2024 based on the letter petition sent by the applicant. The applicant has alleged that the extensive overflow of sewage stagnated in the 4.5 acres and temple land. Due to this residents and the surrounding environment face the detrimental effects of polluted water. The increasing amount of contaminated diseases is a growing concern. The untreated sewage generated from the residential flats is pumped and discharged into the nearby Agriculture lands, temple land & sport which leads to stagnation on nearby roads, water bodies, etc. thereby polluting '1-1e soil/groundwater/surface water and also creating a nuisance to the local residents, to shift the STP from the basement and also

M. Vijayalakshmi 29/1/2025

ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
CHENNAI-600 032.

creating the mentioned STP plant as per approval and budget given for STP and other grievances.

4. It is respectfully submitted that on 9.2.2024, the Hon'ble National Tribunal, (PB) had constituted a Joint Committee comprising of representatives of the Municipal Corporation, Chennai, Tamil Nadu Pollution Control Board (TNPCB) and Collector, Chennai with the following directions:

> ***"5. In view of the averments made in the application, we also consider it appropriate that a Joint Committee be constituted to verify the factual position and take appropriate remedial action. Accordingly, we also constitute a Joint Committee comprising of representatives of the Municipal Corporation, Chennai, Tamil Nadu Pollution Control Board (TNPCB) and Collector, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and take appropriate remedial action by following due course of law. The TNPCB will be the nodal agency for coordination and compliance".***

and transferred the OA to NGT, Southern Zone, Chennai for further proceedings.

4. It is respectfully submitted that on 21.3.2024, **O.A No.73 of 2024 (PB),** the Hon'ble NGT, (PB), New Delhi had registered a Suo Motu proceedings based on the letter petition sent by the applicant (Rakesh Kumar.D). The applicant's allegation is that "the Sewage Treatment Plant in SBIOA Unit Enclave, Mambakkam, Chennai-600127, a gated community has been constructed and commissioned in the Basement instead of above Ground Level by the promoter/builder State Bank of India Officers' Association (Chennai Circle) against the Special Conditions stipulated in the Consent Order No. 6429 dated 17.4.2015 in Proceedings No.T10/TNPCB/ F-34341/MMN/OL/W/2015 dated 17.4.2015 of Tamil Nadu Pollution Control Board. The Sewage Treatment Plant is also not maintained properly and hence is not functioning properly

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and the semi-treated STP water is disposed of to the nearby open ground in violation of Section 24 of The Water (Prevention and Control of Pollution) Act, 1974, thereby causing a huge threat to the ground water quality of the adjacent well which is the primary source of drinking water to 1875 flats having approximately 5000 residents in SBIOA Unity Enclave. Out of the 8(eight) Air Blowers installed in the STP, 3(three) Air Blowers are not functional now. The DG Sets of the approved capacity have not been installed in the premises of SBIOA Unity Enclave: instead of the approved 3 Nos of 750 KVA DG sets, only 3 Nos of 500 KVA DG sets have been installed in violation of the special conditions stipulated in Consent Order No. 6368 dt:17.4.2015 in Proceedings No.T10/TNPCB/F-34341/MMN/OL/A/2015 dt:17.4.2015 of Tamil Nadu Pollution Control Board. The grievances of the applicant is that the Violations in Construction and Commissioning of Sewage Treatment Plant and its Improper Maintenance in SBIOA Unity Enclave, Mambakkam, Chennai, DG Sets of the approved capacity is not installed. A Surprise Inspection have to be conducted and the Remedial Action to be taken by the Hon'ble Tribunal".

5. It is respectfully submitted that on 21.3.2024, in O.A No.73 of 2024 (PB), the Hon'ble NGT, (PB), New Delhi had constituted a Joint Committee comprised with the following representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and directed to visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned to verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for co-ordination of the Committee. The Hon'ble Tribunal had transferred to the said OA No.73 of 2024 (PB) to the Hon'ble NGT, (SZ), Chennai which has been renumbered as **OA No.148 of 2024(SZ)** and the same is pending before this Hon'ble Tribunal.

6. It is respectfully submitted that to comply the directions of Hon'ble NGT, (PB) dated 9.2.2024 and 21.3.2024, the DEE, Maraimalai Nagar, Tamil Nadu Pollution Control Board, the Revenue Divisional Officer, Tambaram, the Bolck Development Officer, Tiruporur has inspected, the premises of

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M/s.SBIOA Unity Enclave at Mambakkam, Chengalpattu District on 14.5.2024 and the directions were issued by the first respondent, (TNPCB) on 10.6.2024 to the SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave and to the developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Vandalur Taluk, Chengalpattu District under Section 33-A of the Water (Prevention and Control of Pollution) Act, 1974 & Section 31-A of Air (Prevention and Control of Pollution) Act, 1981 (Enclosed as Annexure – I).

7. It is respectfully submitted that based on Board's instruction the JCEE(M), Chengalpattu has conducted personal hearing with the General Secretary, SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) and the M/s. SBIOA Unity Enclave Welfare Association on 27.09.2024 with regard to the directions & Show cause notice issued on 10.6.2024. Based on the compliance furnished during personal hearing, the Joint Chief Environmental Engineer (Monitoring), Chengalpattu vide letter dated: 30.09.2024 has recommended to issue directions to the unit (Developer) for levying Interim Environmental compensation arrived by the Joint Committee based on the past violations and the unit (Developer) may be requested to furnish Bank guarantee for an amount as prescribed to comply with the conditions stated therein within 3 months. In this regard, the Board has issued directions to the developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave to pay the amount of Rs.71,70,000/- (Seventy One Lakhs Seventy Thousand only) towards recovery of Interim Environmental Compensation and also under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 vide Proc. Dated:14.10.2024 respectively. Further, direction issued to the SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended vide Proc. Dated:14.10.2024 for strict compliance of the certain conditions mentioned therein.

8. It is respectfully submitted that the said unit was inspected by TNPCB officials on 19.11.2024 & 05.12.2024 and the followings were observed and reported:

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I. The construction of the residential apartment was completed and occupied by the residents. The residential apartment was maintained by the SBIOA Unity Enclave Owner's Welfare Association, Madambakkam without obtaining consent to operate from the Board.

II. The unit has provided Sewage Treatment plant with a capacity 1350 KLD below the ground level. Sewage Treatment Plant comprises of Bar Screen Chamber, Grit Chamber, Equalization Tank, Aeration Tank – Sequential Batch Reactor – 3 Nos., Pre filtration and decant water tank, Sludge Holding Tank, Pressure Sand Filter - @ Nos., Activated Carbon Filter-2 Nos., UV System, Filter Press-3 Nos. and Treated Water Tank.

III. Sewage treatment plant provided by the unit was under operation. Treated sewage is utilized for gardening and toilet flushing, excess treated sewage is disposed through tanker lorries at Sewage decanting point, perungudi. The unit has provided 3 Nos. of filter press and one filter press was not under operable conditions. The treated sewage samples were collected and sent for analysis to DEL/MM Nagar.

IV. The unit has provided EMFM at the inlet of the STP, outlet of the STP, out lets of toilet flushing – 3 Nos. and outlet to tanker lorries.

V. The unit has not provided Hydrogen Sulfide (H_2S), Methane (CH_4) sensor in the STP area.

VI. The unit has not installed Organic Waste Converter. The association representatives has reported that the Bio degradable and non biodegradable representatives have reported at household level and handed over to M/s. Bintix Ltd for the further treatment and disposal.

VII. The unit has not installed OCEMS system at the outlet of STP for continuous monitoring of quality of treated sewage for the parameters pH, TSS, BOD & COD,

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VIII. The unit has submitted the bank guarantee of Rs. 20 Lakhs vide bank guarantee no. 0505624BGOY2504 dated 15.11.2024.

9. It is respectfully submitted that the compliance status of the directions issued dt: 14.10.2024 are as follows:

I. Directions to the developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, to pay the amount of Rs. 71,7000/- (Seventy-One Lakhs Seventy Thousand only) towards recovery of Interim Environmental Compensation to Tamil Nadu Pollution Control Board within a month vide. Proc, No.: T2/PCB/F.019084/MMN/ Direction/2024-1 dated: 14.10.2024.

a. The developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s.SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu District is yet to pay the amount of Rs. 71,7000/- (Seventy One Lakhs Seventy Thousand only) towards recovery of Interim Environmental Compensation.

II. Direction under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the water (P&CP) Act, 1974 as amended vide Proc.No.:T2 / TNPCB / F.019084 / MMN / Direction / 2024-2, dated: 14.10.2024 to the developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu Director to comply within 3 month.

Sl. No	Direction issued	Compliance
1.	To obtain CTO from the TNPCB through TNOCMMS	State Bank of India Officers Association Chennai Circle has submitted the application for CTO vide Application no. 62776909 dated 11.10.2024 and same was returned for want of additional details on 23.10.2024
2.	To strictly comply with conditions of CTE with respect to treatment of sewage to the standards prescribed by the Board and with respect to	Sewage treatment plant provided by the unit was under operation. Treated sewage is utilized for gardening and toilet flushing, excess treated sewage is disposed through tanker lorries at Sewage decanting point, Perungudi.

M. Vijayalakshmi 29/1/2024

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	Disposal of treated sewage	The treated sewage samples were collected and sent for analysis to DEL / MM Nagar.
3.	To provide Automated Computer recording arrangement for all 6 Nos. of EMFMS provided at STP, 3 Nos. of EMFMs provided at Water Treatment Plant	The unit has provided EMFM at the following locations 1. STP inlet 2. STP outlet to the gardening – 1 No. 3. STP outlet line to Toilet flushing – 3 Nos. 4. STP outlet line to transportation of tanker lorries – 1 No. 5. 3 No. of EMFM provided at inlet of WTP.
4.	To provide Hydrogen Sulfide (H_2S), Methane (CH_4) sensor in the STP area	Not complied. The unit has not provided Hydrogen Sulfide (H_2S), Methane (CH_4) sensor in the STP area.
5.	To provide Organic Waste Converter to treat the Bio degradable waste and compost and utilize the composed Waste as Manure.	Not complied. The unit has not installed Organic Waste Converter. Presently, Solid waste generated from the unit premises is disposed through M/s. Bintix Ltd.
6.	To provide OCEMS at the outlet of STP for continuous monitoring of quality of treated sewage for the parameters Ph, TSS, BOD & COD.	Not complied. The unit has not provided OCEMS.
7.	To connect OCEMS and EMFMs with the Water Quality Watch Centre of TNPCB	Not complied. Yet to install OCEMS and yet to connect Water Quality Watch Centre of TNPCB.
8.	In order to ensure the compliance of the above directions 1 to 7 the unit shall furnish a Bank Guarantee for Rs. 20 Lakhs valid for 2 (Two) years to the TNPCB within 15 days.	The unit has submitted the bank guarantee of Rs. 20 Lakhs vide bank guarantee no. 0505624BGOY2504 dated: 15.11.2024.

III. Direction under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33A of the Water (P&CP) Act, 1974 as amended vide Proc. No. T2/TNPCB/F.019084/MMN/Direction/2024-3 dated: 14.10.2024 to

M. Vijayalakshmi 29.1.2025

ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
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the SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave, S. No. 17/2 etc., Mambakkam Village, Vandalur Taluk, Chengalpattu District for strict compliance of the following:

Sl. No.	Direction issued	Compliance
1.	The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board	Sewage treatment plant provided by the unit was under operation. The samples were collected and sent for analysis.
2.	The association shall make necessary arrangement to utilize the treated waste water 523 KLD for Toilet flushing, 75 KLD for gardening / green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated / untreated sewage from the premises at any point of time.	Treated sewage is utilized for gardening and toilet flushing, excess treated sewage is disposed through tanker lorries at sewage decanting point, Perungudi.
3.	The Association shall ensure to utilize treated sewage only on its own / leased land strictly adhering to hydraulic loading rate of 35 KLD/Hectare	The treated sewage generated from the unit is utilized for gardening within the premises. The unit has purchased 4.50 acres of land adjacent to the premises and the utilizing treated sewage for gardening.
4.	Until such time, the said site is covered with CMWSSB outlet / sewer line, the association shall make necessary arrangements to dispose the treated sewage through vehicle location tracking device / GPS fitted Authorised tanker lorries and ensure that the tanker lorries collecting treated sewage from the unit are discharging the treated	Excess treated sewage is disposed through tanker lorries at Sewage decanting point, Perungudi.

M. Vijayalakshmi 29.1.2020

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	sewage only at decanting facility of Perungudi STP with necessary permission and to maintain proper documents for the same and furnish report to Board.	
5.	STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision	The unit has assured to comply with
6.	The association shall utilize the sludge generated from the STP as manure for gardening	STP sludge used as manure within the premises for gardening
7.	The bio degradable solid waste, non-bio degradable solid waste, STP sludge etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid Waste Management Rules, 2016 without accumulation within the premises.	The association has stated that the Bio degradable and non biodegradable waste are being segregated at source / household level and handed over to M/s. Bintix Ltd for the further treatment and disposal
8.	It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided within 2 months to handle the Bio-degradable waste generated from the activity.	Not complied. The unit has not provided Organic Waste Converter to handle the Bio degradable waste generated from the unit.

10. It is respectfully submitted that the unit has not complied most of the conditions stipulated in the Directions issued and not remitted the Interim Environmental Compensation of Rs. 71,70,000/- (Seventy One Lakhs Seventy Thousand Only), hence the DEE, MaraiMalai Nagar has recommended that the personal hearing may be conducted at Board level with the developer / project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, representatives from the SBIOA Unity Enclave Welfare Association for taking further necessary action.

11. It is respectfully submitted the Board has conducted personal hearing on **09.01.2025 at 3.00 PM** with the developer / project proponent M/s. SBIOACC

M. Vijayalakshmi 29/1/2025

ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
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(Chennai Circle) of M/s. SBIOA Unity Enclave, representatives from the SBIOA Unity Enclave Welfare Association **[Minutes of the Personal Hearing enclosed as Annexure-)** and after detailed discussion, the developer / project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, representatives from the SBIOA Unity Enclave Welfare Association were instructed as follows:

A. The Interim Environmental Compensation of Rs. 71,70,000/- (Seventy One Lakhs Seventy Thousand Only) shall be remitted to TNPCB at the earliest.

B. Safety audit of STP shall be carried out in the unit's premises and report to be submitted. Proper safety arrangements including handrails shall be provided to STP components to prevent accidents.

C. Action shall be taken to install the Online Continuous Effluent Monitoring System (OCEMS) in the outlet of STP & make connectivity with WQW of TNPCB within 3 months for continuous monitoring of treated waste water parameters such as pH, TSS, BOD, flow and ensure online connectivity with WQW of TNPCB for transmission of effluent data without any interruption.

D. Qualified persons should be appointed for monitoring the operation of STP.

E. Effective sludge dewatering system shall be provided as the existing system was found to be ineffective.

F. Project Proponent shall ensure that the treated sewage is disposed as per the condition of the consent order by utilizing the treated sewage for gardening by providing adequate land, necessary arrangements for toilet flushing and the remaining excess treated sewage of 683 KLD shall be disposed after making necessary agreement with Authorized tanker lorries with vehicle location tracking device / GPS fitted and disposed into the nearby CMWSSB Perungudi STP with necessary permission.

G. To provide Hydrogen Sulfide (H_2S), Methane (CH_4) sensor in the STP area.

H. Permanent piping arrangements should be provided and the flexible hoses in the STP area to be removed.

M. Uma Maheswari 29.1.2022
ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
CHENNAI-600 032.

I. Display board with flow diagram of STP to be provided in the STP Area and all the components of the STP to be provided with name board.

J. Project Proponent shall provide necessary warning sign boards with security personnel in the STP area so as to avoid any unauthorized entry/untoward event.

K. After carrying out all the points mentioned above, the developer shall immediately apply and obtain Consent to operate of the Board.

Therefore, it is humbly prayed that this Hon'ble National Green Tribunal(Southern Zone) may be pleased to pass such order or further or other orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of this case and thus render justice.

M. Vijayalakshmi 29/1/2025

ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
CHENNAI-600 032.

VERIFICATION

I, M.Vijayalakshmi, D/o. K.R.Muthiah, working as the Additional Chief Environmental Engineer office at No., 76, Mount Salai, Guindy, Chennai – 32, do hereby verify that the contents of above compliance report are true to the best of my knowledge through records.

M. Vijayalakshmi 29/1/2025

ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
CHENNAI-600 032.

Annexure - D

By Speed Post

TAMIL NADU POLLUTION CONTROL BOARD

PROCEEDING No:T2/TNPCBd/F.019084/MMN/RL/W&A/2024-2Dated: 10.06.2024

Sub : TNPCB - Industries – M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu 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 : DEE letter No. DEE/TNPCB/MMN/Hon'ble NGT(PB) O.A. No. 73 of 2024/2024 dt: 17.05.2024.

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Whereas, a case was filed before the Hon'ble NGT (PB) in Application no. 73 of 2024 by Thiru. D. Rakesh Kumar against the State of Tamilnadu & Ors. for improper maintainence of Sewage Treatment Plant at the premises of M/s. SBIOA Unity Enclave, Mambakkam, Chengalpattu District.

Whereas, the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru.Rakesh Kumar has directed the following vide,

"Para - 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance.

Para -5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southern Zone Bench of this Tribunal at Chennai.

Para - 6. Accordingly, the Registry is directed to list the matter before the Southern Zone Bench of this Tribunal at Chennai on 30.05.2024 after obtaining orders from Hon'ble the Chairperson for transfer of the case.

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Para -7. Report of the Joint Committee be filed within two months before the Southern Zone Bench of this Tribunal at Chennai".

Whereas, in due compliance to the said Hon'ble National Green Tribunal (PB) order, the joint committee as constituted by the Hon'ble NGT(PB)

i. District Environmental Engineer. Tamil Nadu Pollution Control Board, Maraimalai Nagar.
ii. The Revenue Divisional Officer, RDO Office, Tambaram.
iii. The Block Development Officer, Tiruporur Panchayat Union.

has inspected the premises of M/s. SBIOA Unity Enclave at Mambakkam, Chengalpattu District on 14.05.2024 and reported the following observations:

1. The unit of M/s. State bank of India Officer's Association (Chennai Circle)- Unity Enclave., located at S.F.No 17/2,17/3., etc., Mambakkam village, Tiruporur Taluk, Kancheepuram District (now Chengalpattu district) for construction of residential complex as with total built up area of 316187.66 sqm with 2100 Dwelling units for which the unit has obtained Environmental Clearance from SEIAA, Chennai and Consent to establish under the Water(P&CP) Act, 1974 and the Air(P&CP) Act, 1981 from the TNPC Board vide proceedings dated 17.04.2015 valid for two years.
2. The construction of the residential apartment was completed and the same was maintained by the SBIOA Unity Enclave Owner's Welfare Association, Mambakkam without obtaining consent to operate from the Board.
3. Sewage Treatment Plant comprises of Bar Screen Chamber, Grit Chamber, Equalization Tank, Aeration Tank – Sequential Batch Reactor-3 Nos., Pre filtration and decant water tank, Sludge Holding Tank, Pressure Sand Filter-2 Nos., Activated Carbon Filter-2 Nos., UV System (Not provided), Filter Press-2 Nos., Treated Water Tank.
4. The STP provided was below the ground level (basement of block M) and out of the 8 Air Blowers installed in the STP only 3 are in operation (CTE was issued to the unit with a condition that the unit shall provide above ground level STP (1 x 1350KLD) capacity.
5. The raw sewage from the residential apartment is collected in the collection tank. Raw sewage from the collection tank is pumped into Sequencing Batch Reactor Tank 1, 2 &3. It was noticed that the pipe line from collection tank to Sequencing Batch Reactor Tank 1 is damaged.

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6. The sewage from the Sequencing Batch Reactor Tank is pumped into the decant water tank and further it is sent to Filter Feed Tank. Other components such as Pressure sand filter (2 Nos.), Activated carbon filter (2 Nos.), and Filter Press (2 Nos) are not in operation.
7. The partially treated water from the filter feed tank is being utilized for toilet flushing and remaining water is being discharged into adjoining open land (Temple land as reported by revenue department) outside the unit premises through pipe line.
8. The log book was not properly maintained for the operation of the sewage treatment plant.
9. The proponent has not provided flow meters at the inlet and outlet of STP. Hence, the quantity of sewage treated and utilized/disposed in the STP was not ascertained.
10. The proponent has not provided separate energy meters for STP.
11. The samples were collected from the following points
    I. Inlet to STP
    II. Outlet from STP
    III. Toilet flush water,
    IV. Open well water
    V. Stagnated water outside the premises and sent to District Environmental Lab, Tamilnadu Pollution Control Board, Maraimalai Nagar for analysis of pH, BOD,TSS.
12. The sample collected from stagnation water on open land outside the unit premises and open well water are sent to Advanced Environmental Laboratory, Tamilnadu Pollution Control Board Guindy for analysis of Bacteriological parameters.
13. The unit has installed Diesel Generator set of 500 kVA capacity – 3 Nos. with acoustic enclosure for the residential apartment and Diesel Generator set of 500 kVA capacity – 2 Nos. for Commercial building. (Consent to Establish was issued to the unit for DG set of 750 KVA -3 Nos and DG sets 500 KVA-2 Nos).
14. During the time of inspection odour was felt by the members of the committee in the STP area.

In view of the above, the Joint Committee has suggested certain recommendations to be complied by the proponent as stated therein in the above subject matter before the Hon'ble NGT.

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Therefore, in exercise of the powers conferred under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended and, the Board issues the following directions to the **developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu District** for strict compliance of the following:

1. The project proponent shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately and stop the discharge of untreated sewage in to the nearby land immediately.
2. The project proponent shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing and at the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage.
3. The project proponent shall provide water flow meters for the raw water supply and it shall be fixed with automatic recorder and display.
4. The project proponent shall provide separate energy meter for STP Operation and maintain logbook for the operation of the STPs and to assess the quantity of energy consumption.
5. The project proponent shall provide full fledged mechanical ventilation arrangement in the STP.
6. The project proponent shall make all provisions for avoiding the entry of storm water into STPs which hampers the regular and efficient operation of the treatment system.
7. The project proponent shall provide continuous monitoring system in the STP area for monitoring the emission of toxic gases such as H_2S,CH_4, etc.
8. The analysis of treated sewage shall be done periodically to assess the performance of the STP.
9. The project proponent shall ensure that the blower arrangement to suck & release the odorous gas if any generated from collection cum equalization tank provided.
10. The project proponent shall relocate the STP of capacity 1350 KLD provided to the above ground level along with UV Disinfection system having 15 watts UV Lamp / m^3 of treated sewage as per the condition stipulated in the Consent to Establish order dated:17.04.2015.

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11. The project proponent shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated:17.04.2015.

Failure to comply with the above said direction will lead to issue of further directions for closure and stoppage of power supply 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, 981 as amended.

An action taken report shall be furnished to this office within two months with a monthly progress report on the action taken by the proponent.

The receipt of this proceeding shall be acknowledged.

For Chairperson

To

The General Secretary
SBIOACC(Chennai Circle)
(Promoter of M/s. SBIOA Unity Enclave)
No. 84, Rajaji Salai, Chennai-600001.

Copy to

1. The Joint Chief Environmental Engineer (Monitoring),
   Tamil Nadu Pollution Control Board,
   Chengalpattu- for information.

2. The District Environmental Engineer,
   Tamil Nadu Pollution Control Board,
   Maraimalai Nagar- for information and necessary action.

3. Technical File.

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Annexure-II

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MINUTES OF PERSONAL HEARING WITH THE DEVELOPER / PROJECT PROPONENT M/S. SBIOACC (CHENNAI CIRCLE), REPRESENTATIVES FROM THE SBIOA UNITY ENCLAVE WELFARE ASSOCIATION OF THE UNIT OF M/S SBIOA UNITY ENCLAVE, S.NO 17/2 ETC, MAMBAKKAM VILLAGE, TIRUPORUR TALUK, CHENGALPATTU DISTRICT.

Date:09.01.2025 **Time:**03:00 PM

Venue: Conference hall, Corporate Office, TNPCB, Guindy, Chennai

Present:

I.TNPCB Officials:

1. Er. R. Kannan, Member Secretary, TNPCB
2. Dr.R. Ethirajan, JCEE(M), Chengalpattu, TNPCB
3. Er.G.Udhayakumar , DEE, Maraimalainagar, TNPCB
4. Er.K.Kasthuri ,EE, Corporate Office, TNPCB
5. Er. Fathima Jalal, AEE, Corporate Office, TNPCB
6. Er. G.Manivasagan, AEE, O/o DEE, Maraimalainagar, TNPCB

II. Unit Authorities

1. Dr. P.Nithesh AR Singh,President, SBIOA(CC)
2. Thiru.M.Mohan, President, SBIOA unity enclave welfare association
3. Thiru. K.S. Narasimhan, Secretary, SBIOA unity enclave welfare association
4. Thiru.S.Prakash, Treasurer,SBIOA unity enclave welfare association
5. Thiru.J.Renganathan, EC member, M Block
6. Thiru. S. Krishnakumar
7. Thiru. S.Nandhagopal
8. Ms. M.Poornimadevi.

The Member Secretary, TNPCB welcomed the developer/project proponent M/s. SBIOACC (Chennai Circle), representatives from the SBIOA Unity Enclave Welfare Association.

At the outset, the Member Secretary briefed about the essence of calling the unit for personal hearing, as the developer/project proponent has not complied most of the conditions stipulated in the Directions issued and not remitted the Interim Environmental Compensation of Rs. 71,70,000/- (Seventy One Lakhs Seventy Thousand Only).

The president of M/s. SBIOACC (Chennai Circle) has reported that it is a registered trade union constructed 1875 flats for the members of the SBI officer's Association at an affordable price and it is not a profit making project. Hence, the present imposed compensation is much excessive and requested for waiver, considering the fact as stated above.

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The Member Secretary reiterated that Environmental Compensation levied is based on the Joint Committee's recommendation in O.A. 777 of 2023 before the Hon'ble NGT (PB) and TNPCB has no role in waiver of the same. Further, questioned that why the developer has not obtained Consent to Operate (CTO) till date and been under operation after being handed over to the Owner's welfare association during May 2018.

It was reported by the developer that since they are not experts in the field of construction, they have appointed M/s. Simplex, a renowned builder for entire construction of buildings and the STP. After completion of construction, the purchasers have formed an Owners welfare association and maintaining the Project Flats including the STP. The handing over of flats happened during May 2018. After obtaining EC and CTE by the developer, we are unaware of obtaining CTO from TNPCB and operate the premises.

It was pointed out by the DEE, Maraimalainagar that the sewage treatment plant was constructed underground without adequate safety measures & there is poor maintenance of STP area with flexible hoses all around and without any qualified persons appointed for the STP operations. The sludge management system of STP is not properly operated. Also, they have not installed OCEMS in the outlet of STP and managing SWM through an external agency.

The Developer requested 30 days time for sorting out the issues mentioned by DEE, Maraimalainagar.

After detailed discussion with the developer/project proponent M/s. SBIOACC (Chennai Circle), representatives from the SBIOA Unity Enclave Welfare Association, the following decisions were arrived:

1. The Interim Environmental Compensation of Rs. 71,70,000/- (Seventy One Lakhs Seventy Thousand Only) shall be remitted to TNPCB at the earliest.
2. Safety audit of STP shall be carried out in the unit's premises and report to be submitted. Proper safety arrangements including handrails shall be provided to STP components to prevent accidents.
3. Action shall be taken to install the Online Continuous Effluent Monitoring System (OCEMS) in the outlet of STP & make connectivity with WQW of TNPCB within 3 months for continuous monitoring of treated waste water parameters such as pH, TSS, BOD, flow and ensure online connectivity with WQW of TNPCB for transmission of effluent data without any interruption.
4. Qualified persons should be appointed for monitoring the operation of STP.
5. Effective sludge dewatering system shall be provided as the existing system was found to be ineffective.
6. Project Proponent shall ensure that the treated sewage is disposed as per the condition of the consent order by utilizing the treated sewage for gardening by providing adequate land, necessary arrangements for toilet flushing and the remaining excess treated sewage of 683 KLD shall be disposed after making

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necessary agreement with Authorized tanker lorries with vehicle location tracking device / GPS fitted and disposed into the nearby CMWSSB Perungudi STP with necessary permission.

7. To provide H_2S, CH_4 sensor in the STP area.
8. Permanent piping arrangements should be provided and the flexible hoses in the STP area to be removed.
9. Display board with flow diagram of STP to be provided in the STP Area and all the components of the STP to be provided with name board.
10. Project Proponent shall provide necessary warning sign boards with security personnel in the STP area so as to avoid any unauthorized entry/untoward event.
11. After carrying out all the points mentioned above, the developer shall immediately apply and obtain Consent to operate of the Board.

With this the meeting came to an end.

20/1/25

For Member Secretary

24/1/2025

To

1. The General Secretary,
   SBIOACC (Chennai Circle)
   (Promoter of M/s. SBIOA Unity Enclave)
   No, 84, Rajaji Salai, Chennai-600001.
2. The President
   SBIOA Unity Enclave Welfare Association
   Melakottaiyur Post, Vandalur Taluk,
   Mambakkam, Chengalpattu-600127

Copy to

1. The Joint Chier Environmental Engineer (Monitoring),
   Tamil Nadu Pollution Control Board,
   Chengalpattu (for information)
2. The District Environmental Engineer,
   Tamil Nadu Pollution Control Board,
   Maraimalai Nagar (for information and follow-up action)]

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, SOUTHERN ZONE, CHENNAI

Original Application No. 115 of 2024
[Earlier O.A. No. 777 of 2023 (PB)]

Rakesh Kumar. D

...Applicant

Vs

State of Tamil Nadu,
Through its Chief Secretary,
Chennai and others.

....
Respondents.

REPORT FILED ON BEHALF OF THE THIRD RESPONDENT- TAMIL NADU POLLUTION CONTROL BOARD

Advocate for Respondent: TNPCB
Thiru.Sai Sathya Jith,
Advocate, Chennai.

Date:29.01.2025

Date of Hearing on:14.02.2025

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

SOUTHERN ZONE, AT CHENNAI

Original Application No.148 of 2024 (SZ)

[Earlier O.A. No. 73 of 2024 (LP) (PB)]

IN THE MATTER OF:

Rakesh Kumar. D.

...Applicant(s)

Versus

The Chairman,
Tamil Nadu Pollution Control Board,
Chennai and Others.

…Respondents

INDEX

Advocate for Respondent: TNPCB
Thiru.S. Sai Sathya Jith,
Advocate, Chennai.

INSPECTION REPORT OF THE JOINT COMMITTEE CONSTITUTED BY THE HON'BLE NATIONAL GREEN TRIBUNAL (PRINCIPAL BENCH) NEW DELHI IN RESPECT OF O.A No.73 of 2024 FILED BY THIRU. D.RAKESH KUMAR.

The Hon'ble National Green Tribunal (NGT), Pricipal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru.Rakesh Kumar has stated the following:

"Para 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance.

5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southern Zone Bench of this Tribunal at Chennai.

6. Accordingly, the Registry is directed to list the matter before the Southern Zone Bench of this Tribunal at Chennai on 30.05.2024 after obtaining orders from Hon'ble the Chairperson for transfer of the case.

7. Report of the Joint Committee be filed within two months before the Southern Zone Bench of this Tribunal at Chennai".

In due compliance to the said Hon'ble National Green Tribunal (PB) order, the joint committee as constituted by the Hon'ble NGT(PB)

i. District Environmental Engineer.
Tamil Nadu Pollution Control Board,
Maraimalai Nagar.

ii. The Revenue Divisional Officer,
RDO Office, Tambaram.

iii. The Block Development Officer,
Tiruporur Panchayat Union.

has inspected the unit of M/s. SBIOA Unity Enclave Owners' Welfare Association located at Mambakkam, Chengalpattu District on 14.05.2024 and the report is submitted as follows

It is respectfully submitted that Environmental clearance was issued to the unit of of M/s. State bank of India Officer's Association (Chennai Circle)- Unity Enclave., located at S F No 17/2,17/3,17/4 etc., Mambakkam village, Tiruporur Taluk, Kancheepuram District (now Chengalpattu District) by State Level Environment Impact Assessment Authority, Chennai, Tamil Nadu vide its Letter No.SEIAA-TN/F-1687/EC/8(b)/337/2013 Dated: 25/07/2014 valid up to five years from the date issue of EC ie up to 24.07.2019 for the construction of residential apartment complex with total built up area of 316187.66 m^2 with 2100 Dwelling units.

Subsequently, unit of M/s. State bank of India Officer's Association (Chennai Circle)- Unity Enclave., located at S F No 17/2,17/3., etc., Mambakkam village, Tiruporur Taluk, Kancheepuram District (now Chengalpattu district) has obtained consent for establishment under the Water (P&CP) Act, 1974 and the Air (P&CP) Act, 1981 for the construction of Residential complex comprising of

Block A – Basement+ Stilt Floor + 15 Floor,
Block B – Basement+ Stilt Floor + 15 Floor,
Block C – Basement+ Stilt Floor + 15 Floor,
Block D – Basement+ Stilt Floor + 15 Floor,
Block E – Basement+ Stilt Floor + 15 Floor,
Block F – Basement+ Stilt Floor + 15 Floor,
Block G – 2 Basement+ Stilt Floor + 15 Floor,
Block H – 2 Basement+ Stilt Floor + 15 Floor,
Block I – 2 Basement+ Stilt Floor + 15 Floor,
Block J – 2 Basement+ Stilt Floor + 15 Floor,
Block K – 2 Basement+ Stilt Floor + 15 Floor,
Block L – Basement+ Stilt Floor + 15 Floor,
Block M – Basement+ Stilt Floor + 15 Floor
Block N – 2 Basement+ Stilt Floor + 15 Floor,
Block O– 2 Basement+ Stilt Floor + 15 Floor,
Block P – 2 Basement+ Stilt Floor + 15 Floor,

Block Q – 2 Basement+ Stilt Floor + 15 Floor,

Block R – Basement+ Stilt Floor + 15 Floor,

Block S – Basement+ Stilt Floor + 15 Floor,

Block T – Basement+ Stilt Floor + 15 Floor,

Block U – Basement+ Stilt Floor + 15 Floor, and

Commercial Block – Basement Ground Floor + 6 floors + M, club House – Basement + Ground floor + 4 floor having total no. of dwelling – 2100 units with total build up area 316187.66 m^2 and to discharge 1281 KLD sewage (523 KLD for Toilet flushing, 75 KLD for gardening / Green belt development and 683 KLD through CMWSSB out let and to discharge emission through DG set of 750 KVA -3 Nos and 500 KVA-2 Nos, was issued vide Board's Proceedings No. T 10/TNPCB/F-34341/MMN/OL/A&W/2015 Dated: 17/04/2015 with validity for two years.

Based on the complaint received on 19/09/2023 regarding the violations in operation of the Sewage Treatment plant & DG sets installed at M/s. SBIOA Unity Enclave Owners' Welfare Association located at Mambakkam, Chengalpattu District, the unit was inspected by Assistant Engineer, TNPCB on 21/09/2023, and the following instructions were issued to M/s. SBIOA Unity Enclave Owners' Welfare Association to furnish the details within 15 days vide this office letter dated 03/11/2023.

1. The unit shall furnish six months compliance report for the conditions of the Environmental Clearance issued.
2. The unit shall furnish the adequacy report prepared and approved by the accredited educational institution for the capacity of the Sewage Treatment plant provided.
3. The unit shall provide the compliance of the planning permission obtained from the DTCP.
4. The unit shall submit the EMFM recordings of the sewage inlet and outlet for the last one month.
5. The unit shall furnish the details of thedisposal of Solid Waste generated from the premises.
6. The unit shall submit the copy of the Building plan approval and approval for the source of water supply and details of the disposal of excess treated sewage.
7. The unit shall enclose the details of the area allotted for the OSR and area provided for the green belt for the disposal of consented treated sewage.
8. The Project proponent/Welfare Association shall apply for the consent of the Board under the Water (P&CP) Act, 1974 and Air (P&CP) Act, 1981 as amended as per the B P No 65 dated 27/11/2019.

The residential apartment was again inspected by Assistant Engineer, TNPCB on 01/04/2024 and the following were observed.

1. The construction of the residential apartment was completed and the same was maintained by the SBIOA Unity Enclave Owner's Welfare Association, Mambakkam without obtaining consent to operate from the Board.
2. The STP provided was below the ground level and out of the 8 Air Blowers installed in the STP only 2 are in operation (CTE was issued to the unit with a condition that the unit shall provide above ground level STP (1 x 1350KLD) capacity.
3. Aeration and settling tank were in operation. Other components such as Pressure sand filter, Activated carbon filter, UV disinfection, and Filter Press are not in operation.
4. The log book was not properly maintained for the operation of the sewage treatment plant.
5. The sewage after settling tank is discharged through pipe line into adjoining open land of Sports Area (3.95 acres approximately) owned by SBIOA Unity Enclave Owner's Welfare Association without treatment. The STP outlet water sample was collected at the time of inspection and sent to TNPCB Lab for analysis.
6. During inspection, the SBIOA Unity Enclave Owner's Welfare Association members have reported that STP was affected during the Michaung cyclone and the revamping of STP will be carried out shortly.
7. It was ascertained that the filter press provided for the removal of excess sludge was not in operation.
8. The proponent has not provided flow meters at the inlet and outlet of STP. Hence, the quantity of sewage treated in the STP was not ascertained.
9. The unit has installed 3 Diesel Generator set of 500 kVA capacity with acoustic enclosure. (Consent to Establish was issued to the unit for DG set of 750 KVA -3 Nos and DG sets 500 KVA-2 Nos)

The SBIOA Unity Enclave Owner's Welfare Association in its letter dated 08.04.2024 has reported that all the STP works will be completed by the end of September 2024.

CTE was issued to the unit of M/s. State bank of India Officer's Association (Chennai Circle) - Unity Enclave with conditions stating that

- The unit shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing and to CMWSSB out let.

- The unit shall provide above ground level STP (1 x 1350 KLD) capacity with UV Disinfection system having 15 watts UV lamp/m3 of treated water and filter press of sufficient capacity to handle the STP sludge and shall ensure that the treated sewage shall satisfy the standards prescribed by the Board.

During inspection, it was noticed that the unit has provided STP below the ground level and the STP was not operated properly & the untreated sewage is being discharged into open land owned by SBIOA Unity Enclave Owner's Welfare Association through pipe line. As the unit has violated the conditions in CTE and repeated complaints received against the unit, it was recommended to the Board to issue following directions to the unit of M/s. SBIOA Unity Enclave Owners' Welfare Association under Section 33A of the Water (P&CP) Act, 1974 as amended and under Section 31A of the Air (P&CP) Act, 1981vide this office letter dated 17/04/2024:

1. The Project proponent/Welfare Association shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately and stop the discharge of untreated sewage in to the nearby land owned by SBIOA Unity Enclave Owner's Welfare Association immediately.
2. The Project proponent/Welfare Association shall maintain and operate the STP efficiently and continuously so that the quality of the treated sewage shall meet the standards prescribed by the Board.
3. The Project proponent/Welfare Association shall make necessary arrangements to utilize the treated waste water 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.
4. The Project proponent/Welfare Association shall provide electromagnetic flow meters at the inlet and outlet of STP.
5. The Project proponent/Welfare Association shall maintain proper log book for the operations of the STP.
6. The Project proponent/Welfare Association shall furnish the green belt area provided for utilizing the treated sewage.

Observations of the joint committee made during the time of inspection

During inspection the following were present

1. Thiru. D. Rakesh Kumar - Petitioner
2. Thiru. S. Jayakumar
3. Thiru. R. Sritheran, Secretary, SBIOA Unity Enclave Owner's Welfare Association
4. Thiru. R. Prasad, Vice President, SBIOA Unity Enclave Owner's Welfare Association

The unit of M/s. State bank of India Officer's Association (Chennai Circle)- Unity Enclave., located at S.F.No 17/2,17/3., etc., Mambakkam village, Tiruporur Taluk, Kancheepuram District (now Chengalpattu district) for construction of residential complex as with total built up area of 316187.66 sqm with 2100 Dwelling units for which the unit has obtained Environmental Clearance from SEIAA, Chennai and Consent to establish under the Water(P&CP) Act, 1974 and the Air(P&CP) Act, 1981 from the TNPC Board vide proceedings dated 17.04.2015 valid for two years.

i. The construction of the residential apartment was completed and the same was maintained by the SBIOA Unity Enclave Owner's Welfare Association, Mambakkam without obtaining consent to operate from the Board.

ii. Sewage Treatment Plant comprises of Bar Screen Chamber, Grit Chamber, Equalization Tank, Aeration Tank – Sequential Batch Reactor-3 Nos., Pre filtration and decant water tank, Sludge Holding Tank, Pressure Sand Filter-2 Nos., Activated Carbon Filter-2 Nos., UV System (Not provided), Filter Press-2 Nos., Treated Water Tank.

iii. The STP provided was below the ground level (basement of block M) and out of the 8 Air Blowers installed in the STP only 3 are in operation (CTE was issued to the unit with a condition that the unit shall provide above ground level STP (1 x 1350KLD) capacity.

iv. The raw sewage from the residential apartment is collected in the collection tank. Raw sewage from the collection tank is pumped into Sequencing Batch Reactor Tank 1, 2 &3. It was noticed that the pipe line from collection tank to Sequencing Batch Reactor Tank 1 is damaged.

v. The sewage from the Sequencing Batch Reactor Tank is pumped into the decant water tank and further it is sent to Filter Feed Tank. Other components such as Pressure sand filter (2 Nos.), Activated carbon filter (2 Nos.), and Filter Press (2 Nos) are not in operation.

vi. The partially treated water from the filter feed tank is being utilized for toilet flushing and remaining water is being discharged into adjoining open land (Temple land as reported by revenue department) outside the unit premises through pipe line.

vii. The log book was not properly maintained for the operation of the sewage treatment plant.

viii. The proponent has not provided flow meters at the inlet and outlet of STP. Hence, the quantity of sewage treated and utilized/disposed in the STP was not ascertained.

ix. The proponent has not provided separate energy meters for STP.

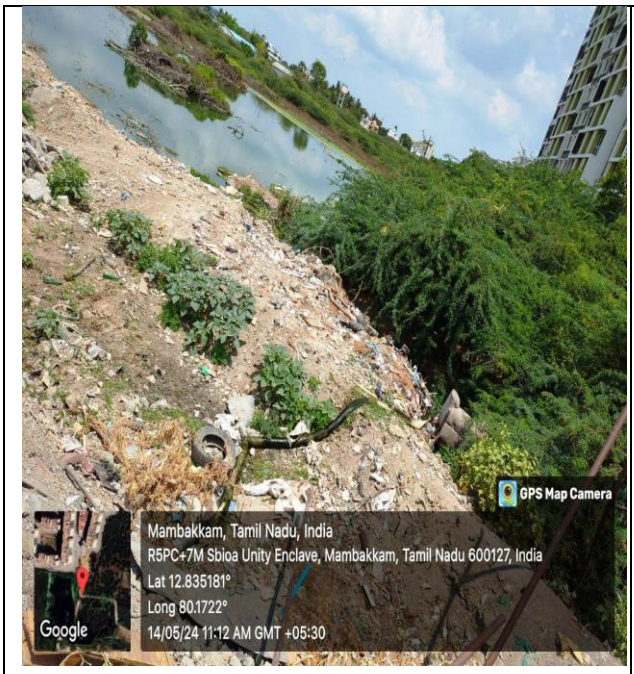
x. The samples were collected from the following points

1. Inlet to STP
2. Outlet from STP
3. Toilet flush water,
4. Open well water
5. Stagnated water outside the premises and sent to District Environmental Lab, Tamilnadu Pollution Control Board, Maraimalai Nagar for analysis of pH, BOD,TSS.

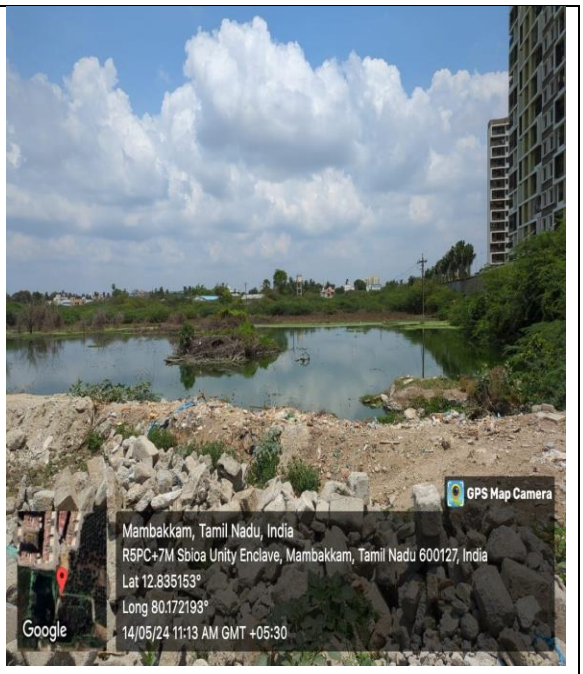
xi. The sample collected from stagnation water on open land outside the unit premises and open well water are sent to Advanced Environmental Laboratory, Tamilnadu Pollution Control Board Guindy for analysis of Bacteriological parameters.

xii. The unit has installed Diesel Generator set of 500 kVA capacity – 3 Nos. with acoustic enclosure for the residential apartment and Diesel Generator set of 500 kVA capacity – 2 Nos. for Commercial building. (Consent to Establish was issued to the unit for DG set of 750 KVA -3 Nos and DG sets 500 KVA-2 Nos).

xiii. During the time of inspection odour was felt by the members of the committee in the STP area.



Partially treated sewage is being discharged into adjoining open land outside the unit premises through pipeline.



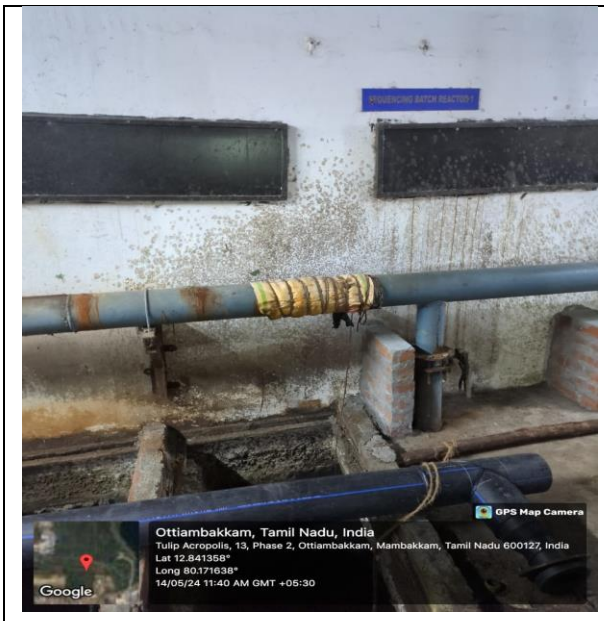
Stagnation of STP Water noticed in the open land outside the premises

Stagnation of STP Water noticed in the open land outside the premises

Stagnated water sample collected outside the unit premises

STP located at below ground level

Inspection of the STP by the Joint Committee

	
Damaged pipeline from collection tank to SBR.	DG Set of 500 KVA Capacity – 2 Nos for commercial building.

<u>Environmental Compensation levied to the said unit</u>

In view of the above, it is respectfully submitted that environmental compensation for the above said violations by the unit of M/s. SBIOA Unity Enclave Owners' Welfare Association located at S F No 17/2,17/3,17/4, etc., Mambakkam village, Tiruporur Taluk, Chengalpattu District may be levied and is calculated as below

Calculation of Environmental Compensation based on the CPCB Guidelines:

Environmental Compensation Formula
EC = PI x N x R x S x LF

Where

EC-Environmental compensation

PI-Pollution index of industry sector

N-Number days of violation took place

R-A factor in Rs for EC

S-Factor for scale of operation

LF-Location Factor

Note:

i) The industrial sectors have been categorized into Red, Orange and Green based on their pollution index in the range of 60-100, 41-59 and 21-40 respectively. It was suggested that the average pollution index of 80, 50 and 30 may be taken for calculating the Environmental compensation for Red, Orange and Green Categories of industries respectively

ii) N, number of days for which violation took place is the period between the day of violation observed due date of directions compliance and the day of compliance verified by PCB/SPCB/CPCB

iii) R, is a factor in rupees, which may be a minimum of 100 and maximum of 500. It is suggested to consider R as 250, as the Environmental Compensation in cases of Violation

iv) S could be based on small/medium/large industries categorization which may be 0.5 for micro or small, I for medium and 1.5 for large units

v) LF, could be based on the population of the city/town and location of the industrial unit. For the industrial unit located within municipal boundary or upto 10 Km distance from the municipal boundary of the city/town, following factors (LF) may be used

S.No.	Population (Million)	Location Factor (LF)
1.	Less than 1	1.0
2.	1 to <5	1.25
3.	5 to <10	1.5
4.	10 and above	2.0

Environmental Compensation to the unit of M/s. SBIOA Unity Enclave Owners' Welfare Association located at S F No 17/2,17/3,17/4, etc., Mambakkam village, Tiruporur Taluk, Chengalpattu District is calculated as follows

The Date of violation observed: 21.09.2023
Pollution Index for Red category industries as per CPCB Guidelines - 80
Number of days-239 (from the date of violation noticed to till the date, 16.05.2024)
R as per CPCB Guidelines-250
S as per CPCB Guidelines-1.5
LF as per CPCB Guidelines -1.0
Environmental compensation (EC) = PIxNxRxSxLF
= 80x239x250x1.5x1.0-Rs. 71,70,000/-
Environmental compensation (EC) for the unit: Rs. 71,70,000/- (Rupees Seventy One Lakhs and Seventy Thousand only)

Recommendations of the Joint Committee:

The Joint Committee has suggested the following recommendations in the above said subject matter before the Hon'ble National Green Tribunal

1. The proponent/association shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately and stop the discharge of untreated sewage in to the nearby land immediately.
2. The proponent/association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board.
3. The proponent/association shall make necessary arrangements to utilize the treated waste water 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.
4. The proponent/association shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing and to CMWSSB outlet.
5. The unit shall provide water flow meters for the raw water supply and it shall be fixed with automatic recorder and display.
6. The proponent/association shall provide separate energy metre for STP Operation and maintain logbook for the operation of the STPs and to assess the quantity of energy consumption.
7. The unit shall not clean the STP tanks manually and it should be carried out only by mechanical system.
8. The unit shall utilize the sludge generated from the STP as manure for gardening.
9. The proponent/association shall provide full fledged mechanical ventilation arrangement in the STP.
10. The proponent/association shall make all provisions for avoiding the entry of storm water into STPs which hampers the regular and efficient operation of the treatment system.
11. The analysis of treated sewage shall be done periodically to assess the performance of the STP.
12. The unit shall provide continuous monitoring system in the STP area for monitoring the emission of toxic gases such as H_2S,CH_4, etc.

13. The proponent/association shall ensure that the blower arrangement to suck & release the odorous gas if any generated from collection cum equalization tank provided.
14. The proponent shall remit the Environmental Compensation of Rs. 71,70,000/- for the above said violations.
15. The unit shall relocate the STP to the above ground level 1350 KLD capacity with UV Disinfection system having 15 watts UV Lamp / m^3 of treated water as per the condition stipulated in the Consent to Establish order dated:17.04.2015.
16. The unit shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated:17.04.2015. .

District Environmental Engineer
Tamil Nadu Pollution Control Board,
Maraimalai Nagar.

Block Development Officer
Tiruporur Panchayat Union

BLOCK DEVELOPMENT OFFICE (V.P)
THIRUPORUR PANCHAYAT UNION

Revenue Divisional Officer
Tambaram

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL SOUTHERN ZONE, AT CHENNAI

Original Application No.148 of 2024 (SZ)

[Earlier O.A. No. 73 of 2024 (LP) (PB)]

IN THE MATTER OF:

Rakesh Kumar. D.

...Applicant(s)

Versus

The Chairman,
Tamil Nadu Pollution Control Board,
Chennai and Others.

…Respondents

INSPECTION REPORT OF THE JOINT COMMITTEE CONSTITUTED BY THE HON'BLE NGT (PB) NEW DELHI IN RESPECT OF O.A No.73 of 2024 FILED BY THIRU. D.RAKESH KUMAR.

Advocate for Respondent: TNPCB
Thiru.S. Sai Sathya Jith,
Advocate, Chennai.

Date: 29.08.2024

Date of hearing on: 30.08.2024

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, SOUTHERN ZONE, CHENNAI

Original Application No. 148 of 2024
[Earlier O.A. No. 73 of 2024 (PB)]

Rakesh Kumar. D

...Applicant

Vs

The Chairman,
TNPCB, Chennai and ors.

....Respondents.

INDEX

Filed by
Thiru.S. Sai Sathya Jith,
Advocate, Chennai.

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, SOUTHERN ZONE, CHENNAI

Original Application No. 148 of 2024
[Earlier O.A. No. 73 of 2024 (PB)]

Rakesh Kumar. D

...Applicant

Vs

The Chairman,
TNPCB, Chennai and ors.

....Respondents.

REPORT FILED ON BEHALF OF THE FIRST RESPONDENT TAMIL NADU POLLUTION CONTROL BOARD

I, M.Vijayalakshmi, D/o. K.R.Muthaiah, aged about 59 years, having office at No.76, Mount Salai, Guindy, Chennai-600 032, do hereby solemnly affirm and sincerely stated as follows:-

1. I submit that I am working as the Additional Chief Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai - 600032 and I am authorised to file this report on behalf of the first respondents, (TNPCB) and as such I am well acquainted with the facts of the case from the office records available in our office.

2. It is respectfully submitted that on 21.3.2024, based on the letter petition received through email from the applicant, the Hon'ble NGT, (PB) has registered the O.A No.73 of 2024 as a Suo Motu. The applicant has alleged that the Sewage Treatment Plant in SBIOA Unit Enclave, Mambakkam, Chennai-600127, a gated corn nityas been constructed and commissioned in the Basement instead of above Ground Level by the promoter/builder State Bank of India Officers' Association (Chennai Circle) against the Special Conditions stipulated in the Consent Order No. 6429 dated 17.4.2015 in Proceedings No.T10/TNPCB/ F-34341/MMN/OL/W/2015 dated 17.4.2015 of Tamil Nadu Pollution Control Board. The Sewage Treatment Plant is also not maintained properly and hence is not functioning properly and the semi-treated STP water is disposed of to the nearby open ground in

M. Vijayalakshmi 21/10/2024
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TAMIL NADU POLLUTION CONTROL BOARD
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violation of Section 24 of The Water (Prevention and Control of Pollution) Act, 1974, thereby causing a huge threat to the ground water quality of the adjacent well which is the primary source of drinking water to 1875 flats having approximately 5000 residents in SBIOA Unity Enclave. Out of the 8(eight) Air Blowers installed in the STP, 3(three) Air Blowers are not functional now.The DG Sets of the approved capacity have not been installed in the premises of SBIOA Unity Enclave: instead of the approved 3 Nos of 750 KVA DG sets, only 3 Nos of 500 KVA DG sets have been installed in violation of the special conditions stipulated in Consent Order No. 6368 dt:17.4.2015 in Proceedings No.T10/TNPCB/F-34341/MMN/OL/A/2015 dt:17.4.2015 of Tamil Nadu Pollution Control Board and other allegations.

3. It is respectfully submitted that the grievances of the applicant is that the Violations in Construction and Commissioning of Sewage Treatment Plant and its Improper Maintenance in SBIOA Unity Enclave, Mambakkam, Chennai, DG Sets of the approved capacity is not installed. A Surprise Inspection have to be conducted and the Remedial Action to be taken by the Hon'ble Tribunal.

4. It is respectfully submitted that on 21.3.2024, the Hon'ble NGT, (PB), New Delhi has constituted a Joint Committee comprised with the following representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation,Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned to verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for co-ordination and the Hon'ble Tribunal had transferred to NGT, (SZ), Chennai.

5. It is respectfully submitted that the Hon'ble NGT, (SZ), Chennai has renumbered the OA.No.73 of 2024(PB) as OA No.148 of 2024. On 01.8.2024, the Hon'ble Tribunal has taken the OA and issued notice to the concerned respondents with the direction to file their respective reports.

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6. It is respectfully submitted that to comply the direction of Hon'ble NGT, (PB) dated 21.3.2024,the DEE, Maraimalai Nagar, Tamil Nadu Pollution Control Board, the Revenue Divisional Officer, Tambaram, the Bolck Development Officer, Tiruporur has inspected, the premises of M/s.SBIOA Unity Enclave at Mambakkam, Chengalpattu District on 14.5.2024 and the directions were issued by the first respondent, (TNPCB) on 10.6.2024 to the SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave and to the developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Vandalur Taluk, Chengalpattu District under Section 33-A of the Water (Prevention and Control of Pollution) Act, 1974 as amended & Section 31-A of Air (Prevention and Control of Pollution) Act, 198.

7. It is respectfully submitted that the first respondent (TNPCB) were issued directions on 10.6.2024 to the SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave, S.No.17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu District, to comply with the following conditions:

a. The Association shall operate and maintain the STP components continuously and efficiently so as to achieve the treated sewage standards prescribed by the Board.
b. The association shall make necessary arrangements to utilize the treated waste water 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.
c. Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to dispose the treated sewage through vehicle location tracking device / GPS fitted Authorised tanker lorries and disposed into the nearby CMWSS STP with necessary permission.

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d. STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision.

e. The association shall utilize the sludge generated from the STP as manure for gardening.

f. The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid waste Management Rules, 2016 without accumulation within the premises.

g. It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided to handle the Bio- degradable waste generated from the activity.

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. (**Enclosed as Annexure-I**).

8. It is respectfully submitted that the first respondent (TNPCB) were issued the directions on 10.6.2024,to the Developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Vandalur Taluk, Chengalpattu District to comply with the following conditions.

a. The project proponent shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately and stop the discharge of untreated sewage in to the nearby land immediately.

b. The project proponent shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing and to CMWSSB outlet.

c. The project proponent shall provide water flow meters for the raw water supply and it shall be fixed with automatic recorder and display.

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d. The project proponent shall provide separate energy meter for STP Operation and maintain logbook for the operation of the STPs and to assess the quantity of energy consumption.

e. The project proponent shall provide full fledged mechanical ventilation arrangement in the STP.

f. The project proponent shall make all provisions for avoiding the entry of storm water into STPs which hampers the regular and efficient operation of the treatment system.

g. The project proponent shall provide continuous monitoring system in the STP area for monitoring the emission of toxic gases such as H2S,CH4, etc.

h. The analysis of treated sewage shall be done periodically to assess the performance of the STP.

i. The project proponent shall ensure that the blower arrangement to suck & release the odorous gas if any generated from collection cum equalization tank provided.

j. The project proponent shall relocate the STP to the above ground level 1350 KLD capacity with UV Disinfection system having 15 watts UV Lamp / m3 of treated water as per the condition stipulated in the Consent to Establish order dated:17.04.2015.

The project proponent shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated:17.04.2015. (**Enclosed as Annexure-II**)

9. It is respectfully submitted that the first respondent (TNPCB) were issued the Show Cause Notice dated 10.6.2024 (**Enclosed as Annexure-III**)under Section 5 of the Environmental Protection Act, 1986 to explain for the violations committed by the unit and why Environmental Compensation shall not be imposed to the developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Vandalur Taluk, Chengalpattu District for the violations/non compliance.

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10. It is respectfully submitted that the reply was furnished by the M/s. SBIOA Unity Enclave Welfare Association on 5.8.2024 (**Enclosed as annexure –IV**)for direction issued by the Board vide dated 10.6.2024 mentioning that "requesting the Board not to penalize them and for another 45 days time to complete the STP works"whereas No reply has been received from the Developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave.

11. It is respectfully submitted that the based on the Board's Memo issued to the DEE, Maraimalai Nagar dated 08.08.2024, the unit M/s. SBIOA Unity Enclave was inspected by the Assistant Engineer on 13.08.2024. The DEE, Maraimalai Nagar has furnished the compliance status vide letter dated 14.08.2024 of the directions issued (**Enclosed as Annexure – V**) and the DEE, Maraimalai Nagar had recommended to the Board to conduct the personal hearing with M/s. SBIOA Unity Enclave Owner's Welfare Association at the Corporate Office, Guindy,as the association has not remitted the Environmental Compensation of Rs. 71.70 lakhs as instructed by the Board, The compliance status on the Directions and SCN issued on 109.6.2024 to the unit is submitted as follows.

S. No.	Direction issued	Units' reply dated 05.08.2024	Compliance
1.	The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board consistently.	a. We had 3 sets of Filter Press system. As of now we have repaired and put into operation 2 sets of Filter Press system (to convert the sludge into manure). b. Carried out replacement of materials for one set of Pressurised Sand Filter (PSF) & Activated Carbon Filter (ACF), which has been made functional. c. The Ultra-violet (UV) Disinfection system-Replaced all damaged UV lights and chokes. Now Four sets of UV disinfections system with each set having 12 UV lights have been installed. d. Separate hypodosing system for flush water pipeline have also been carried out. e. Carried out cleaning of the Decantation Tank, Sludge Holding Tank, Prefiltration Tank & Final Treated Water Tank. f. All the 8 Air blowers (6 numbers of TMVT/ 20 HP blowers & 2 numbers of TMVT / 15 HP blowers) have been made fully functional. g. Installing HDPE pipeline The MS Pipe, which is used for filling sewage from Equalisation tank to the SBRs, was corroded in few places. This has been replaced	Two filter press are in operation. The filter cake removed from filter press is found scattered near the filter press and reported it is used as manure within the premises (Photos taken during inspection is enclosed). No pumping machineries provided. Pressure Sand Filter (PSF) & Activated Carbon Filter (ACF) are not in operation. Ultra-violet (UV) Disinfection system is in operational condition. Hypo dosing system for flush water pipeline provided. Out of 8 numbers of Air

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		with HDPE pipeline with Non-Return Valve. For proper installation civil structure support work was carried out. On account of this the leakages have been resolved inside the plant. h. Installation of Flow Meters Six numbers of EMFMs installed- one for the inlet and 5 for various outlets, viz. three numbers for the treated water for flush usage, one number for garden usage and one for the excess treated water outer pipeline for irrigation. i. Installation of High Speed (15 HP) Raw Sewage Transfer Pump. Initially we had Self-Prime coupled pumps of 10 HP & 7.5 HP for filling purpose, and it took around four and half hours. To reduce the time for filling and to increase the time for treatment, a New High Speed Submersible sludge pump (15 HP LUBI pump with 150 mm delivery and maximum capacity of 76 LPS) has been purchased. The 15 HP pump weighs 365Kg. In order to handle these types of heavy machines/ pumps, for repairs, a specially customized 1.5-ton crane with remote controlled switches support is also installed. j. To guard the machineries & pumps from the Fluctuating Electrical supply we have provided separate Electrical Control Panels B. On-going Improvement works <u>a. Filter Press System</u> The 3rd set of Filter Press System in the STP is under repair and the same shall be put into operations within a month's time. <u>b. Separation of the SBR tanks:</u> We have 3 SBR chambers, each with a capacity of 300 KL. We have planned to separate the SBR chambers by blocking the openings in the separation walls. This is to help us improve the treatment process and the processing can be carried out in more number of batches. This is expected to be completed by first week of Aug 2024. <u>c. Repairing/ Refurbishing the Air Ducts/Ventilators:</u> We have already provided pucca ventilation system with both Fresh Air and Exhaust systems. Put in place the Fresh Air System (Siemens – 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens- 25 HP motor) to take away any toxic gas from the STP and to push it outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within a months' time. <u>d. Fixing of H_2S. CH_4. gas detectors:</u> We have called for quotations from the Vendors for fixing of the Gas Detectors. We are planning to complete this work within a months' time. <u>e. To carryout the replacement of the standby PSF & ACF:</u> We have 2 sets of PSF & ACF media. One set has been replaced and made operational. The 2nd set, the standby, we are planning to operationalise in 45 days' time, when we expect to channelize funds for this exercise	blower, 2 number of Air blower were not in operation. The SBIOA Unity Enclave Owner's Welfare Association has replaced old line with HDPE pipeline with Non-Return Valve. The unit has provided EMFM at the following locations. 1 No. – at the outlet of Equalization tank. 2 Nos. - at the outlet of STP for Gardening 3 Nos. – at the outlet of STP to Over Head Tank for toilet flushing. Raw Sewage Transfer Pump provided Separate Electrical Control Panels provided Work is in progress As assured the works have not been completed Work is in progress The SBIOA Unity Enclave Owner's Welfare Association has not taken effective steps to start the work for installation and monitoring of toxic gases such as H_2S.CH_4, etc

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			Work not started. The unit has assured that part of the STP component works will be completed within 45 days.
2.	The Association shall make necessary arrangements to utilize the treated sewage of 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.	On fixing the Flow Meter we have ascertained the quantum of raw sewage getting into the system is in the range of 650 to 700 KLD. - Out of this 32 to 35% of Treated Water is used for Toilet Flushing, which is around 245 KLD. - Since we have developed our own nearby land of 7 acres for the development of Green Belt, the total water used in gardening/ Green Belt is around 125 KLD. We have requested the Mambakkam Village Panchayat Authorities to permit us to utilise our OSR land to the extent of 2.54 acres for the development of Green Belt by utilising the Treated Sewage water, which is expected to increase the quantum by approximately 35 KLD. - Apart from above we have requested the Management of SBIOA Educational Trust to water their plants in 18 acres of land, where they have planted saplings. By this we can utilise the quantum of 200 KLD. - In the meanwhile, we are taking up with the Forest Department to water their plants, which are nearby to our premises, with the treated sewage. We are also planning to hire a tanker for watering the avenue trees with excess treated sewage.	The unit has not maintained log book for the quantity of treated sewage utilized for Toilet flushing, gardening/green belt development. The unit has not disposed the treated sewage through CMWSSB out let as per the consent issued. During inspection, it was noticed that the treated/untreated sewage is being discharged into open land of Sports Area owned by SBIOA Unity Enclave Owner's Welfare Association (Lat 12.834357° Lon 80.172023°) and adjoining open land (Lat 12.834829° Lon 80.172084°). The sample was collected from the stagnated water adjoining to the premises and submitted to DEL, Maraimalainagar for analysis. Photos taken during inspection is enclosed.
3.	Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to collect the treated sewage of 683 KLD through GPS fitted Authorised tanker lorries and dispose the same into the nearby CMWSSB STP with necessary permission.		Not complied
4.	STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision	We assure that the STP will not be manually cleaned. If at all required, we shall use the mechanical system with high level supervision.	The unit has assured to comply with
5.	The association shall utilize the sludge generated from the STP as manure for gardening	The sludge will be used to prepare manure along with the Garden and Kitchen waste	The SBIOA Unity Enclave Owner's Welfare Association has not taken effective steps to utilize the sludge generated from the STP as manure for gardening.
6.	The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid Waste Management Rules, 2016 without accumulation within the premises	The bio-degradable and non-biodegradable wastes are being segregated at Household level and the dry wastes are being handed over to M/s Bintix Ltd. for further processing of Dry waste scientifically. We are in the process of collecting quotations to establish on site composting facilities (partially mechanical within the premises) and we assure that the composting facility shall be commissioned within 3 months.	The SBIOA Unity Enclave Owner's Welfare Association has stated that the bio-degradable and non-biodegradable wastes are being segregated at Household level and the dry wastes are being handed over to M/s. Bintix Ltd. for further processing of Dry waste. But no records was produced during inspection.
7.	It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided to handle the Bio-degradable Waste generated from the premises.		Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not provided Organic Waste Convertor to handle the Bio-degradable Waste generated

M. Uganabhushan 21/10/2020

ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
CHENNAI-600 032.

			from the premises.
8.	The project proponent shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately and stop the discharge of untreated sewage in to the nearby land immediately.	We are in the process of collecting the required information/ data to apply to & obtain the Consent to Operate from the Board and the same shall applied on or before 15th August 2024	The SBIOA Unity Enclave Owner's Welfare Association has not applied for the consent to operate and also during inspection it was noticed that the treated/untreated sewage is being discharged into open land of Sports Area owned by SBIOA Unity Enclave Owner's Welfare Association (Lat 12.834357° Lon 80.172023°) and adjoining open land (Lat 12.834829° Lon 80.172084°). The sample was collected from the stagnated water adjoining to the premises and submitted to DEL, Maraimalainagar for analysis. Photos taken during inspection is enclosed.
9.	The project proponent shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing and at the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage.	We have already fixed SIX (6) EMFMs with display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing & at the outer pipeline leading to the Lorry tanker/ for irrigation. In order to have automatic recording of the readings all the EMFMs are getting connected to a server and the same shall be fixed before 15th August 2024.	The unit has provided EMFM at the following locations. 1 No. – at the outlet of Equalization tank. 2 Nos. - at the outlet of STP for Gardening 3 Nos. – at the outlet of STP to Over Head Tank for toilet flushing. The SBIOA Unity Enclave Owner's Welfare Association has not taken effective steps to connect the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage. During inspection, it was noticed that the treated/untreated sewage is being discharged into open land of Sports Area owned by SBIOA Unity Enclave Owner's Welfare Association (Lat 12.834357° Lon 80.172023°) and adjoining open land (Lat 12.834829° Lon 80.172084°). The sample was collected from the stagnated water adjoining to the premises and submitted to DEL, Maraimalainagar for analysis. Photos taken during inspection is enclosed.
10.	The project proponent shall provide water flow meters for the raw water supply and it shall be fixed with automatic recorder and display	We have already installed an App (application) which monitors the inflow and outflow of the Raw Water on a real time basis. In addition to this App, we are arranging for installation of flow meters with Automatic recorder, which shall be installed before 15th August 2024	The SBIOA Unity Enclave Owner's Welfare Association has not provided water flow meters for the raw water supply
11.	The project proponent shall provide separate energy meter for STP Operation and maintain logbook for the operation of the STPs and to assess the quantity of energy consumption	We already had one which required minor repairs. We have carried out the repair and installed the same and the readings are getting recorded. The Logbook with the required features has been brought out and the same has been brought into use.	The SBIOA Unity Enclave Owner's Welfare Association has provide separate energy meter for STPand logbooks were not maintained.
12.	The project proponent shall provide full-fledged	We have already provided pucca ventilation system with both Fresh Air and Exhaust	Not complied. The SBIOA Unity Enclave

M. Vijayalakshmi 21/10/2024
ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
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	mechanical ventilation arrangement in the STP.	systems. Put in place the Fresh Air System (Siemens- 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens - 25 HP motor) to take away any toxic gas from the STP and to push outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within 30 days.	Owner's Welfare Association has not provided full-fledged mechanical ventilation arrangement in the STP.
13.	The project proponent shall make all provisions for avoiding the entry of storm water into STPs which hampers the regular and efficient operation of the treatment system.	All sewage pits have been sealed with cement to avoid entry of storm water into STP	The SBIOA Unity Enclave Owner's Welfare Association has taken measures to prevent the entry of storm water into STP
14.	The project proponent shall provide continuous monitoring system in the STP area for monitoring the emission of toxic gases such as $H_2S.CH_4$, etc	We have contacted the Professionals in this field and shall arrange to complete this within 30 days	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not provided continuous monitoring system in the STP area for monitoring the emission of toxic gases such as $H_2S.CH_4$, etc
15.	The analysis of treated sewage shall be done periodically to assess the performance of the STP	Every month we shall carryout the periodical analysis of the treated water through an Accredited Laboratory and shall report the same to PCB	Not complied.
16.	The project proponent shall ensure that the blower arrangement to suck & release the odorous gas if any generated from collection cum equalization tank provided	We have already provided pucca ventilation system with both Fresh Air and Exhaust systems. Put in place the Fresh Air System (Siemens- 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens - 25 HP motor) to take away any toxic gas from the STP and to push it outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within 30 days	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not provided blower arrangement to suck & release the odorous gas (if any) generated from collection cum equalization tank
17.	The project proponent shall relocate the STP of capacity 1350KLD provided to the above ground level along with UV Disinfection system having 15 watts UV Lamp/ m^3 of treated sewage as per the condition stipulated in the Consent to Establish order dated: 17.04.2015.	We already have the UV System. However, it had few fused UV lights and chokes. We have replaced the fused UV lights and chokes. Now Four sets of UV disinfections system with each set having 12 UV lights have been installed	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not taken effective steps to relocate the STP of capacity 1350 KLD provided to the above ground level as per the Consent to Establish order dated:17.04.2015
18.	The project proponent shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated: 17.04.2015	While applying for grant of certification we have assessed the power consumption for the entire project including individual flats. However, while completing the project we have provided power supply to all common areas, lifts, club house, all WTPs, STP and all pumps/ machineries, with the exclusion of individual flats only. As the Bank has been providing UPS to individual officer of the Bank under the Bank's scheme for supply of Furniture & Fixtures, we have excluded the individual flats under this purview. As of now, we are utilising only upto 70% of the supply from one DG set of 500 KVA for the common areas, lifts, club house, all WTPs, STP and all pumps/machineries. But we have	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has provided only D.G set of 500 KAV x 3Nos. The SBIOA Unity Enclave Owner's Welfare Association reported that as the Bank has been providing UPS to individual officer of the Bank under the Bank's scheme for supply of Furniture & Fixtures and the available D.G sets are more than sufficient to meet the requirements.

M. Vijayalakshmi 21/8/2024
ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
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		installed 3 DG sets of 500 KVA each. Hence, the present DG sets installed are found to be more than sufficient to meet the needs.	

12. It is respectfully submitted that on 28.08.2024, the Board's Memo has been issued to the DEE, Maraimalai Nagar **(Enclosed as Annexure - VI)** has requested JCEE(M), Chengalpattu along with DEE, Maraimalai Nagar to conduct a personal hearing with the General Secretary, SBIOACC(Chennai Circle) (Promoter of M/s. SBIOA Unity Enclave), M/s. SBIOA Unity Enclave Owner's Welfare Association with regard to the Direction & SCN issued on 10.6.2024 to the units and furnish the specific remarks and recommendations on taking further necessary action against the developer and association and furnish report to Board.

13. It is respectfully submitted that Personal hearing was conducted with the President, SBIOA Chennai Circle & the President, M/s. SBIOA Unity Enclave welfare Association on 27.09.2024 at O/o. JCEE(M), TNPCB, Chengalpattu Zone. M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 27.09.2024 has furnished latest progress report on the actions taken & status of compliance with the Directions issued to Promoter and requested time up to 15.11.2024 to complete the revamping works.

14. It is respectfully submitted that although the Promoter has not submitted any reply to Directions and show cause notice issued, the President represented the promoter has informed that they concur with the reply furnished by the Association vide letter dated: 05.08.2024. In this regard the promoter has also confirmed the same vide letter dated: 27.09.2024. In the said letter the promoter has also stated that they have handed over SBIOA Unity enclave project in 2018 to the owners constructed at cost to cost basis as a welfare measure.

15. It is respectfully submitted that the based on the compliance furnished during personal hearing on 27.09.2024 with respect to

1. Directions issued to M/s. SBIOA Unity Enclave Welfare Association vide Proc. No. T2/TNPCB/F.019084/MMN/RL/W&A/2024-1 dated: 10.06.2024

M. Vijayalakshmi 21/10/2024
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TAMIL NADU POLLUTION CONTROL BOARD
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2. Directions issued to M/s. SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) vide Proc. No.T2/TNPCB/F.019084/MMN/RL/W&A/2024-2 dated: 10.06.2024,
3. Show cause notice issued Proc. No.T2/TNPCB/F.019084/MMN/RL/W&A/2024-3 dated: 10.06.2024

the Joint Chief Environmental Engineer (Monitoring), Chengalpattu vide letter dated:30.09.2024 (Copy enclosed) has recommended to issue directions to the unit (Developer) for levying Interim Environmental compensation arrived by the Joint Committee based on the past violations and the unit (Developer) may be requested to furnish Bank guarantee for an amount as prescribed to comply with the conditions stated therein within 3 months.

16. It is respectfully submitted that based on the recommendation of the Joint Chief Environmental Engineer (Monitoring), Chengalpattu, the Board has issued the following:

I. Directions to the **developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu District** to pay the amount of **Rs.71,70,000/- (Rs. Seventy One Lakhs Seventy Thousand only)** towards recovery of Interim Environmental Compensation to Tamil Nadu Pollution Control Board within a month vide. Proc. No.: T2 /TNPCB/F.019084/MMN/ Direction/ 2024-1 dated: 14.10.2024.

II. Direction under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended vide vide. Proc. No.: T2 /TNPCB/F.019084/MMN/ Direction/ 2024-2 dated: 14.10.2024 to the **developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu District** to comply within **3 months**:

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1. To obtain CTO from the TNPCB through TNOCMMS.
2. To strictly comply with conditions of CTE with respect to treatment of sewage to the standards prescribed by the Board and with respect to Disposal of treated sewage
3. To provide Automated Computer recording arrangement for all 6 Nos. of EMFMs provided at STP, 3 Nos. of EMFMs provided at Water Treatment plant
4. To provide H_2S, CH_4 sensor in the STP area.
5. To provide Organic Waste Converter to treat the Bio degradable waste and compost and utilize the composted Waste as Manure.
6. To provide OCEMS at the outlet of STP for continuous monitoring of quality of treated sewage for the parameters pH, TSS, BOD & COD.
7. To connect OCEMS and EMFMs with the Water Quality Watch Centre of TNPCB
8. In order to ensure the compliance of the above directions 1 to 7, the unit shall furnish a Bank Guarantee for **Rs. 20 Lakhs** valid for 2 (two) years to the TNPCB within 15 days.
9. The unit shall ensure the compliance of all the above said conditions and furnish the compliance report to the Board.

III. Direction under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended vide. Proc. No.: T2 /TNPCB/F.019084/MMN/ Direction/ 2024-3 dated: 14.10.2024 to the **SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Vandalur Taluk, Chengalpattu District** for strict compliance of the following:

1. The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board.
2. The association shall make necessary arrangements to utilize the treated waste water 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.
3. The Association shall ensure to utilize treated sewage only on its own / leased land strictly adhering to hydraulic loading rate of 35 KLD/Hectare
4. Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to dispose the treated

21/10/2024
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sewage through vehicle location tracking device / GPS fitted Authorised tanker lorries and ensure that the tanker lorries collecting treated sewage from the unit are discharging the treated sewage only at decanting facility of Perungudi STP with necessary permission and to maintain proper documents for the same and furnish report to Board

5. STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision.
6. The association shall utilize the sludge generated from the STP as manure for gardening.
7. The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid waste Management Rules, 2016 without accumulation within the premises.
8. It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided within 2 months to handle the Bio- degradable waste generated from the activity.

Therefore, it is humbly prayed that this Hon'ble National Green Tribunal(Southern Zone) may be pleased to pass such order or further or other orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of this case and thus render justice.

M. Vijayalakshmi 21/10/2024
ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
CHENNAI-600 032.

VERIFICATION

I, M.Vijayalakshmi, D/o. K.R.Muthaiah, working as the Additional Chief Environmental Engineer office at No., 76, Mount Salai, Guindy, Chennai – 32, do hereby verify that the contents of above report are true to the best of my knowledge through records.

M. Vijayalakshmi 21/10/2024
ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER
TAMIL NADU POLLUTION CONTROL BOARD
No.76, MOUNT SALAI, GUINDY,
CHENNAI-600 032.

TAMIL NADU POLLUTION CONTROL BOARD

PROCEEDING No:T2/TNPCBd/F.019084/MMN/RL/W&A/2024-IDated: 10.06.2024

Sub : TNPCB - Industries – M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu 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 : DEE letter No. DEE/TNPCB/MMN/Hon'ble NGT(PB) O.A. No. 73 of 2024/2024 dt: 17.05.2024.

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Whereas, a case was filed before the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) in Application no. 73 of 2024 by Thiru. D. Rakesh Kumar against the State of Tamilnadu & Ors. for improper maintainence of Sewage Treatment Plant at the premises of M/s. SBIOA Unity Enclave, Mambakkam, Chengalpattu District.

Whereas, the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru.Rakesh Kumar has directed the following vide,

"Para 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance.

Para 5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southern Zone Bench of this Tribunal at Chennai.

Para 6. Accordingly, the Registry is directed to list the matter before the Southern Zone Bench of this Tribunal at Chennai on 30.05.2024 after obtaining orders from Hon'ble the Chairperson for transfer of the case.

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Para 7. Report of the Joint Committee be filed within two months before the Southern Zone Bench of this Tribunal at Chennai".

Whereas, in due compliance to the said Hon'ble National Green Tribunal (PB) order, the joint committee as constituted by the Hon'ble NGT(PB)

i. District Environmental Engineer. Tamil Nadu Pollution Control Board, Maraimalai Nagar.
ii. The Revenue Divisional Officer, RDO Office, Tambaram.
iii. The Block Development Officer, Tiruporur Panchayat Union.

has inspected the premises of M/s. SBIOA Unity Enclave at Mambakkam, Chengalpattu District on 14.05.2024 and reported the following observations.

1. The unit of M/s. State bank of India Officer's Association (Chennai Circle)- Unity Enclave., located at S.F.No 17/2,17/3., etc., Mambakkam village, Tiruporur Taluk, Kancheepuram District (now Chengalpattu district) for construction of residential complex as with total built up area of 316187.66 sqm with 2100 Dwelling units for which the unit has obtained Environmental Clearance from SEIAA, Chennai and Consent to establish under the Water(P&CP) Act, 1974 and the Air(P&CP) Act, 1981 from the TNPC Board vide proceedings dated 17.04.2015 valid for two years.
2. The construction of the residential apartment was completed and the same was maintained by the SBIOA Unity Enclave Owner's Welfare Association, Mambakkam without obtaining consent to operate from the Board.
3. Sewage Treatment Plant comprises of Bar Screen Chamber, Grit Chamber, Equalization Tank, Aeration Tank – Sequential Batch Reactor-3 Nos., Pre filtration and decant water tank, Sludge Holding Tank, Pressure Sand Filter-2 Nos., Activated Carbon Filter-2 Nos., UV System (Not provided), Filter Press-2 Nos., Treated Water Tank.
4. The STP provided was below the ground level (basement of block M) and out of the 8 Air Blowers installed in the STP only 3 are in operation (CTE was issued to the unit with a condition that the unit shall provide above ground level STP (1 x 1350KLD) capacity.
5. The raw sewage from the residential apartment is collected in the collection tank. Raw sewage from the collection tank is pumped into Sequencing Batch Reactor Tank 1, 2 &3. It was noticed that the pipe line from collection tank to Sequencing Batch Reactor Tank 1 is damaged.

6. The sewage from the Sequencing Batch Reactor Tank is pumped into the decant water tank and further it is sent to Filter Feed Tank. Other components such as Pressure sand filter (2 Nos.), Activated carbon filter (2 Nos.), and Filter Press (2 Nos) are not in operation.
7. The partially treated water from the filter feed tank is being utilized for toilet flushing and remaining water is being discharged into adjoining open land (Temple land as reported by revenue department) outside the unit premises through pipe line.
8. The log book was not properly maintained for the operation of the sewage treatment plant.
9. The proponent has not provided flow meters at the inlet and outlet of STP. Hence, the quantity of sewage treated and utilized/disposed in the STP was not ascertained.
10. The proponent has not provided separate energy meters for STP.
11. The samples were collected from the following points
    I. Inlet to STP
    II. Outlet from STP
    III. Toilet flush water,
    IV. Open well water
    V. Stagnated water outside the premises and sent to District Environmental Lab, Tamilnadu Pollution Control Board, Maraimalai Nagar for analysis of pH, BOD,TSS.
12. The sample collected from stagnation water on open land outside the unit premises and open well water are sent to Advanced Environmental Laboratory, Tamilnadu Pollution Control Board Guindy for analysis of Bacteriological parameters.
13. The unit has installed Diesel Generator set of 500 kVA capacity – 3 Nos. with acoustic enclosure for the residential apartment and Diesel Generator set of 500 kVA capacity – 2 Nos. for Commercial building. (Consent to Establish was issued to the unit for DG set of 750 KVA -3 Nos and DG sets 500 KVA-2 Nos).
14. During the time of inspection odour was felt by the members of the committee in the STP area.

In view of the above, the Joint Committee has suggested certain recommendations to be complied by the association as stated therein in the above subject matter before the Hon'ble NGT.

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Therefore, in exercise of the powers conferred under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended and, the Board issues the following directions to the **SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu District** for strict compliance of the following:

1. The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board consistently.
2. The Association shall make necessary arrangements to utilize the treated sewage of 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.
3. Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to collect the treated sewage of 683 KLD through GPS fitted Authorised tanker lorries and dispose the same into the nearby CMWSSB STP with necessary permission.
4. STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision.
5. The association shall utilize the sludge generated from the STP as manure for gardening.
6. The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid Waste Management Rules, 2016 without accumulation within the premises.
7. It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided to handle the Bio- degradable Waste generated from the premises.

Failure to comply with the above said direction will lead to issue of further directions for closure and stoppage of power supply 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.

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TAMIL NADU POLLUTION CONTROL BOARD

An action taken report shall be furnished to this office within two months with a monthly progress report on the action taken by the Association.

The receipt of this proceeding shall be acknowledged.

For Chairperson

22/5/24

To
The President
SBIOA Unity Enclave Welfare Association
Melakottaiyur Post, Tiruporur Taluk,
Mambakkam, Chengalpattu-600127.

Copy to

1. The Joint Chief Environmental Engineer (Monitoring),
   Tamil Nadu Pollution Control Board,
   Chengalpattu- for information.

2. The District Environmental Engineer,
   Tamil Nadu Pollution Control Board,
   Maraimalai Nagar- for information.

3. Technical File.

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Annexure - II

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By Speed Post

TAMIL NADU POLLUTION CONTROL BOARD

PROCEEDING No:T2/TNPCBd/F.019084/MMN/RL/W&A/2024-2Dated: 10.06.2024

Sub : TNPCB - Industries – M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu 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 : DEE letter No. DEE/TNPCB/MMN/Hon'ble NGT(PB) O.A. No. 73 of 2024/2024 dt: 17.05.2024.

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Whereas, the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru.Rakesh Kumar has directed the following vide,

"Para - 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance.

Para -5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southern Zone Bench of this Tribunal at Chennai.

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21

Para -7. Report of the Joint Committee be filed within two months before the Southern Zone Bench of this Tribunal at Chennai".

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i. District Environmental Engineer. Tamil Nadu Pollution Control Board, Maraimalai Nagar.
ii. The Revenue Divisional Officer, RDO Office, Tambaram.
iii. The Block Development Officer, Tiruporur Panchayat Union.

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2. The construction of the residential apartment was completed and the same was maintained by the SBIOA Unity Enclave Owner's Welfare Association, Mambakkam without obtaining consent to operate from the Board.
3. Sewage Treatment Plant comprises of Bar Screen Chamber, Grit Chamber, Equalization Tank, Aeration Tank – Sequential Batch Reactor-3 Nos., Pre filtration and decant water tank, Sludge Holding Tank, Pressure Sand Filter-2 Nos., Activated Carbon Filter-2 Nos., UV System (Not provided), Filter Press-2 Nos., Treated Water Tank.
4. The STP provided was below the ground level (basement of block M) and out of the 8 Air Blowers installed in the STP only 3 are in operation (CTE was issued to the unit with a condition that the unit shall provide above ground level STP (1 x 1350KLD) capacity.
5. The raw sewage from the residential apartment is collected in the collection tank. Raw sewage from the collection tank is pumped into Sequencing Batch Reactor Tank 1, 2 &3. It was noticed that the pipe line from collection tank to Sequencing Batch Reactor Tank 1 is damaged.

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TAMIL NADU POLLUTION CONTROL BOARD

6. The sewage from the Sequencing Batch Reactor Tank is pumped into the decant water tank and further it is sent to Filter Feed Tank. Other components such as Pressure sand filter (2 Nos.), Activated carbon filter (2 Nos.), and Filter Press (2 Nos) are not in operation.
7. The partially treated water from the filter feed tank is being utilized for toilet flushing and remaining water is being discharged into adjoining open land (Temple land as reported by revenue department) outside the unit premises through pipe line.
8. The log book was not properly maintained for the operation of the sewage treatment plant.
9. The proponent has not provided flow meters at the inlet and outlet of STP. Hence, the quantity of sewage treated and utilized/disposed in the STP was not ascertained.
10. The proponent has not provided separate energy meters for STP.
11. The samples were collected from the following points
    I. Inlet to STP
    II. Outlet from STP
    III. Toilet flush water,
    IV. Open well water
    V. Stagnated water outside the premises and sent to District Environmental Lab, Tamilnadu Pollution Control Board, Maraimalai Nagar for analysis of pH, BOD,TSS.
12. The sample collected from stagnation water on open land outside the unit premises and open well water are sent to Advanced Environmental Laboratory, Tamilnadu Pollution Control Board Guindy for analysis of Bacteriological parameters.
13. The unit has installed Diesel Generator set of 500 kVA capacity – 3 Nos. with acoustic enclosure for the residential apartment and Diesel Generator set of 500 kVA capacity – 2 Nos. for Commercial building. (Consent to Establish was issued to the unit for DG set of 750 KVA -3 Nos and DG sets 500 KVA-2 Nos).
14. During the time of inspection odour was felt by the members of the committee in the STP area.

In view of the above, the Joint Committee has suggested certain recommendations to be complied by the proponent as stated therein in the above subject matter before the Hon'ble NGT.

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Therefore, in exercise of the powers conferred under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended and, the Board issues the following directions to the **developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu District** for strict compliance of the following:

1. The project proponent shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately and stop the discharge of untreated sewage in to the nearby land immediately.
2. The project proponent shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing and at the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage.
3. The project proponent shall provide water flow meters for the raw water supply and it shall be fixed with automatic recorder and display.
4. The project proponent shall provide separate energy meter for STP Operation and maintain logbook for the operation of the STPs and to assess the quantity of energy consumption.
5. The project proponent shall provide full fledged mechanical ventilation arrangement in the STP.
6. The project proponent shall make all provisions for avoiding the entry of storm water into STPs which hampers the regular and efficient operation of the treatment system.
7. The project proponent shall provide continuous monitoring system in the STP area for monitoring the emission of toxic gases such as H_2S,CH_4, etc.
8. The analysis of treated sewage shall be done periodically to assess the performance of the STP.
9. The project proponent shall ensure that the blower arrangement to suck & release the odorous gas if any generated from collection cum equalization tank provided.
10. The project proponent shall relocate the STP of capacity 1350 KLD provided to the above ground level along with UV Disinfection system having 15 watts UV Lamp / m^3 of treated sewage as per the condition stipulated in the Consent to Establish order dated:17.04.2015.

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TAMIL NADU POLLUTION CONTROL BOARD

11. The project proponent shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated:17.04.2015.

Failure to comply with the above said direction will lead to issue of further directions for closure and stoppage of power supply 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, 981 as amended.

An action taken report shall be furnished to this office within two months with a monthly progress report on the action taken by the proponent.

The receipt of this proceeding shall be acknowledged.

For Chairperson

To

The General Secretary
SBIOACC(Chennai Circle)
(Promoter of M/s. SBIOA Unity Enclave)
No. 84, Rajaji Salai, Chennai-600001.

Copy to

1. The Joint Chief Environmental Engineer (Monitoring),
   Tamil Nadu Pollution Control Board,
   Chengalpattu- for information.

2. The District Environmental Engineer,
   Tamil Nadu Pollution Control Board,
   Maraimalai Nagar- for information and necessary action.

3. Technical File.

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Annexure-III

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By Speed Post

TAMIL NADU POLLUTION CONTROL BOARD

Proc. No.: T2 /TNPCB/F.019084/MMN/ Show Cause Notice/ 2024-3 dated: 10.06.2024

Sub: TNPCB –Industries - M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu District – Directions under SECTION 5 of Environment Protection Act, 1986 to show cause for why Environmental Compensation shall not be levied to the proponent -Show cause notice- Issued- Regarding.

Ref:
1. CPCB Methodology for assessing Environmental Compensation and Action Plan to Utilize the fund vide circular dated 24/05/2019
2. DEE letter No. DEE/TNPCB/MMN/Hon'ble NGT(PB) O.A. No. 73 of 2024/2024 dt: 17.05.2024

Whereas, a case was filed before the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) in Application no. 73 of 2024 by Thiru. D. Rakesh Kumar against the State of Tamilnadu & Ors. for improper maintenance of Sewage Treatment Plant M/s. SBIOA Unity Enclave, Mambakkam, Chengalpattu District.

Whereas, the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru.Rakesh Kumar has directed the following vide:

"Para - 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance.

Para -5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southern Zone Bench of this Tribunal at Chennai.

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Para -6. Accordingly, the Registry is directed to list the matter before the Southern Zone Bench of this Tribunal at Chennai on 30.05.2024 after obtaining orders from Hon'ble the Chairperson for transfer of the case.

Para -7. Report of the Joint Committee be filed within two months before the Southern Zone Bench of this Tribunal at Chennai".

Whereas, in due compliance to the said Hon'ble National Green Tribunal (PB) order, the joint committee as constituted by the Hon'ble NGT(PB)

i. District Environmental Engineer. Tamil Nadu Pollution Control Board, Maraimalai Nagar.
ii. The Revenue Divisional Officer, RDO Office, Tambaram.
iii. The Block Development Officer, Tiruporur Panchayat Union.

has inspected the premises of M/s. SBIOA Unity Enclave at Mambakkam, Chengalpattu District on 14.05.2024 and reported the following:

1. The unit of M/s. State bank of India Officer's Association (Chennai Circle)- Unity Enclave., located at S.F.No 17/2,17/3., etc., Mambakkam village, Tiruporur Taluk, Kancheepuram District (now Chengalpattu district) for construction of residential complex as with total built up area of 316187.66 sqm with 2100 Dwelling units for which the unit has obtained Environmental Clearance from SEIAA, Chennai and Consent to establish under the Water(P&CP) Act, 1974 and the Air(P&CP) Act, 1981 from the TNPC Board vide proceedings dated 17.04.2015 valid for two years.
2. The construction of the residential apartment was completed and the same was maintained by the SBIOA Unity Enclave Owner's Welfare Association, Mambakkam without obtaining consent to operate from the Board.
3. Sewage Treatment Plant comprises of Bar Screen Chamber, Grit Chamber, Equalization Tank, Aeration Tank – Sequential Batch Reactor-3 Nos., Pre filtration and decant water tank, Sludge Holding Tank, Pressure Sand Filter-2 Nos., Activated Carbon Filter-2 Nos., UV System (Not provided), Filter Press-2 Nos., Treated Water Tank.
4. The STP provided was below the ground level (basement of block M) and out of the 8 Air Blowers installed in the STP only 3 are in operation (CTE was issued to the unit with a condition that the unit shall provide above ground level STP (1 x 1350KLD) capacity.

TAMIL NADU POLLUTION CONTROL BOARD

5. The raw sewage from the residential apartment is collected in the collection tank. Raw sewage from the collection tank is pumped into Sequencing Batch Reactor Tank 1, 2 &3. It was noticed that the pipe line from collection tank to Sequencing Batch Reactor Tank 1 is damaged.
6. The sewage from the Sequencing Batch Reactor Tank is pumped into the decant water tank and further it is sent to Filter Feed Tank. Other components such as Pressure sand filter (2 Nos.), Activated carbon filter (2 Nos.), and Filter Press (2 Nos) are not in operation.
7. The partially treated water from the filter feed tank is being utilized for toilet flushing and remaining water is being discharged into adjoining open land (Temple land as reported by revenue department) outside the unit premises through pipe line.
8. The log book was not properly maintained for the operation of the sewage treatment plant.
9. The proponent has not provided flow meters at the inlet and outlet of STP. Hence, the quantity of sewage treated and utilized/disposed in the STP was not ascertained.
10. The proponent has not provided separate energy meters for STP.
11. The samples were collected from the following points
    - I. Inlet to STP
    - II. Outlet from STP
    - III. Toilet flush water,
    - IV. Open well water
    - V. Stagnated water outside the premises and sent to District Environmental Lab, Tamilnadu Pollution Control Board, Maraimalai Nagar for analysis of pH, BOD,TSS.
12. The sample collected from stagnation water on open land outside the unit premises and open well water are sent to Advanced Environmental Laboratory, Tamilnadu Pollution Control Board Guindy for analysis of Bacteriological parameters.
13. The unit has installed Diesel Generator set of 500 kVA capacity – 3 Nos. with acoustic enclosure for the residential apartment and Diesel Generator set of 500 kVA capacity – 2 Nos. for Commercial building. (Consent to Establish was issued to the unit for DG set of 750 KVA -3 Nos and DG sets 500 KVA-2 Nos).
14. During the time of inspection odour was felt by the members of the committee in the STP area.

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In addition to the above, the Joint Committee constituted by the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) has recommended to levy the Environmental Compensation for the above said violations.

Whereas, Central Pollution Control Board has formulated the methodology to assess and recover compensation under "CPCB Methodology for assessing Environmental Compensation and Action Plan to utilize the fund" for the following cases as per the NGT(PB) order dated:03.08.2018 in OA No. 593/2017 :

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 tampering the Online Continuous Emission/Effluent Monitoring systems.
d) Accidental discharges lasting for short durations resulting into damage to the environment.
e) Intentional discharges to the environment – land, water and air resulting into acute injury or damage to the environment.
f) Injection of treated/partially treated/untreated effluents to ground water.

Hence, the Joint Committee vide reference 2nd cited has calculated the Environmental Compensation to be levied to the proponent as follows for the above said violations:

Calculation of Environmental Compensation based on the CPCB Guidelines:

Environmental Compensation Formula

EC = PI x N x R x S x LF

Where

EC-Environmental compensation

PI-Pollution index of industry sector

N-Number days of violation took place

R-A factor in Rs for EC

S-Factor for scale of operation

LF-Location Factor

Note:

i) The industrial sectors have been categorized into Red, Orange and Green based on their pollution index in the range of 60-100, 41-59 and 21-40 respectively. It was suggested that the average pollution index of 80, 50 and 30 may be taken for calculating the Environmental compensation for Red, Orange and Green Categories of industries respectively

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TAMIL NADU POLLUTION CONTROL BOARD

ii) N, number of days for which violation took place is the period between the day of violation observed due date of directions compliance and the day of compliance verified by PCB/SPCB/CPCB

iii) R, is a factor in rupees, which may be a minimum of 100 and maximum of 500. It is suggested to consider R as 250, as the Environmental Compensation in cases of Violation

iv) S could be based on small/medium/large industries categorization which may be 0.5 for micro or small, I for medium and 1.5 for large units

v) LF, could be based on the population of the city/town and location of the industrial unit. For the industrial unit located within municipal boundary or upto 10 Km distance from the municipal boundary of the city/town, following factors (LF) may be used

S.No.	Population (Million)	Location Factor (LF)
1.	Less than 1	1.0
2.	1 to <5	1.25
3.	5 to <10	1.5
4.	10 and above	2.0

- Environmental Compensation to the premises of M/s. SBIOA Unity Enclave located at S F No 17/2,17/3,17/4, etc., Mambakkam village, Tiruporur Taluk, Chengalpattu District is calculated as follows
- The date of violation observed: 21.09.2023
- Pollution Index for Red category industries as per CPCB Guidelines – 80
- Number of days-239 (from the date of violation noticed to till the date, 16.05.2024)
- R as per CPCB Guidelines-250
- S as per CPCB Guidelines-1.5
- LF as per CPCB Guidelines -1.0

Environmental Compensation (EC) = PI x N x R x S x LF

- in Rs = 80x239x250x1.5x1.0

Now, therefore, in view of the above facts, you are hereby directed to show cause under Section 5 of the Environmental Protection Act, 1986 to explain for the violations committed by the unit as mentioned above and why Environmental Compensation shall not be imposed to the **developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu District** for the violations/non compliance mentioned above.

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It is informed that non-receipt of any reply within the prescribed period will be construed that you have no satisfactory explanation to offer for the above said contraventions and action will be taken on merits in accordance with law.

The receipt of this proceeding shall be acknowledged.

For Chairperson

To

The General Secretary
SBIOACC(Chennai Circle)
(Promoter of M/s. SBIOA Unity Enclave)
No, 84, Rajaji Salai, Chennai-600001.

Copy to

1. The Joint Chief Environmental Engineer (Monitoring),
   Tamil Nadu Pollution Control Board,
   Chengalpattu- for information.

2. The District Environmental Engineer,
   Tamil Nadu Pollution Control Board,
   Maraimalai Nagar- for information and necessary action.

3. Technical File.

Annexure - IV

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SBIOA UNITY ENCLAVE OWNERS' WELFARE ASSOCIATION, MAMBAKKAM
MEDVAKKAM ROAD, MAMBAKKAM, CHENNAI - 600 127.
PHONE : 044 - 2954 0177, e-mail : sbioaunityenclave@gmail.com
Register No. : 62/2016

No.OWA/24-25/09

Dated: 05.08.2024

To

The Chairperson
Tamil Nadu Pollution Control Board,
No.76, Anna Salai, Guindy,
Chennai – 600 032.

Proceeding No.T2/TNPCBd/F.019084/MMN/RL/W&A/2024-1, 2 & 3 dated 10.06.2024

We refer to your following letters

i. PCB letter No.T2/TNPCBd/F.019084/MMN/RL/W&A/2024 – 1 dated 10.6.2024;
ii. PCB letter No.T2/TNPCBd/F.019084/MMN/RL/W&A/2024 – 2 dated 10.6.2024 and
iii. PCB letter No.T2/TNPCBd/F.019084/MMN/RL/W&A/2024 – 3 dated 10.6.2024.

Based on your observations we have taken war footing efforts to revamp the STP to comply with your directions.

We wish to submit before you the various actions/ steps initiated by us for operating the STP in full compliance with the norms prescribed by PCB:

- The cyclonic rains of Dec 2023 has thrown the entire city out of gear. To take care of the residents in the 1875 flats, huge funds have been spent on energy itself (for purchase of diesel for the generators). Our funds position got impacted owing to the huge expenses incurred on maintenance of 69 Lift, purchase of pumps/ motors to replace the damaged machines.

- However, we have taken up all the improvement/ development works in right earnest and has appointed a new Service Provider for taking care of the STP.

I. **With regard to your letter No.2024-1**

We furnish below our response for each of the conditions stipulated in the letter:

1. The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board consistently.

SBIOA UNITY ENCLAVE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

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Response:

A. Improvement of STP works already carried out:

a. We had 3 sets of Filter Press system. As of now we have repaired and put into operation 2 sets of Filter Press system (to convert the sludge into manure).

b. Carried out replacement of materials for one set of Pressurised Sand Filter (PSF) & Activated Carbon Filter (ACF), which has been made functional.

c. The Ultra-violet (UV) Disinfection system – Replaced all damaged UV lights and chokes. Now Four sets of UV disinfections system with each set having 12 UV lights have been installed.

d. Separate hypo dosing system for flush water pipeline have also been carried out.

e. Carried out cleaning of the Decantation Tank, Sludge Holding Tank, Pre-filtration Tank & Final Treated Water Tank.

f. All the 8 Air blowers (6 numbers of TMVT/ 20 HP blowers & 2 numbers of TMVT / 15 HP blowers) have been made fully functional.

g. <u>Installing HDPE pipeline</u>

The MS Pipe, which is used for filling sewage from Equalisation tank to the SBRs, was corroded in few places. This has been replaced with HDPE pipeline with Non-Return Valve. For proper installation civil structure support work was carried out. On account of this the leakages have been resolved inside the plant.

h. <u>Installation of Flow Meters</u>

Six numbers of EMFMs installed – one for the inlet and 5 for various outlets, viz. three numbers for the treated water for flush usage, one number for garden usage and one for the excess treated water outer pipeline for irrigation.

i. <u>Installation of High Speed (15 HP) Raw Sewage Transfer Pump.</u>

Initially we had Self-Prime coupled pumps of 10 HP & 7.5 HP for filling purpose, and it took around four and half hours. To reduce the time for filling and to increase the time for treatment, a New High Speed Submersible sludge pump (15 HP LUBI pump with 150 mm delivery and maximum capacity of 76 LPS) has been purchased. The 15 HP pump weighs 365Kg. In order to handle these types of heavy machines/ pumps, for repairs, a specially customized 1.5-ton crane with remote controlled switches support is also installed.

SBIOAUE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

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TNPC Board and shall not let out treated / untreated sewage from the premises at any point of time.

3. Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to collect the treated sewage of 683 KLD through GPS fitted Authorised tanker lorries and dispose the same into the nearby CMWSSB STP with necessary permission

Response for the Condition No.2 & 3:

On fixing the Flow Meter we have ascertained the quantum of raw sewage getting into the system is in the range of 650 to 700 KLD.

- Out of this 32 to 35% of Treated Water is used for Toilet Flushing, which is around 245 KLD.

- Since we have developed our own nearby land of 7 acres for the development of Green Belt, the total water used in gardening/ Green Belt is around 125 KLD. We have requested the Mambakkam Village Panchayat Authorities to permit us to utilise our OSR land to the extent of 2.54 acres for the development of Green Belt by utilising the Treated Sewage water, which is expected to increase the quantum by approximately 35 KLD.

- Apart from above we have requested the Management of SBIOA Educational Trust to water their plants in 18 acres of land, where they have planted saplings. By this we can utilise the quantum of 200 KLD.

- In the meanwhile, we are taking up with the Forest Department to water their plants, which are nearby to our premises, with the treated sewage. We are also planning to hire a tanker for watering the avenue trees with excess treated sewage.

4. STP tanks shall not be cleaned manually, and it should be carried out only by mechanical system with high level supervision.

Response:

We assure that the STP will not be manually cleaned. If at all required, we shall use the mechanical system with high level supervision.

5. The Association shall utilize the sludge generated from the STP as manure for gardening.

Response:

The sludge will be used to prepare manure along with the Garden and Kitchen waste.

SBIOA OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

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j. To guard the machineries & pumps from the Fluctuating Electrical supply we have provided separate Electrical Control Panels.

For carrying out the above revamping works of the STP we have incurred an expenses of Rs.43.16 lacs apart from the monthly Service Charges paid (Rs.3.20 lacs) to the Service Provider.

B. On-going Improvement works

a. Filter Press System

The 3rd set of Filter Press System in the STP is under repair and the same shall be put into operations within a month's time.

b. Separation of the SBR tanks:

We have 3 SBR chambers, each with a capacity of 300 KL. We have planned to separate the SBR chambers by blocking the openings in the separation walls. This is to help us improve the treatment process and the processing can be carried out in more number of batches. This is expected to be completed by first week of Aug 2024.

c. Repairing/ Refurbishing the Air Ducts / Ventilators:

We have already provided pucca ventilation system with both Fresh Air and Exhaust systems. Put in place the Fresh Air System (Siemens – 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens – 25 HP motor) to take away any toxic gas from the STP and to push it outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within a months' time.

d. Fixing of H_2S, CH_4, gas detectors:

We have called for quotations from the Vendors for fixing of the Gas Detectors. We are planning to complete this work within a months' time.

e. To carryout the replacement of the standby PSF & ACF:

We have 2 sets of PSF & ACF media. One set has been replaced and made operational. The 2nd set, the standby, we are planning to operationalise in 45 days' time, when we expect to channelize funds for this exercise.

For the above works we have estimated an expense of Rs.40 lacs.

2. The Association shall make necessary arrangements to utilise the treated sewage of 523 KLD for Toilet flushing, 75 KLD for gardening/ green belt development and 683 KLD through CMWSSB outlet as per the consent of

SBIOAOE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

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6. The bio-degradable solid waste, non-biodegradable solid waste, STP sludge, etc. generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid Waste Management Rules, 2016 without accumulation within the premises.

7. It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided to handle the Bio-degradable waste generated from the premises.

Responses for the Condition No.6 & 7:

The bio-degradable and non-biodegradable wastes are being segregated at Household level and the dry wastes are being handed over to M/s Bintix Ltd. for further processing of Dry waste scientifically.

We are in the process of collecting quotations to establish on site composting facilities (partially mechanical within the premises) and we assure that the composting facility shall be commissioned within 3 months.

II. With regard to your letter No.2024-2

We furnish below our response for each of the conditions stipulated in the letter:

1. To obtain Consent to Operate (under Water (P&CP) Act 1974 as amended and Air (P&CP) Act 1981 as amended) and stop discharge of untreated sewage into the nearby land immediately.

Response:

We are in the process of collecting the required information/ data to apply to & obtain the Consent to Operate from the Board and the same shall applied on or before 15th August 2024.

2. To provide the EMFMs with automatic recorder & display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing & at the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage.

Response:

We have already fixed SIX (6) EMFMs with display arrangement at the inlet/ outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing & at the outer pipeline leading to the Lorry tanker/ for irrigation. In order to have automatic recording of the readings all the EMFMs are getting connected to a server and the same shall be fixed before 15th August 2024.

SBIOAUE OWNERS WELFARE ASSOCIATION Nambakkam Chennai-600127

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3. To provide water flow meter for the raw water supply with automatic recorder & display.

Response:

We have already installed an App (application) which monitors the inflow and outflow of the Raw Water on a real time basis. In addition to this App, we are arranging for installation of flow meters with Automatic recorder, which shall be installed before 15th August 2024.

4. To provide separate energy meter for STP operation & maintain logbook for the operation of STP and assess the quantity of energy consumption.

Response:

We already had one which required minor repairs. We have carried out the repair and installed the same and the readings are getting recorded.

The Logbook with the required features has been brought out and the same has been brought into use.

5. To provide full-fledged mechanical ventilation arrangement.

Response:

We have already provided pucca ventilation system with both Fresh Air and Exhaust systems. Put in place the Fresh Air System (Siemens – 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens – 25 HP motor) to take away any toxic gas from the STP and to push it outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within 30 days.

(This point relates to Point No.9 also)

6. To make all provisions for avoiding entry of storm water into STP

Response:

All sewage pits have been sealed with cement to avoid entry of storm water into STP.

7. To provide continuous monitoring system in STP for monitoring the emission of toxic gases such as H_2S, CH_4, etc.

SBIOAUE OWNERS WELFARE ASSOCIATION Manbakkam Chennai-600127

Response:

We have contacted the Professionals in this field and shall arrange to complete this within 30 days.

8. To periodically analyse the treated water to assess the performance of STP

Response:

Every month we shall carryout the periodical analysis of the treated water through an Accredited Laboratory and shall report the same to PCB.

9. To ensure blower arrangements to suck & release the odorous gases, if any generated, from STP.

Response:

We have already provided pucca ventilation system with both Fresh Air and Exhaust systems. Put in place the Fresh Air System (Siemens – 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens – 25 HP motor) to take away any toxic gas from the STP and to push it outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within 30 days.

(This point relates to Point No.5 also)

10. To relocate the STP to the Ground level with UV Disinfection system (as per the stipulation in the consent letter dated 17.4.2015)

Response:

We already have the UV System. However, it had few fused UV lights and chokes. We have replaced the fused UV lights and chokes. Now Four sets of UV disinfections system with each set having 12 UV lights have been installed.

11. To provide DG set as mentioned in the Consent letter dated 17.4.2015.

Response:

While applying for grant of certification we have assessed the power consumption for the entire project including individual flats. However, while completing the project we have provided power supply to all common areas, lifts, club house, all WTPs, STP and all pumps/ machineries, with the exclusion

SBIOA UE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

of individual flats only. As the Bank has been providing UPS to individual officer of the Bank under the Bank's scheme for supply of Furniture & Fixtures, we have excluded the individual flats under this purview.

As of now, we are utilising only upto 70% of the supply from one DG set of 500 KVA for the common areas, lifts, club house, all WTPs, STP and all pumps/ machineries. But we have installed 3 DG sets of 500 KVA each. Hence, the present DG sets installed are found to be more than sufficient to meet the needs.

III. With regard to your letter No.2024-3

In this letter you have advised the formula for arriving at the quantum of penalty for violation / non-compliance of the norms of the PCB.

From the responses given above for your letters 2024-1 & 2 you can very well infer that we are sincere and committed in our efforts in running the STP in total compliance of the stipulations of the Board. In another 45 days' time we assure that the STP shall stand out as a model plant.

We request you not to penalise us. Your help / guidance in running the STP at this juncture will motivate us and boost our morale to run the STP efficiently.

IV. Our Request / Submission:

In view of the above, we once again request you not to penalise us and grant us 45 days' time to complete the above works.

Going forward we shall submit a fortnightly progress report on the ongoing works for your kind perusal.

Yours sincerely

For SBIOAUE OWNERS' WELFARE ASSOCIATION
MAMBAKKAM

President

President
SBIOA Unity Enclave Owners' Welfare Association

SBIOAUE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

Copy to

1. The Joint Chief Environmental Engineer (Monitoring),
   Tamil Nadu Pollution Control Board,
   Chengalpattu.

2. The District Environmental Engineer,
   Tamil Nadu Pollution Control Board,
   Maraimalai Nagar.

SBIOAUE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

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SBIOA UNITY ENCLAVE OWNERS' WELFARE ASSOCIATION, MAMBAKKAM
MEDAVAKKAM ROAD, MAMBAKKAM, CHENNAI 600 127
PHONE: 044-29540177, e-mail: sbioaunityenclave@gmail.com
Register No: 62/2016

செங்கல்பட்டு மாவட்டம் மாம்பாக்கம் ஊராட்சி இருப்போருர் ஒன்றியம்

25-08-2023

ஊராட்சி தலைவர்
மாம்பாக்கம் ஊராட்சி
மாம்பாக்கம்.

ஐயா,
பொருள் : மரங்கள் வைக்க அனுமதி கோருதல்.

புவி வெப்பமயமாதலை தடுக்க நமது அரசாங்கம் பல திட்டங்களை திட்டி செயலாற்றி வருவதை நாம் அறிவோம். அதில் முக்கியமானது அதிகமாக மரம் நடுவதாகும். அந்த அதீத முயற்சியில் பங்குபெற எங்கள் பாரத ஸ்டேட் வங்கி அதிகாரிகள் சங்க ஒற்றுமை வளாக உரிமையாளர்கள் நல சங்கமும், Exnora தன்னார்வ தொண்டு நிறுவனமும், இணைந்து எங்கள் வளாகத்திலும் சுற்றி உள்ள பகுதிகளிலும் சுற்றுச்சூழலை பாதுகாக்கும் மரங்களை நட்டு பராமரிக்க முடிவு செய்துள்ளோம். கடந்த 2011 ஆம் ஆண்டு எங்கள் ஒற்றுமை வளாகக் குடியிருப்பு கட்ட ஆரம்பித்த போது பொதுப் பயன்பாட்டிற்காக நாங்கள் 1.60 ஏக்கர் நிலத்தை மாம்பாக்கம் ஊராட்சிக்கு தானமாக வழங்கி இருந்தோம். தற்போது அந்த இடத்தில் மரங்களுடன் கூடிய தோட்டம் அமைத்து நல்ல முறையில் பராமரிக்க இருக்கிறோம். இதற்கு தங்கள் மேலான அனுமதி தருமாறு அன்புடன் கேட்டுக் கொள்கிறோம்.

நன்றி!

ஏற்றுக்கொள்ளப்பட்டது
N. [illegible]
தலைவர்
மாம்பாக்கம் ஊராட்சி

இப்படிக்கு
தலைவர்
SBIOA UE உரிமையாளர்கள் நல சங்கம்.

CHENNAI 600127

SBIOA UE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

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SBIOA UNITY ENCLAVE OWNERS' WELFARE ASSOCIATION, MAMBAKKAM
MEDVAKKAM ROAD, MAMBAKKAM, CHENNAI - 60 127.
PHONE : 044 - 2954 0177, e-mail : sbioaunityenclave@gmail.com
Register No. : 62/2016

No.OWA/24-25/ 09

Date: 03.08.2024

To

The Correspondent,
SBIOA International School
Mambakkam, Chennai – 600127.

Dear Sir,

Permitting us to irrigate the saplings in your premises

The SBIOA Unity Enclave has been promoted by SBI Officers' Association (Chennai Circle), who are also your promotor and we both are the children of the parent body SBIOA (CC). As a sibling taking care of the other child you have been providing the surplus water from your well during the summer, when we faced water shortage. As we are adjacently located you could help us in this gesture. At the outset we place on record our sincere thanks for this gracious gesture.

2. We have also been extending our helping hand in your school admission process. In the same way we further extend to help you in irrigating the saplings & landscaping in your extensive premises (around 20 acres) of the school and colleges with the treated water from our premises. This will help in the overall reduction of drawal of ground water which will enable us to serve in the larger interest of the society.

3. We, therefore, request you to permit us to irrigate the saplings and the landscaping with the treated water from our premises.

Yours sincerely,

SBIOA UNITY ENCLAVE OWNERS WELFARE ASSOCIATION CHENNAI 600127 MAMBAKKAM

President
SBIOA Unity Enclave Owners' Welfare Association

Copy to The Secretary & Correspondent,
SBIOA Educational Trust
Anna Nagar, Chennai.

Received
05.8.24

SBIOA UNITY ENCLAVE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

M.S. SUNDARARAMAN
PRINCIPAL
SBIOA International School
Polachery Main Road
Sonalur, Ch-127

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018752

Annexure-IV

T2

28 AUG 2024

Copy
19/8/2024
Acc(FS)

TAMIL NADU POLLUTION CONTROL BOARD

From	To
Er.K. Udayakumar, B.E., M.Tech., District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Adigalar Street, Maraimalai Nagar. Chengalpattu District – 603 209	The Member Secretary, Tamil Nadu Pollution Control Board, No.76, Mount Salai, Guindy, Chennai – 600 032.

Lr.No.DEE/TNPCB/MMN /RL/F.2345/ 2024 Dated: 14/08/2024.

Sir,

Sub: TNPC Board – O/o.DEE, MMN - M/s. SBIOA Unity Enclave, S.F.No. 17/2 etc, Mambakkam village, Tiruporur Taluk, Chengalpattu District - Compliance on the Directions issued on 10.06.2024 - Report Submitted - Reg.

Ref:
1. PROCEEDING No:T2/TNPCBd/F.019084/MMN/RL/W&A/2024-1 Dated: 10.06.2024
2. PROCEEDING No:T2/TNPCBd/F.019084/MMN/RL/W&A/2024-2 Dated: 10.06.2024
3. Proc. No.: T2 /TNPCB/F.019084/MMN/ Show Cause Notice/ 2024-3 dated: 10.06.2024
4. SBIOA Unity Enclave Owner's Welfare Association reply letter dated 05.08.2024
5. Boards Memo No. T2/TNPCB/F.19084/MMN/RL/2024, Dated: 08.08.2024
6. Inspection of the unit by the Assistant Engineer, TNPCB on 13/08/2024

****

With reference to the above, I submit to inform that Directions were issued to the developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S F No 17/2 etc., Mambakkam village, Tiruporur Taluk, Chengalpattu district vide references 1st & 2nd and also a Show Cause Notice was issued for why Environmental Compensation shall not be levied to the proponent vide reference 3rd cited. As per the reference 5th cited the unit M/s. SBIOA Unity Enclave was inspected by Assistant Engineer on 13/08/2024 and the compliance status on the Directions and SCN issued to the unit is submitted as follows.

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S.No.	Direction issued	Units' reply dated 05.08.2024	Compliance
1.	The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board consistently.	a. We had 3 sets of Filter Press system. As of now we have repaired and put into operation 2 sets of Filter Press system (to convert the sludge into manure).	Two filter press are in operation. The filter cake removed from filter press is found scattered near the filter press and reported it is used as manure within the premises (Photos taken during inspection is enclosed).
		b. Carried out replacement of materials for one set of Pressurised Sand Filter (PSF) & Activated Carbon Filter (ACF), which has been made functional.	No pumping machineries provided. Pressure Sand Filter (PSF) & Activated Carbon Filter (ACF) are not in operation.
		c. The Ultra-violet (UV) Disinfection system- Replaced all damaged UV lights and chokes. Now Four sets of UV disinfections system with each set having 12 UV lights have been installed.	Ultra-violet (UV) Disinfection system is in operational condition.
		d. Separate hypodosing system for flush water pipeline have also been carried out.	Hypo dosing system for flush water pipeline provided.
		e. Carried out cleaning of the Decantation Tank, Sludge Holding Tank, Prefiltration Tank & Final Treated Water Tank.	
		f. All the 8 Air blowers (6 numbers of TMVT/ 20 HP blowers & 2 numbers of TMVT / 15 HP blowers) have been made fully functional.	Out of 8 numbers of Air blower, 2 number of Air blower were not in operation.

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		g. Installing HDPE pipeline The MS Pipe, which is used for filling sewage from Equalisation tank to the SBRs, was corroded in few places. This has been replaced with HDPE pipeline with Non-Return Valve. For proper installation civil structure support work was carried out. On account of this the leakages have been resolved inside the plant.	The SBIOA Unity Enclave Owner's Welfare Association has replaced old line with HDPE pipeline with Non-Return Valve.
		h. Installation of Flow Meters Six numbers of EMFMs installed- one for the inlet and 5 for various outlets, viz. three numbers for the treated water for flush usage, one number for garden usage and one for the excess treated water outer pipeline for irrigation.	The unit has provided EMFM at the following locations. 1 No. – at the outlet of Equalization tank. 2 Nos. - at the outlet of STP for Gardening 3 Nos. – at the outlet of STP to Over Head Tank for toilet flushing.
		i. Installation of High Speed (15 HP) Raw Sewage Transfer Pump. Initially we had Self-Prime coupled pumps of 10 HP & 7.5 HP for filling purpose, and it took around four and half hours. To reduce the time for filling and to increase the time for treatment, a New High Speed Submersible sludge pump (15 HP LUBI pump with 150 mm delivery and maximum capacity of 76 LPS)	Raw Sewage Transfer Pump provided

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		has been purchased. The 15 HP pump weighs 365Kg. In order to handle these types of heavy machines/ pumps, for repairs, a specially customized 1.5-ton crane with remote controlled switches support is also installed.	
		j. To guard the machineries & pumps from the Fluctuating Electrical supply we have provided separate Electrical Control Panels	separate Electrical Control Panels provided
		B. On-going Improvement works	
		a. Filter Press System The 3rd set of Filter Press System in the STP is under repair and the same shall be put into operations **within a month's time.**	Work is in progress
		b. Separation of the SBR tanks: We have 3 SBR chambers, each with a capacity of 300 KL. We have planned to separate the SBR chambers by blocking the openings in the separation walls. This is to help us improve the treatment process and the processing can be carried out in more number of batches. This is expected to be completed by **first week of Aug 2024.**	As assured the works have not been completed

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		c. Repairing/ Refurbishing the Air Ducts/Ventilators: We have already provided pucca ventilation system with both Fresh Air and Exhaust systems. Put in place the Fresh Air System (Siemens – 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens- 25 HP motor) to take away any toxic gas from the STP and to push it outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within **a months' time.**	Work is in progress
		d. Fixing of H_2S. CH_4. gas detectors: We have called for quotations from the Vendors for fixing of the Gas Detectors. We are planning to complete this work within **a months' time.**	The SBIOA Unity Enclave Owner's Welfare Association has not taken effective steps to start the work for installation and monitoring of toxic gases such as $H_2S.CH_4$, etc
		e. To carryout the replacement of the standby PSF & ACF: We have 2 sets of PSF & ACF media. One set has been replaced and made operational. The 2nd set, the standby, we are planning to operationalise in 45 days' time, when we expect to channelize funds for this exercise	Work not started. The unit has assured that part of the STP component works will be completed within 45 days.

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2.	The Association shall make necessary arrangements to utilize the treated sewage of 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.	On fixing the Flow Meter we have ascertained the quantum of raw sewage getting into the system is in the range of 650 to 700 KLD. - Out of this 32 to 35% of Treated Water is used for Toilet Flushing, which is around 245 KLD. - Since we have developed our own nearby land of 7 acres for the development of Green Belt, the total water used in gardening/ Green Belt is around 125 KLD. We have requested the Mambakkam Village Panchayat Authorities to permit us to utilise our OSR land to the extent of 2.54 acres for the development of Green Belt by utilising the Treated Sewage water, which is expected to increase the quantum by approximately 35 KLD. - Apart from above we have requested the Management of SBIOA Educational Trust to water their plants in 18 acres of land, where they have planted saplings. By this we can utilise the quantum of 200 KLD. - In the meanwhile, we are taking up with the Forest Department to water their plants, which are nearby to our premises, with the treated sewage. We are also planning to hire a tanker for watering the avenue trees with excess treated sewage.	The unit has not maintained log book for the quantity of treated sewage utilized for Toilet flushing, gardening/green belt development. The unit has not disposed the treated sewage through CMWSSB out let as per the consent issued. During inspection, it was noticed that the treated/untreated sewage is being discharged into open land of Sports Area owned by SBIOA Unity Enclave Owner's Welfare Association (Lat 12.834357° Lon 80.172023°) and adjoining open land (Lat 12.834829° Lon 80.172084°). The sample was collected from the stagnated water adjoining to the premises and submitted to DEL, Maraimalai nagar for analysis. Photos taken during inspection is enclosed.

3.	Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to collect the treated sewage of 683 KLD through GPS fitted Authorised tanker lorries and dispose the same into the nearby CMWSSB STP with necessary permission.		Not complied
4.	STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision	We assure that the STP will not be manually cleaned. If at all required, we shall use the mechanical system with high level supervision.	The unit has assured to comply with
5.	The association shall utilize the sludge generated from the STP as manure for gardening	The sludge will be used to prepare manure along with the Garden and Kitchen waste	The SBIOA Unity Enclave Owner's Welfare Association has not taken effective steps to utilize the sludge generated from the STP as manure for gardening.
6.	The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid Waste	The bio-degradable and non-biodegradable wastes are being segregated at Household level and the dry wastes are being handed over to M/s Bintix Ltd. for further processing of Dry waste scientifically. We are in the process of collecting quotations to establish on site composting facilities (partially	The SBIOA Unity Enclave Owner's Welfare Association has stated that the bio-degradable and non-biodegradable wastes are being segregated at Household level and the dry wastes are being handed over to M/s. Bintix Ltd. for further processing of Dry waste. But no

	Management Rules, 2016 without accumulation within the premises	mechanical within the premises) and we assure that the composting facility shall be commissioned	records was produced during inspection.
7.	It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided to handle the Bio-degradable Waste generated from the premises.	**within 3 months.**	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not provided Organic Waste Convertor to handle the Bio- degradable Waste generated from the premises.
8.	The project proponent shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately and stop the discharge of untreated sewage in to the nearby land immediately.	We are in the process of collecting the required information/ data to apply to & obtain the Consent to Operate from the Board and the same shall applied on **or before 15th August 2024**	The SBIOA Unity Enclave Owner's Welfare Association has not applied for the consent to operate and also during inspection it was noticed that the treated/untreated sewage is being discharged into open land of Sports Area owned by SBIOA Unity Enclave Owner's Welfare Association (Lat 12.834357° Lon 80.172023°) and adjoining open land (Lat 12.834829° Lon 80.172084°). The sample was collected from the stagnated water adjoining to the premises and submitted to DEL, Maraimalai nagar for analysis. Photos taken during inspection is enclosed.
9.	The project proponent shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the	We have already fixed SIX (6) EMFMs with display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing & at the outer pipeline	The unit has provided EMFM at the following locations. 1 No. – at the outlet of Equalization tank. 2 Nos. - at the outlet of STP for Gardening

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	disposal points of the treated sewage for gardening. toilet flushing and at the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage.	leading to the Lorry tanker/ for irrigation. In order to have automatic recording of the readings all the EMFMs are getting connected to a server and the same shall be fixed **before 15th August 2024.**	3 Nos. – at the outlet of STP to Over Head Tank for toilet flushing. The SBIOA Unity Enclave Owner's Welfare Association has not taken effective steps to connect the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage. During inspection, it was noticed that the treated/untreated sewage is being discharged into open land of Sports Area owned by SBIOA Unity Enclave Owner's Welfare Association (Lat 12.834357° Lon 80.172023°) and adjoining open land (Lat 12.834829° Lon 80.172084°). The sample was collected from the stagnated water adjoining to the premises and submitted to DEL, Maraimalai nagar for analysis. Photos taken during inspection is enclosed.
10.	The project proponent shall provide water flow meters for the raw water supply and it shall be fixed with automatic recorder and display	We have already installed an App (application) which monitors the inflow and outflow of the Raw Water on a real time basis. In addition to this App, we are arranging for installation of flow meters with Automatic recorder, which shall be installed before 15th August 2024	The SBIOA Unity Enclave Owner's Welfare Association has not provided water flow meters for the raw water supply

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11.	The project proponent shall provide separate energy meter for STP Operation and maintain logbook for the operation of the STPs and to assess the quantity of energy consumption	We already had one which required minor repairs. We have carried out the repair and installed the same and the readings are getting recorded. The Logbook with the required features has been brought out and the same has been brought into use.	The SBIOA Unity Enclave Owner's Welfare Association has provide separate energy meter for STP and logbooks were not maintained.
12.	The project proponent shall provide full-fledged mechanical ventilation arrangement in the STP.	We have already provided pucca ventilation system with both Fresh Air and Exhaust systems. Put in place the Fresh Air System (Siemens- 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens - 25 HP motor) to take away any toxic gas from the STP and to push >t outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within 30 days.	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not provided full-fledged mechanical ventilation arrangement in the STP.
13.	The project proponent shall make all provisions for avoiding the entry of storm water into STPs which hampers the regular and efficient operation of the treatment system.	All sewage pits have been sealed with cement to avoid entry of storm water into STP	The SBIOA Unity Enclave Owner's Welfare Association has taken measures to prevent the entry of storm water into STP

14.	The project proponent shall provide continuous monitoring system in the STP area for monitoring the emission of toxic gases such as $H_2S.CH_4$, etc	We have contacted the Professionals in this field and shall arrange to complete this within 30 days	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not provided continuous monitoring system in the STP area for monitoring the emission of toxic gases such as $H_2S.CH_4$, etc
15.	The analysis of treated sewage shall be done periodically to assess the performance of the STP	Every month we shall carryout the periodical analysis of the treated water through an Accredited Laboratory and shall report the same to PCB	Not complied.
16.	The project proponent shall ensure that the blower arrangement to suck & release the odorous gas if any generated from collection cum equalization tank provided	We have already provided pucca ventilation system with both Fresh Air and Exhaust systems. Put in place the Fresh Air System (Siemens- 20 HP motor) with Air Ducts, for supplying fresh air into the STP, and Exhaust system (Siemens - 25 HP motor) to take away any toxic gas from the STP and to push it outside through a tall chimney, erected for a height of more than 160 feet. Due to aging these air ducts require repairing / refurbishing. We have called for quotations to carry out this work, which is expected to be completed within 30 days	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not provided blower arrangement to suck & release the odorous gas (if any) generated from collection cum equalization tank
17.	The project proponent shall relocate the STP of capacity 1350KLD provided to the above	We already have the UV System. However, it had few fused UV lights and chokes. We have replaced the fused UV lights and chokes. Now Four sets of	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has not taken effective steps to

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	ground level along with UV Disinfection system having 15 watts UV Lamp/ m^3 of treated sewage as per the condition stipulated in the Consent to Establish order dated: 17.04.2015.	UV disinfections system with each set having 12 UV lights have been installed	relocate the STP of capacity 1350 KLD provided to the above ground level as per the Consent to Establish order dated:17.04.2015
18.	The project proponent shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated: 17.04.2015	While applying for grant of certification we have assessed the power consumption for the entire project including individual flats. However, while completing the project we have provided power supply to all common areas, lifts, club house, all WTPs, STP and all pumps/ machineries, with the exclusion of individual flats only. As the Bank has been providing UPS to individual officer of the Bank under the Bank's scheme for supply of Furniture & Fixtures, we have excluded the individual flats under this purview. As of now, we are utilising only upto 70% of the supply from one DG set of 500 KVA for the common areas, lifts, club house, all WTPs, STP and all pumps/machineries. But we have installed 3 DG sets of 500 KVA each. Hence, the present DG sets installed are found to be more than sufficient to meet the needs.	Not complied. The SBIOA Unity Enclave Owner's Welfare Association has provided only D.G set of 500 KAV x 3Nos. The SBIOA Unity Enclave Owner's Welfare Association reported that as the Bank has been providing UPS to individual officer of the Bank under the Bank's scheme for supply of Furniture & Fixtures and the available D.G sets are more than sufficient to meet the requirements.

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The President, SBIOA Unity Enclave Owner's Welfare Association in its letter dated 05.08.2024 has requested the Board not to penalise them and for another 45 days' time to complete the STP works. As the association has not remitted the Environmental Compensation of Rs. 71.70 lakhs as instructed by the Board and also not complied the Directions, it is submitted and recommended that a personal hearing may be conducted with M/s. SBIOA Unity Enclave Owner's Welfare Association at the Corporate Office, Guindy for taking further action.

This is submitted for kind information and necessary action please.

District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Nagar

Encl:

Photographs taken during inspection

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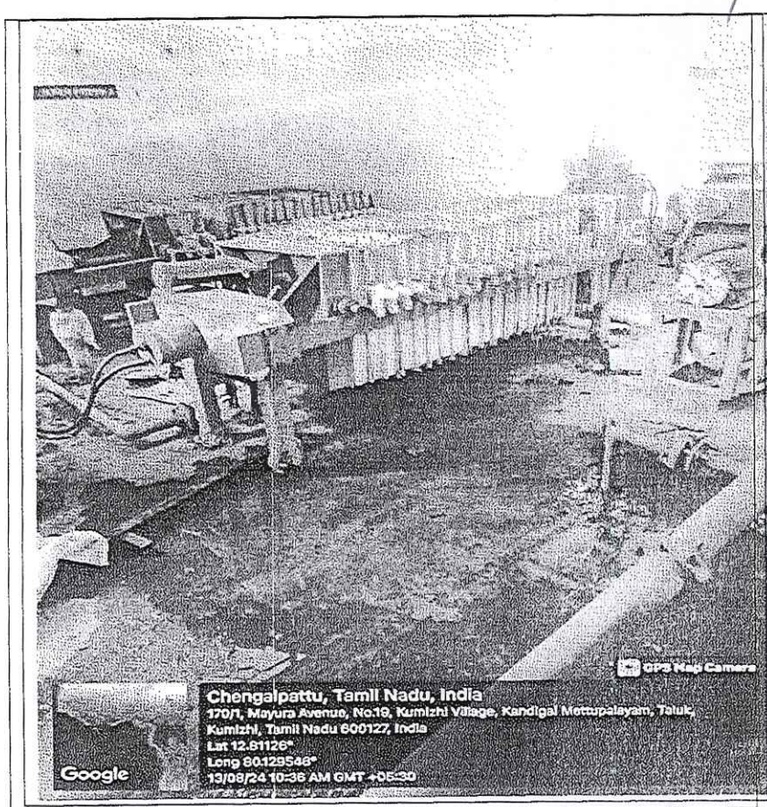
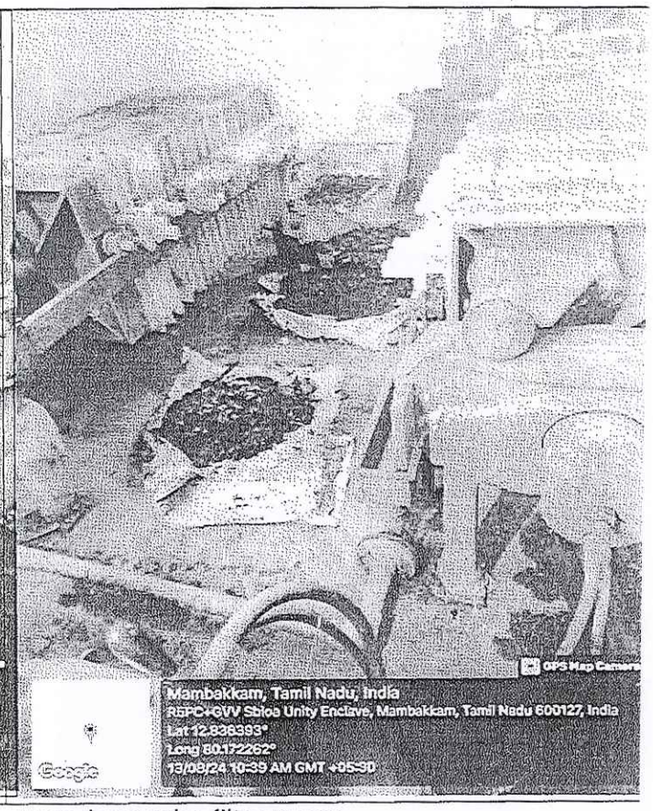
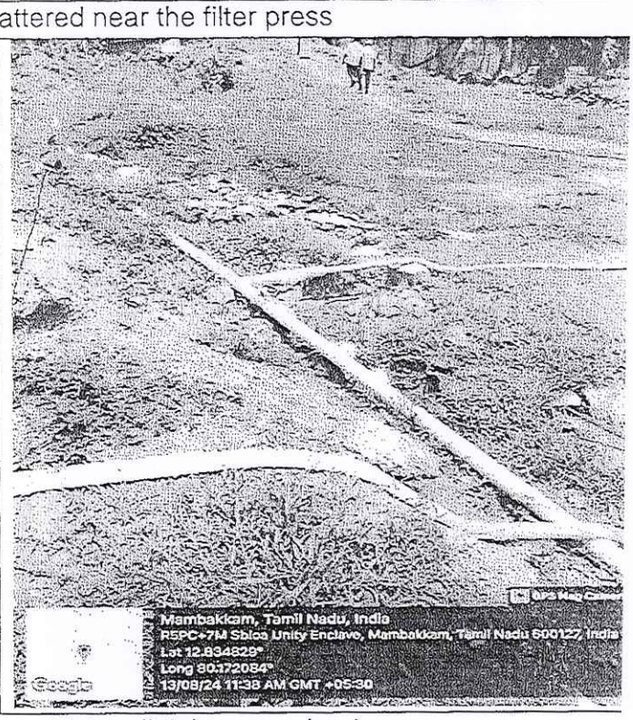




Filter cake from filter press is scattered near the filter press



Treated/untreated sewage discharged into adjoining open land

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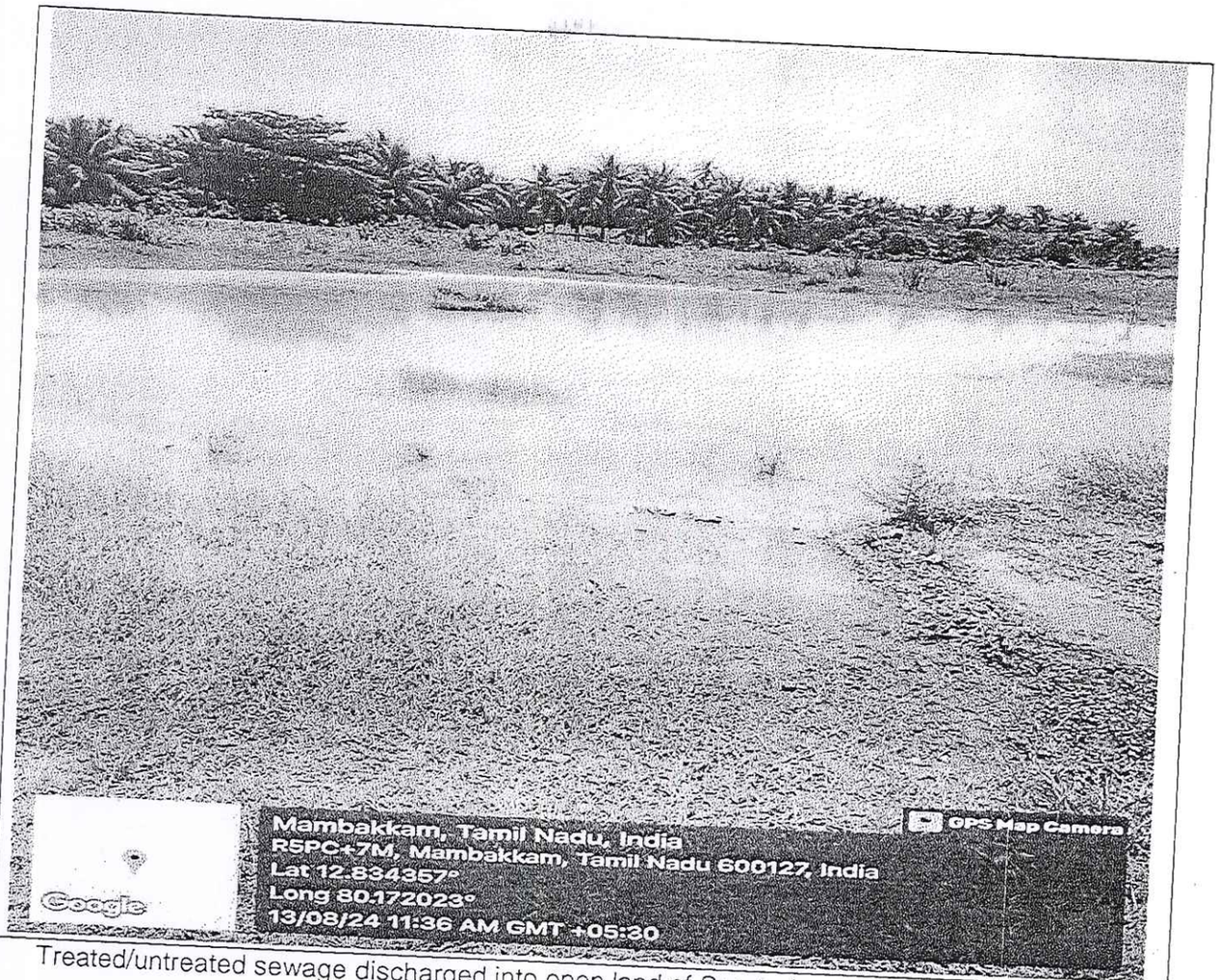

Treated/untreated sewage discharged into open land of Sports Area owned by SBIOA Unity Enclave Owner's Welfare Association

Annexure- VI

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TAMIL NADU POLLUTION CONTROL BOARD

Memo No.T2 /TNPCB/F.019084/MMN /2024,D: 28.08.2024

Sub: TNPCB - M/s. SBIOA Unity Enclave, S F No 17/2 etc., Mambakkam village, Tiruporur Taluk, Chengalpattu district –Requested to conduct personal hearing- regarding.

Ref: DEE, MMN Lr.No.DEE/TNPCB/MMN /RL/F.2345/ 2024 Dated: 14/08/2024.(Copy enclosed)

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The attention of the JCEE(M), Tamil Nadu Pollution Control Board, Chengalpattu is invited to the subject cited, wherein the Board vide Proc. Dated: 10.06.2024 has issued direction, under Section 33-A of the Water (Prevention and Control of Pollution) Act, 1974 as amended & Section 31-A of Air (Prevention and Control of Pollution) Act, 1981 to the SBIOACC(Chennai Circle) (Promoter of M/s. SBIOA Unity Enclave) to comply with certain conditions mentioned therein and Show Cause Notice dated:10.06.2024 as to why Environmental Compensation shall not be levied to the proponent However, no reply has been received from the Proponent till date.

M/s. SBIOA Unity Enclave Owner's Welfare Association has been issued with separate direction dt:10.06.2024 to comply with certain conditions mentioned therein. To which a reply was furnished by the Association on 05.08.2024 and has requested the Board not to penalise them and for another 45 days' time to complete the STP works.

However, DEE, Maraimalai Nagar vide reference cited has furnished the compliance statsus of the directionas issued and recommended that a personal hearing may be conducted with M/s. SBIOA Unity Enclave Owner's Welfare Association at the Corporate Office, Guindy.

In this regard, the JCEE(M), Chengalpattu along with DEE , Maraimalai Nagar is requested to conduct a personal hearing with the General Secretary, SBIOACC(Chennai Circle) (Promoter of M/s. SBIOA Unity Enclave) , M/s. SBIOA Unity Enclave Owner's Welfare Association with regard to the Direction & SCN issued to them respectively and furnish the specific remarks and recommendations on taking further necessary action against the developer and association and furnish report to Board.

Encl: as stated above

29/8/24

For Chairperson

29/8/2024

To

1. The Joint Chief Environmental Engineer(M),
   Tamil Nadu Pollution Control Board,
   Chengalpattu
2. The District Environmental Engineer
   Tamil Nadu Pollution Control Board,
   Maraimalai Nagar

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.
Tel : 044-22353134 - 139 Fax : 044-22353068

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01 OCT 2024

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TAMILNADU POLLUTION CONTROL BOARD

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1/10/2024
AEE(FJ)

From	To
Dr. R. Ethirajan, M.E, Ph.D The Joint Chief Environmental Engineer, Tamil Nadu Pollution Control Board, No.60, 2nd Floor, Bharathiyar Street, Maraimalai Nagar, Chengalpattu District-603209	The Member Secretary, Tamilnadu Pollution Control Board, 76, Mount Salai, Guindy, Chennai – 600 032.

Letter No: TNPCB/JCEE(M)/ F.No.03/2024 dated: 30.09.2024

Sir,

Sub: TNPCBoard-O/o.JCEE (M), Chengalpattu Zone- M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu District Directions & show cause notice issued to . SBIOA Chennai Circle (Promoter of SBIOA unity enclave) & SBIOA Unity Enclave Welfare association – Personal Hearing conducted – report submitted- reg.

Ref:
1. Board Memo. No. T2/TNPCB/F.019084/MMN/2024 DATED: 28.08.2024
2. Proc. No. T2/TNPCB/F.019084/MMN/RL/W&A/2024-1,2,3 dated: 10.06.2024

I submit to inform that in the memo 1st cited above the JCEE(M),Chengalpattu was requested to conduct Personal hearing with the General Secretary, SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) and the M/s. SBIOA Unity Enclave Welfare Association with regard to the directions & Show cause notice issued to them vide Board Proceedings 2nd cited. Based on the above communication, Personal hearing was conducted with the President , SBIOA Chennai Circle & , The President , M/s. SBIOA Unity Enclave welfare Association on 27.09.2024 at O/o. JCEE(M), TNPCB, Chengalpattu Zone . The Secretary & two members from M/s. SBIOA Unity Enclave welfare association have also attended the Personal hearing.

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In this regard, the following are submitted

I. Preamble

1. A case was filed before the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) in Application No.73 of 2024 by Thiru. D. Rakesh Kumar, a resident of M/s. SBIOA Unity Enclave against the State of Tamilnadu & Ors. for improper maintenance of Sewage Treatment Plant at the premises of M/s. SBIOA Unity Enclave, Mambakkam, Chengalpattu District.
2. The Hon'ble National Green Tribunal (NGT), Principal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru. Rakesh Kumar has directed inter alia that

   " Para 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance."

   Para 5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case Including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southem Zone Bench of this Tribunal at Chennai."

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3. In due compliance with the Hon'ble NGT(PB) order, Joint committee comprising the following officials was constituted
   1. District Environmental Engineer, TNPCB, Maraimalai nagar,
   2. The Revenue Divisional Officer, RDO Office, Tambaram
   3. The Block Development Officer, Tirupporur Panchayath union

   and the Joint committee inspected the unit on 14.05.2024 and submitted the report to the Board with recommendations to be complied by the unit.
4. Based on the above, Board has issued 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 to M/s. SBIOA Unity Enclave Welfare Association and to M/s. SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) vide Proc. No. T2/TNPCB/F.019084/MMN/RL/W&A/2024-1 dated: 10.06.2024 & vide Proc. No. T2/TNPCB/F.019084/MMN/RL/W&A/2024-2 dated: 10.06.2024 respectively. Also, notice was issued to M/s. SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) under section 5 of Environment Protection Act, 1986 to show cause why Environmental Compensation shall not be imposed to the developer/ project proponent vide Proc. No. T2/ TNPCB/ F.019084/MMN/Show cause /2024-3 dated: 10.06.2024.
5. M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 05.08.2024 has furnished status of compliance with the Directions issued to Promoter and the Welfare association. Also furnished reply to the Show cause notice issued to the Promoter. In the above letter the unit has indicated various measures taken/to be taken for the improvement of STP and its efficient operation and also sought 45 days time to complete the pending works.
6. In this regard DEE, Maraimalai Nagar inspected the unit on 13.08.2024 and submitted his report vide Letter dated: 14.08.2024 furnishing the actual field status of compliance with the directions issued as submitted by the unit vide letter dated: 05.08.2024. Also informed that the unit has not remitted the Environmental Compensation of Rs.71.70 lakhs based on the show cause

notice issued. He requested the Board to conduct personal hearing with the welfare association.

II. Personal hearing

7. Personal hearing was conducted with the President , SBIOA Chennai Circle & , The President , M/s. SBIOA Unity Enclave welfare Association on 27.09.2024 at O/o. JCEE(M), TNPCB, Chengalpattu Zone. The Secretary and two members from M/s. SBIOA Unity Enclave welfare association have also attended the Personal hearing. M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 27.09.2024 (copy enclosed) has furnished latest progress report on the actions taken & status of compliance with the Directions issued to Promoter and requested time up to 15.11.2024 to complete the revamping works.

8. Although the Promotor has not submitted any reply to Directions and show cause notice issued , the President represented the promoter has informed that they concur with the reply furnished by the Association vide letter dated: 05.08.2024. In this regard the promoter has also confirmed the same vide letter dated: 27.09.2024 (copy enclosed). In the said letter the promoter has also stated that they have handed over SBIOA Unity enclave project in 2018 to the owners constructed at cost to cost basis as a welfare measure.

9.a. Compliance with Directions issued to M/s. SBIOA Unity Enclave Welfare Association vide Proc. No. T2/TNPCB/F.019084/MMN/RL/W&A/2024-1 dated: 10.06.2024 as follows.

S.No	Directions	Compliance
1	The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards	The unit has informed that STP is in operation and all the components are operated continuously and efficiently.

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	prescribed by the Board consistently.	RoA of sample collected by DEE on 14.05.2024 reveals that Treated Sewage (i) at STP outlet the parameter TSS is exceeding the standards prescribed by the Board. (ii) at Flush tank the parameter BOD & TSS are exceeding the standards Water Sample (ii) RoA of water sample collected from open land outside reveals that the parameter TSS is exceeding the satndards prescribed by the Board. The unit has furnished ROA of treated sewage collected by the unit on 22.07.2024, analysed through Private laboratory and it reveals that the parameters analysed satisfy the standards prescribed by the Board.
2	The Association shall make necessary arrangements to utilize the treated sewage of 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.	The unit has informed that currently only 800 KLD of sewage is generated from the unit. The treated sewage is discharged in the following manner. 200 KLD- Gardening on land of 6.5 Acres. 200 KLD- Toilet flushing 400 KLD – Tanker lorries

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		The unit has informed that it is pursuing with SBIOA Educational trust located adjacent to the unit to use 25 acre land area for green belt development using treated sewage. *However, extent of land utilized for gardening at present is adequate only for 90 KLD of treated sewage. Also, the unit is not aware where the tanker lorries discharging the treated sewage collected from the unit.* *The unit was instructed to utilize treated sewage only on its own / leased land strictly adhering to hydraulic loading rate of 35 KLD/Hectare*
3	Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to collect the treated sewage of 683 KLD through GPS fitted Authorised tanker lorries and dispose the same into the nearby CMWSSB STP with necessary permission.	The unit has informed that currently 400 KLD of treated sewage is disposed through tanker lorries. *The unit is not aware where, the tanker lorries are discharging the treated sewage collected from the unit.* *The unit has been instructed to ensure that the tanker lorries collecting treated sewage from the unit are discharging the treated sewage only at decanting facility of Perungudi STP and to maintain proper documents for the same.*
4	STP tanks shall not be cleaned manually and it should be	Agreed to adhere.

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	carried out only by mechanical system with high level supervision.	
5	The association shall utilize the sludge generated from the STP as manure for gardening.	The unit has informed that the sludge generated is utilized as manure for gardening.
6	The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid Waste Management Rules, 2016 without accumulation within the premises.	The unit has informed that the bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity are collected, segregated and disposed as per the provision of Solid Waste Management Rules, 2016 without accumulation within the premises through a private agency.
7	It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided to handle the Bio- degradable Waste generated from the premises.	The unit has assured to provide Organic Waste converter to handle the Bio degradable waste generated.

9. b. Compliance with Directions issued to M/s. SBIOA Chennai Circle (Promotor of M/s. SBIOA Unity Enclave) vide Proc. No.T2/TNPCB/F.019084/MMN/RL/W&A/2024-2 dated: 10.06.2024 as follows.

S.No	Directions	Compliance
1	The project proponent shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately	The unit has informed that they will apply for CTO within a week. The unit also informed that discharge of treated / untreated

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	and stop the discharge of untreated sewage in to the nearby land immediately.	sewage into adjacent land has been stopped since 17.08.2024.
2	The project proponent shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing and at the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage.	The unit has informed that they have provided EMFMs at the following locations. 1. STP inlet – 1 No. 2. STP Outlet - Treated sewage for gardening – 1No. 3. STP Outlet - Treated sewage for Toilet flushing – 3Nos. 4. STP Outlet -Disposal through tanker lorries. – 1No. The unit has informed that automatic recorder and display arrangement will be provided within a fortnight.
3	The project proponent shall provide water flow meters for the raw water supply and it shall be fixed with automatic recorder and display.	The unit has informed that 3 Nos. of EMFMs are provided at inlet of 3 Nos. of water treatment plants. The unit has informed that automatic recorder and display arrangement will be provided within a fortnight.
4	The project proponent shall provide separate energy meter for STP Operation and maintain logbook for the operation of the STPs and to assess the quantity of energy consumption.	The unit has informed that minor repair in existing energy meter is set right and is currently working. Proper log book for recording energy meeting readings will be made available within a fortnight.
5	The project proponent shall provide full fledged mechanical ventilation arrangement in the STP.	The unit has informed that ventilation arrangement has already been provided in the STP but not in a working condition due to

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		corrosion of ducts. This will be rectified and will be ~~made~~ put into working condition by end of October 2024.
6	The project proponent shall make all provisions for avoiding the entry of storm water into STPs which hampers the regular and efficient operation of the treatment system.	The unit has informed that provisions are already existing to prevent entry of storm water in to STP
7	The project proponent shall provide continuous monitoring system in the STP area for monitoring the emission of toxic gases such as H2S, CH4, etc.	The unit has informed that continuous monitoring system in the STP area for monitoring the emission of toxic gases such as H2S, CH4, etc will be provided by end of October 2024.
8	The analysis of treated sewage shall be done periodically to assess the performance of the STP.	RoA of sample collected by DEE on 14.05.2024 reveals that Treated Sewage (i) at STP outlet the parameter TSS is exceeding the standards prescribed by the Board. (ii) at Flush tank the parameter BOD & TSS are exceeding the standards Water Sample (ii) RoA of water sample collected from open land outside reveals that the parameter TSS is exceeding the satndards prescribed by the Board. The unit has furnished ROA of treated sewage collected by the unit on 22.07.2024, analysed

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		through Private laboratory and it reveals that the parameters analysed satisfy the standards prescribed by the Board.
9	The project proponent shall ensure that the blower arrangement to suck & release the odorous gas if any generated from collection cum equalization tank provided.	The unit has informed that the blower (fresh Air Blower) and any the suction & release (the Exhaust system) of the odorous gases are functioning effectively. However, in few places the Air ducts got corroded due to aging and the same will be rectified by end of October 2024.
10	The project proponent shall relocate the STP of capacity 1350 KLD provided to the above ground level along with UV Disinfection system having 15 watts UV Lamp/m³ of treated sewage as per the condition stipulated in the Consent to Establish order dated: 17.04.2015	The unit has informed that it has replaced all damaged UV lights and chokes. Four sets of UV disinfections system with each set having 12 UV lights have been installed at a cost of Rs.4.50 lacs on 10.05.2024. Separate hypo dosing system for flush water pipeline have also been carried out. With regard to relocation of the STP, the joint committee has clearly indicated that the STP is located below the ground level. However, the unit is of wrong opinion that the STP provided is at the Ground level, not below the Ground level. Also informed that the entire infrastructure in the Plant was created at a very high cost and also connected all the discharges from the entire complex to the

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		plant. However, the Air inflow and exhaust system have been properly laid. ot mentioned above)
11	The project proponent shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated:17. 04 2015	The unit has informed that although the unit has not provided DG sets as per CTE conditions, the existing DG sets installed are fulfilling the power demand.

9.c. Show cause notice for Environmental Compensation

1.	Notice was issued to the unit to show cause why environmental compensation as indicated below shall not be imposed for the violations noticed from 21.09.2023 to 16.05.2024 . Environmental Compensation EC = PI X N X R X S X LF In Rs.= 80 x 239 x 250 x 1.5 x 1.0	The unit has informed that they have taken several improvement measures for efficient operation of STP and requested not to punish them by imposing EC. The unit has not refuted the violations.

III Recommendations

1. Directions may be issued to the unit for levying Interim Environmental compensation arrived by the Joint Committee based on the past violations.
2. The unit may be requested to furnish Bank guarantee for an amount of Rs.-----
   -_ Lakhs to comply with the following conditions within 3 months
   i. To obtain CTO
   ii. To strictly comply with conditions of CTE with respect to treatment of sewage to the standards prescribed by the Board and with respect to Disposal of treated sewage

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iii. To provide Automated Computer recording arrangement for all 6 Nos. of EMFMs provided at STP, 3 Nos. of EMFMs provided at Water Treatment plant

iv. To provide H_2S, CH_4 sensor in the STP area.

v. To provide Organic Waste Converter to treat the Bio degradable waste and compost and utilize the composted Waste as Manure.

vi. To provide OCEMS at the outlet of STP for continuous monitoring of quality of treated sewage for the parameters pH, TSS, BOD & COD.

vii. To connect OCEMS and EMFMs with the Water Quality Watch Centre of TNPCB

3. As the unit has reported it has taken further improvement measures to operate the STP efficiently and to monitor it effectively, DEE, Maraimalai Nagar may be requested to inspect and verify the current status of compliance with Directions issued for further necessary action.

30/9/2024.

Joint Chief Environmental Engineer (M)
Tamil Nadu Pollution Control Board
Chengalpattu Zone.

30-9-24

O/o. JCEE (M), TNPCB, Chengalpattu Zone, No.60, 2nd Floor, Bharathiyar Street, Maraimalai Nagar, Chengalpattu District – 603 209
E-Mail : jceemcpt@tnpcb.gov.in

By Speed Post

TAMIL NADU POLLUTION CONTROL BOARD

PROCEEDING No:T2/TNPCBd/F.019084/MMN/RL/W&A/2024-2, Dated: 14.10.2024

Sub: TNPCB - Industries – M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu 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: JCEE(M), CPT Letter No: TNPCB/JCEE(M)/ F.No.03/2024 dated: 30.09.2024

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Whereas, a case was filed before the Hon'ble NGT (PB) in Application no. 73 of 2024 by Thiru. D. Rakesh Kumar against the State of Tamilnadu & Ors. for improper maintenance of Sewage treatment Plant at the premises of M/s. SBIOA Unity Enclave, Mambakkam, Chengalpattu District.

Whereas, the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru.Rakesh Kumar has directed the following, vide

"Para 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance.

Para 5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southern Zone Bench of this Tribunal at Chennai.

Para 6. Accordingly, the Registry is directed to list the matter before the Southern Zone Bench of this Tribunal at Chennai on 30.05.2024 after obtaining orders from Hon'ble the Chairperson for transfer of the case.

Para 7. Report of the Joint Committee be filed within two months before the Southern Zone Bench of this Tribunal at Chennai".

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.
Tel : 044-22353134 - 139 Fax : 044-22353068

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Whereas, in due compliance to the said Hon'ble National Green Tribunal (PB) order, the joint committee as constituted by the Hon'ble NGT(PB)

i. District Environmental Engineer. Tamil Nadu Pollution Control Board, Maraimalai Nagar.

ii. The Revenue Divisional Officer, RDO Office, Tambaram.

iii. The Block Development Officer, Tiruporur Panchayat Union.

has inspected the premises of M/s. SBIOA Unity Enclave at Mambakkam, Chengalpattu District on 14.05.2024 and reported certain observations as mentioned therein and the above, the Joint Committee has suggested certain recommendations to be complied by the proponent as stated therein in the above subject matter before the Hon'ble NGT.

Based on the above, Board has issued 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 to M/s. SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) vide Proc. No. T2 / TNPCB / F.019084 / MMN / RL / W&A / 2024-2 dated: 10.06.2024 to comply with certain conditions mentioned therein.

Whereas, M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 05.08.2024 has furnished status of compliance with the directions issued to Promoter and the Welfare association. Also furnished reply to the Show cause notice issued to the Promoter. In the above letter the unit has indicated various measures taken/to be taken for the improvement of STP and its efficient operation and also sought 45 days time to complete the pending works.

Whereas, in this regard DEE, Maraimalai Nagar inspected the unit on 13.08.2024 and submitted report vide Letter dated: 14.08.2024 furnishing the actual field status of compliance with the directions issued as submitted by the unit vide letter dated: 05.08.2024. He requested the Board to conduct personal hearing with the welfare association.

Whereas, Personal hearing was conducted with the President, SBIOA Chennai Circle & the President, M/s. SBIOA Unity Enclave welfare Association on 27.09.2024 at O/o. JCEE(M), TNPCB, Chengalpattu Zone. M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 27.09.2024 has furnished latest progress report on the actions taken & status of compliance with the Directions issued to Promoter and requested time up to 15.11.2024 to complete the revamping works.

Although the Promoter has not submitted any reply to Directions and show cause notice issued, the President represented the promoter has informed that they concur with the reply furnished by the Association vide letter dated: 05.08.2024. In this regard the promoter has also confirmed the same vide letter dated: 27.09.2024. In the said letter the promoter has also stated that they have handed over SBIOA Unity enclave project in 2018 to the owners constructed at cost to cost basis as a welfare measure.

TAMIL NADU POLLUTION CONTROL BOARD

Whereas, Compliance with Directions issued to **M/s. SBIOA Chennai Circle (Promotor of M/s. SBIOA Unity Enclave)** vide Proc. No. T2 / TNPCB / F.019084 / MMN / RL / W&A / 2024-2 dated: 10.06.2024 as follows.

S.No	Directions	Compliance
1	The project proponent shall apply and obtain consent to operate of the Board under the Water (P&CP) Act, 1974 as amended and Air (P&CP) Act, 1981 as amended immediately and stop the discharge of untreated sewage in to the nearby land immediately.	**The unit has informed that they will apply for CTO within a week.** **The unit also informed that discharge of treated / untreated sewage into adjacent land has been stopped since 17.08.2024.**
2	The project proponent shall provide the EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP and at the disposal points of the treated sewage for gardening, toilet flushing and at the pipeline leading to the Lorry tanker to transport the excess quantity of treated sewage.	**The unit has informed that they have provided EMFMs at the following locations.** **1. STP inlet – 1 No.** **2. STP Outlet - Treated sewage for gardening – 1No.** **3. STP Outlet - Treated sewage for Toilet flushing – 3Nos.** **4. STP Outlet -Disposal through tanker lorries. – 1No.** **The unit has informed that automatic recorder and display arrangement will be provided within a fortnight.**
3	The project proponent shall provide water flow meters for the raw water supply and it shall be fixed with automatic recorder and display.	**The unit has informed that 3 Nos. of EMFMs are provided at inlet of 3 Nos. of water treatment plants.** **The unit has informed that automatic recorder and display arrangement will be provided within a fortnight.**
4	The project proponent shall provide separate energy meter for STP Operation and maintain logbook for the operation of the STPs and to assess the quantity of energy consumption.	**The unit has informed that minor repair in existing energy meter is set right and is currently working. Proper log book for recording energy meeting readings will be made available within a fortnight.**
5	The project proponent shall provide full fledged mechanical ventilation arrangement in the STP.	**The unit has informed that ventilation arrangement has already been provided in the STP but not in a working condition due to corrosion of ducts. This will be rectified and will be put into working condition by end of October 2024.**
6	The project proponent shall make all provisions for avoiding the entry of storm water into STPs which hampers the regular and efficient operation of the treatment system.	The unit has informed that provisions are already existing to prevent entry of storm water in to STP

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7	The project proponent shall provide continuous monitoring system in the STP area for monitoring the emission of toxic gases such as H2S, CH4, etc.	**The unit has informed that continuous monitoring system in the STP area for monitoring the emission of toxic gases such as H2S, CH4, etc will be provided by end of October 2024.**
8	The analysis of treated sewage shall be done periodically to assess the performance of the STP.	RoA of sample collected by DEE on 14.05.2024 reveals that Treated Sewage (i) **at STP outlet the parameter TSS is exceeding the standards prescribed by the Board.** **(ii) at Flush tank the parameter BOD & TSS are exceeding the standards** Water Sample (ii) **RoA of water sample collected from open land outside reveals that the parameter TSS is exceeding the standards prescribed by the Board.** The unit has furnished ROA of treated sewage collected by the unit on 22.07.2024, analysed through Private laboratory and it reveals that the parameters analysed satisfy the standards prescribed by the Board.
9	The project proponent shall ensure that the blower arrangement to suck & release the odorous gas if any generated from collection cum equalization tank provided.	**The unit has informed that the blower (fresh Air Blower) and any the suction & release (the Exhaust system) of the odorous gases are functioning effectively. However, in few places the Air ducts got corroded due to aging and the same will be rectified by end of October 2024.**
10	The project proponent shall relocate the STP of capacity 1350 KLD provided to the above ground level along with UV Disinfection system having 15 watts UV Lamp/m³ of treated sewage as per the condition stipulated in the Consent to Establish order dated: 17.04.2015	The unit has informed that it has replaced all damaged UV lights and chokes. Four sets of UV disinfections system with each set having 12 UV lights have been installed at a cost of Rs.4.50 lacs on 10.05.2024. Separate hypo dosing system for flush water pipeline have also been carried out. **With regard to relocation of the STP, the joint committee has clearly indicated that the STP is located below the ground level. However, the unit is of wrong opinion that the STP provided is at the Ground level, not below the Ground level.** Also informed that the entire infrastructure in the Plant was created at a very high cost and also connected all the discharges from the entire complex to the plant. However, the Air inflow and exhaust system have been properly laid. ot mentioned above)
11	The project proponent shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated:17. 04 2015	**The unit has informed that although the unit has not provided DG sets as per CTE conditions, the existing DG sets installed are fulfilling the power demand.**

In view of the above, JCEE(M), Chengalpattu recommended that direction under Section 33A of the Water Act may be issued to the Developer and also to furnish Bank guarantee to comply with the following conditions within 3 months.

LiFE Lifestyle for Environment

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Therefore, in exercise of the powers conferred under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended and, the Board issues the following directions to the **developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu District** to comply within **3 months**:

1. To obtain CTO from the TNPCB through TNOCMMS.
2. To strictly comply with conditions of CTE with respect to treatment of sewage to the standards prescribed by the Board and with respect to Disposal of treated sewage
3. To provide Automated Computer recording arrangement for all 6 Nos. of EMFMs provided at STP, 3 Nos. of EMFMs provided at Water Treatment plant
4. To provide H_2S, CH_4 sensor in the STP area.
5. To provide Organic Waste Converter to treat the Bio degradable waste and compost and utilize the composted Waste as Manure.
6. To provide OCEMS at the outlet of STP for continuous monitoring of quality of treated sewage for the parameters pH, TSS, BOD & COD.
7. To connect OCEMS and EMFMs with the Water Quality Watch Centre of TNPCB
8. In order to ensure the compliance of the above directions 1 to 7, the unit shall furnish a Bank Guarantee for **Rs. 20 Lakhs** valid for 2 (Two) years to the TNPCB within 15 days.
9. The unit shall ensure the compliance of all the above said conditions and furnish the compliance report to the Board.

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.

An action taken report shall be furnished to this office within a month with a monthly progress report on the action taken by the unit.

The receipt of this proceeding shall be acknowledged.

For Chairperson

To
The General Secretary
SBIOACC (Chennai Circle)
(Promoter of M/s. SBIOA Unity Enclave)
No, 84, Rajaji Salai,
Chennai – 600 001.

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Copy to

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

By Speed Post

TAMIL NADU POLLUTION CONTROL BOARD

Proc. No.: T2 /TNPCB/F.019084/MMN/ Direction/ 2024-1 dated: 14.10.2024

Sub: TNPCB –Industries - M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu District – to remit Environmental Compensation-Direction under Section 5 of the Environment (Protection) Act, 1986 as amended- Issued - Regarding.

Ref:
1. CPCB Methodology for assessing Environmental Compensation and Action Plan to Utilize the fund vide circular dated 24/05/2019
2. DEE letter No. DEE/TNPCB/MMN/Hon'ble NGT(PB) O.A. No. 73 of 2024/2024 dt: 17.05.2024.
3. Proc. No.: T2 / TNPCB / F.019084 / MMN / Show Cause Notice / 2024-3 dated:10.06.2024.
4. JCEE(M), CPT letter No. TNPCB / JCEE(M) / F.No. 03 / 2024 dated:30.09.2024.

****

Whereas, a case was filed before the Hon'ble NGT (PB) in Application no. 73 of 2024 by Thiru. D. Rakesh Kumar against the State of Tamilnadu & Ors. for improper maintenance of Sewage Treatment Plant at the premises of M/s. SBIOA Unity Enclave, Mambakkam, Chengalpattu District.

Whereas, the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru.Rakesh Kumar has directed the following vide

"Para 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance.

Para 5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southern Zone Bench of this Tribunal at Chennai.

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Para 6. Accordingly, the Registry is directed to list the matter before the Southern Zone Bench of this Tribunal at Chennai on 30.05.2024 after obtaining orders from Hon'ble the Chairperson for transfer of the case.

Para 7. Report of the Joint Committee be filed within two months before the Southern Zone Bench of this Tribunal at Chennai".

Whereas, in due compliance to the said Hon'ble National Green Tribunal (PB) order, the joint committee as constituted by the Hon'ble NGT(PB)

i. District Environmental Engineer. Tamil Nadu Pollution Control Board, Maraimalai Nagar.

ii. The Revenue Divisional Officer, RDO Office, Tambaram.

iii. The Block Development Officer, Tiruporur Panchayat Union.

has inspected the premises of M/s. SBIOA Unity Enclave at Mambakkam, Chengalpattu District on 14.05.2024 and reported certain observations as mentioned therein and the above, the Joint Committee has suggested certain recommendations to be complied by the proponent as stated therein in the above subject matter before the Hon'ble NGT.

In addition to the above, the Joint Committee constituted by the Hon'ble NGT(PB) has recommended to levy the Environmental Compensation for the above said violations.

Whereas, Central Pollution Control Board has formulated the methodology to assess and recover compensation under "CPCB Methodology for assessing Environmental Compensation and Action Plan to utilize the fund" for the following cases as per the NGT(PB) order dated:03.08.2018 in OA No. 593/2017:

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 tampering the Online Continuous Emission/Effluent Monitoring systems.

d) Accidental discharges lasting for short durations resulting into damage to the environment.

e) Intentional discharges to the environment – land, water and air resulting into acute injury or damage to the environment.

f) Injection of treated/partially treated/untreated effluents to ground water.

Hence, the Joint Committee vide reference 2nd cited has calculated the Environmental Compensation to be levied to the proponent as follows for the above said violations:

Calculation of Environmental Compensation based on the CPCB Guidelines:

Environmental Compensation Formula

EC = PI x N x R x S x LF

Where

EC-Environmental compensation

PI-Pollution index of industry sector

N-Number days of violation took place

R-A factor in Rs for EC

S-Factor for scale of operation

LF-Location Factor

Note:

i) The industrial sectors have been categorized into Red, Orange and Green based on their pollution index in the range of 60-100, 41-59 and 21-40 respectively. It was suggested that the average pollution index of 80, 50 and 30 may be taken for calculating the Environmental compensation for Red, Orange and Green Categories of industries respectively

ii) N, number of days for which violation took place is the period between the day of violation observed due date of directions compliance and the day of compliance verified by PCB/SPCB/CPCB

iii) R, is a factor in rupees, which may be a minimum of 100 and maximum of 500. It is suggested to consider R as 250, as the Environmental Compensation in cases of Violation

iv) S could be based on small/medium/large industries categorization which may be 0.5 for micro or small, I for medium and 1.5 for large units

v) LF, could be based on the population of the city/town and location of the industrial unit. For the industrial unit located within municipal boundary or upto 10 Km distance from the municipal boundary of the city/town, following factors (LF) may be used

S.No.	Population (Million)	Location Factor (LF)
1.	Less than 1	1.0
2.	1 to <5	1.25
3.	5 to <10	1.5
4.	10 and above	2.0

- Environmental Compensation to the premises of M/s. SBIOA Unity Enclave at S F No 17/2,17/3,17/4, etc., Mambakkam village, Tiruporur Taluk, Chengalpattu District is calculated as follows
- The Date of violation observed: 21.09.2023
- Pollution Index for Red category industries as per CPCB Guidelines – 80
- Number of days-239 (from the date of violation noticed to till the date, 16.05.2024)

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- R as per CPCB Guidelines-250
- S as per CPCB Guidelines-1.5
- LF as per CPCB Guidelines -1.0

Environmental compensation (EC) = PIxNxRxSxLF

= 80x239x250x1.5x1.0

=Rs.71, 70, 000/-

Based on the above, Board has issued notice was issued to M/s. SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) under section 5 of Environment Protection Act, 1986 to show cause why Environmental Compensation shall not be imposed to the developer/ project proponent vide reference 3rd cited for the violations/non compliance mentioned above.

Whereas, M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 05.08.2024 has furnished status of compliance with the directions issued to Promoter and the Welfare association. Also furnished reply to the Show cause notice issued to the Promoter. In the above letter the unit has indicated various measures taken/to be taken for the improvement of STP and its efficient operation and also sought 45 days time to complete the pending works.

Whereas, in this regard DEE, Maraimalai Nagar inspected the unit on 13.08.2024 and submitted report vide Letter dated: 14.08.2024 furnishing the actual field status of compliance with the directions issued as submitted by the unit vide letter dated: 05.08.2024. Also informed that the unit has not remitted the Environmental Compensation of Rs.71.70 lakhs based on the show cause notice issued. He requested the Board to conduct personal hearing with the welfare association.

Whereas, Personal hearing was conducted with the President, SBIOA Chennai Circle & the President, M/s. SBIOA Unity Enclave welfare Association on 27.09.2024 at O/o. JCEE(M), TNPCB, Chengalpattu Zone. M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 27.09.2024 has furnished latest progress report on the actions taken & status of compliance with the Directions issued to Promoter and requested time up to 15.11.2024 to complete the revamping works.

Although the Promoter has not submitted any reply to Directions and show cause notice issued, the President represented the promoter has informed that they concur with the reply furnished by the Association vide letter dated: 05.08.2024. In this regard the promoter has also confirmed the same vide letter dated: 27.09.2024. In the said letter the promoter has also stated that they have handed over SBIOA Unity enclave project in 2018 to the owners constructed at cost to cost basis as a welfare measure.

Whereas, Compliance with Show cause notice for Environmental Compensation

1.	Notice was issued to the unit to show cause why environmental compensation as indicated below shall not be imposed for the violations noticed from 21.09.2023 to 16.05.2024. Environmental Compensation EC = PI X N X R X S X LF In Rs = 80 x 239 x 250 x 1.5 x 1.0	**The unit has informed that they have taken several improvement measures for efficient operation of STP and requested not to punish them by imposing EC. The unit has not refuted the violations.**

TAMIL NADU POLLUTION CONTROL BOARD

In view of the above, the JCEE(M), Chengalpattu has recommended that directions may be issued to the unit (Developer) for levying Interim Environmental compensation arrived by the Joint Committee based on the past violations.

Now, therefore in view of the above, and in exercise of the powers conferred under Section 5 of the Environment (protection) Act, 1986, the Board hereby issues the directions to the **developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu District** to pay the amount of **Rs.71,70,000/- (Rs. Seventy One Lakhs Seventy Thousand only)** towards recovery of Interim Environmental Compensation to Tamil Nadu Pollution Control Board. The above said amount shall be remitted to the Tamil Nadu Pollution Control Board, No. 76, Mount Salai, Guindy, Chennai-32, through a D.D. drawn in favour of "TNPCB-Environmental Compensation Fund" payable at Chennai. Also, it is informed that the Environmental compensation shall be remitted within a month from the date of receipt of this proceeding.

Any Violation of this direction shall attract appropriate action as per the provision of the Acts and Rules implemented by the Tamilnadu Pollution Control Board including prosecution, closure of the unit and stoppage of the power supply etc., to your unit.

The receipt of this proceeding shall be acknowledged.

For Chairperson

To
The General Secretary
SBIOACC(Chennai Circle)
(Promoter of M/s. SBIOA Unity Enclave)
No, 84, Rajaji Salai,
Chennai – 600 001.

Copy to

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

By Speed Post

TAMIL NADU POLLUTION CONTROL BOARD

PROCEEDING No:T2/TNPCBd/F.019084/MMN/RL/W&A/2024-3, Dated:14.10.2024

Sub: TNPCB - Industries – M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu 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: JCEE(M), CPT Letter No: TNPCB/JCEE(M)/ F.No.03/2024 dated: 30.09.2024

****

Whereas, a case was filed before the Hon'ble NGT (PB) in Application no. 73 of 2024 by Thiru. D. Rakesh Kumar against the State of Tamilnadu & Ors. for improper maintenance of Sewage treatment Plant at the premises of M/s. SBIOA Unity Enclave, Mambakkam, Chengalpattu District.

Whereas, the Hon'ble National Green Tribunal (NGT), Principal Bench (PB) New Delhi in its order dated 21.03.2024 in Original Application No.73 of 2024 in the matter of Thiru.Rakesh Kumar has directed the following, vide

"Para 4. In view of the averments made in the application, we consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and direct the same to meet within two weeks, undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for coordination and compliance.

Para 5. Even though in the present case cognizance has been taken by this Bench on the basis of letter petition received by post with approval and assignment under order of Hon'ble Chairperson, but in view of the facts and circumstances of the case including the fact that the place of accrual of cause of action lies within jurisdiction of the Southern Zone Bench of this Tribunal at Chennai, we are of the considered view that it will be appropriate if the case is further heard by the Southern Zone Bench of this Tribunal at Chennai.

Para 6. Accordingly, the Registry is directed to list the matter before the Southern Zone Bench of this Tribunal at Chennai on 30.05.2024 after obtaining orders from Hon'ble the Chairperson for transfer of the case.

Para 7. Report of the Joint Committee be filed within two months before the Southern Zone Bench of this Tribunal at Chennai".

Whereas, in due compliance to the said Hon'ble National Green Tribunal (PB) order, the joint committee as constituted by the Hon'ble NGT(PB)

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Tel : 044-22353134 - 139 Fax : 044-22353068

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i. District Environmental Engineer. Tamil Nadu Pollution Control Board, Maraimalai Nagar.

ii. The Revenue Divisional Officer, RDO Office, Tambaram.

iii. The Block Development Officer, Tiruporur Panchayat Union.

has inspected the premises of M/s. SBIOA Unity Enclave at Mambakkam, Chengalpattu District on 14.05.2024 and reported certain observations as mentioned therein and the above, the Joint Committee has suggested certain recommendations to be complied by the proponent as stated therein in the above subject matter before the Hon'ble NGT.

Based on the above, Board has issued 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 to M/s. SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) vide Proc. No. T2 / TNPCB / F.019084 / MMN / RL / W&A / 2024-2 dated: 10.06.2024 to comply with certain conditions mentioned therein.

Whereas, M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 05.08.2024 has furnished status of compliance with the directions issued to Promoter and the Welfare association. Also furnished reply to the Show cause notice issued to the Promoter. In the above letter the unit has indicated various measures taken/to be taken for the improvement of STP and its efficient operation and also sought 45 days time to complete the pending works.

Whereas, in this regard DEE, Maraimalai Nagar inspected the unit on 13.08.2024 and submitted report vide Letter dated: 14.08.2024 furnishing the actual field status of compliance with the directions issued as submitted by the unit vide letter dated: 05.08.2024. He requested the Board to conduct personal hearing with the welfare association.

Whereas, Personal hearing was conducted with the President, SBIOA Chennai Circle & the President, M/s. SBIOA Unity Enclave welfare Association on 27.09.2024 at O/o. JCEE(M), TNPCB, Chengalpattu Zone. M/s. SBIOA Unity Enclave Welfare Association vide its letter dated: 27.09.2024 has furnished latest progress report on the actions taken & status of compliance with the Directions issued to Promoter and requested time up to 15.11.2024 to complete the revamping works.

Although the Promoter has not submitted any reply to Directions and show cause notice issued, the President represented the promoter has informed that they concur with the reply furnished by the Association vide letter dated: 05.08.2024. In this regard the promoter has also confirmed the same vide letter dated: 27.09.2024. In the said letter the promoter has also stated that they have handed over SBIOA Unity enclave project in 2018 to the owners constructed at cost to cost basis as a welfare measure.

TAMIL NADU POLLUTION CONTROL BOARD

Whereas, Compliance with Directions issued to **M/s. SBIOA Unity Enclave Welfare Association** vide Proc. No. T2/TNPCB/F.019084/MMN/RL/W&A/2024-1 dated: 10.06.2024 as follows.

S.No	Directions	Compliance
1	The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board consistently.	➢ The unit has informed that STP is in operation and all the components are operated continuously and efficiently. ➢ RoA of sample collected by DEE on 14.05.2024 reveals that ➢ **Treated Sewage** **I. at STP outlet the parameter TSS is exceeding the standards prescribed by the Board.** **II. at Flush tank the parameter BOD & TSS are exceeding the standards** ➢ **Water Sample** **III. RoA of water sample collected from open land outside reveals that the parameter TSS is exceeding the standards prescribed by the Board.** ➢ The unit has furnished ROA of treated sewage collected by the unit on 22.07.2024, analysed through Private laboratory and it reveals that the parameters analysed satisfy the standards prescribed by the Board.
2	The Association shall make necessary arrangements to utilize the treated sewage of 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.	➢ The unit has informed that currently only 800 KLD of sewage is generated from the unit. ➢ The treated sewage is discharged in the following manner. I. 200 KLD- Gardening on land of 6.5 Acres. II. 200 KLD- Toilet flushing III. 400 KLD – Tanker lorries ➢ The unit has informed that it is pursuing with SBIOA Educational trust located adjacent to the unit to use 25 acre land area for green belt development using treated sewage. ➢ *However, extent of land utilized for gardening at present is adequate only for 90 KLD of treated sewage.* ***Also, the unit is not aware where the tanker lorries discharging the treated sewage collected from the unit.*** ➢ *The unit was instructed to utilize treated sewage only on its own / leased land strictly adhering to hydraulic loading rate of 35 KLD/Hectare.*

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3	Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to collect the treated sewage of 683 KLD through GPS fitted Authorised tanker lorries and dispose the same into the nearby CMWSSB STP with necessary permission.	The unit has informed that currently 400 KLD of treated sewage is disposed through tanker lorries. ***The unit is not aware where, the tanker lorries are discharging the treated sewage collected from the unit.*** ***The unit has been instructed to ensure that the tanker lorries collecting treated sewage from the unit are discharging the treated sewage only at decanting facility of Perungudi STP and to maintain proper documents for the same.***
4	STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision.	Agreed to adhere.
5	The association shall utilize the sludge generated from the STP as manure for gardening.	The unit has informed that the sludge generated is utilized as manure for gardening.
6	The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid Waste Management Rules, 2016 without accumulation within the premises.	The unit has informed that the bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity are collected, segregated and disposed as per the provision of Solid Waste Management Rules, 2016 without accumulation within the premises through a private agency.
7	It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided to handle the Bio-degradable Waste generated from the premises.	**The unit has assured to provide Organic Waste converter to handle the Bio degradable waste generated.**

Therefore, in exercise of the powers conferred under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended and, the Board issues the following directions to the **SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Vandalur Taluk, Chengalpattu District** for strict compliance of the following:

1. The Association shall operate and maintain the STP components continuously & efficiently so as to achieve the treated sewage standards prescribed by the Board.
2. The association shall make necessary arrangements to utilize the treated waste water 523 KLD for Toilet flushing, 75 KLD for gardening/green belt development and 683 KLD through CMWSSB out let as per the consent of TNPC Board and shall not let out treated/untreated sewage from the premises at any point of time.
3. The Association shall ensure to utilize treated sewage only on its own / leased land strictly adhering to hydraulic loading rate of 35 KLD/Hectare

TAMIL NADU POLLUTION CONTROL BOARD

4. Until such time, the said site is covered with CMWSSB outlet/sewer line, the association shall make necessary arrangements to dispose the treated sewage through vehicle location tracking device / GPS fitted Authorised tanker lorries and ensure that the tanker lorries collecting treated sewage from the unit are discharging the treated sewage only at decanting facility of Perungudi STP with necessary permission and to maintain proper documents for the same and furnish report to Board
5. STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision.
6. The association shall utilize the sludge generated from the STP as manure for gardening.
7. The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid waste Management Rules, 2016 without accumulation within the premises.
8. It shall be ensured that Organic Waste Convertor of adequate capacity shall be provided within 2 months to handle the Bio- degradable waste generated from the activity.

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.

An action taken report shall be furnished to this office within a month with a monthly progress report on the action taken by the unit.

The receipt of this proceeding shall be acknowledged.

17/10/2024

For Chairperson

To
The President
SBIOA Unity Enclave Welfare Association
Melakottaiyur Post, Vandalur Taluk,
Mambakkam, Chengalpattu-600127.

Copy to

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

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, SOUTHERN ZONE, CHENNAI

Original Application No. 148 of 2024
[Earlier O.A. No. 73 of 2024 (PB)]

Rakesh Kumar. D

..Applicant

Vs

The Chairman,
TNPCB, Chennai and ors.

....Respondents.

REPORT FILED ON BEHALF OF THE FIRST RESPONDENT - TAMIL NADU POLLUTION CONTROL BOARD

Advocate for Respondent: TNPCB
Thiru.S. Sai Sathya Jith,
Advocate, Chennai.

Date: 22.10.2024

Date of hearing on:09.01.2025

Gmail

Rakeshkumar D <nanarakeshkumar@gmail.com>

Complaint Regarding Sharing False Data on Sewage Discharge and Diverting Officials while inspection by SBI Officers, in the National Green Tribunal case: 777/2024

Rakeshkumar D <nanarakeshkumar@gmail.com> Tue, May 28, 2024 at 11:34 PM
To: publicgrievance-ngt@gov.in, registrar-ngtsz@gov.in, rtisec@tnpcb.gov.in, deemmn@tnpcb.gov.in, "ps.chairmanngt@gmail.com" <ps.chairmanngt@gmail.com>, rdotbm.tnkpm@nic.in

Complaint Regarding Sharing False Data on Sewage Discharge and Diverting Officials while inspection by SBI Officers, in the National Green Tribunal case: 777/2024

Dear Sirs

Subject: Urgent Complaint: Untreated Sewage Discharge, False Data Submission, and Obstruction of Inspections by SBIOA Unity Enclave Owner Welfare Association - National Green Tribunal case: 777/2024

I am writing to lodge a serious complaint regarding the continued illegal activities of the SBIOA Unity Enclave Owner Welfare Association (EC members and Office bearers) concerning the discharge of untreated sewage water onto temple land and their attempts to mislead government authorities.

Nature of the Complaint

This complaint raises four critical issues:

1. **Untreated Sewage Discharge**: I have knowledge that the SBIOA Unity Enclave has been discharging untreated sewage water onto temple land since **at least 2021**. This practice is not only illegal but also poses a significant threat to public health and the environment.
2. **False Data Submission**: During a recent inspection conducted by the National Green Tribunal (NGT) on May 14, 2024, the aforementioned EC members,members and Office bearers (specifically, Sivananam, Sampathkumar, Sivakumar, and Kalaiselvan) allegedly diverted government officials and provided false data. They reportedly claimed the sewage discharge began only three months prior, attempting to conceal the ongoing violation and SBI officers Started misbehaving with the resident of Sonallur for questioning them in front of the committee.
3. **Obstruction of Inspections**: There is a pattern of the SBIOA Unity Enclave leadership and SBI Officers diverting or obstructing government inspections. This raises serious concerns about transparency and accountability.
4. **Previous Attempts to Address the Issue**: I documented my efforts to address this issue directly with the SBIOA Unity Enclave Owner Welfare Association on **July 28, 2021**, and lodged a complaint with the Chief Minister's Cell on **January 4, 2022**. This timeline demonstrates the prolonged nature of the violation.

Request for Action

We urge the TNPCB/NGT/Collector to take immediate and strong action against the SBIOA Unity Enclave Owner Welfare Association for the following:

- **Thorough Investigation**: Conduct a comprehensive investigation into the discharge of untreated sewage water onto temple land, including verifying the timeline of the violation and examining my previous communication attempts.
- **Strict Penalties**: Impose appropriate penalties on the SBIOA Unity Enclave for the illegal discharge, the submission of false data to government authorities, and any attempts to obstruct inspections.
- **Corrective Measures**: Demand the immediate implementation of a proper sewage treatment system to prevent future violations.
- **Transparency and Accountability**: Ensure transparency in future inspections and hold the responsible individuals (Sivananam, Sampathkumar, Sivakumar, and Kalaiselvan) accountable for their actions and gives false information to a public servant with the intention to dilute the core issues and we request Appropriate departmental action for diverting the Government Officials and propagating false data to Officials while inspection.
  - **As CMDA report, we require 4 STP plants. However, currently we have only one which has been causing a lot of trouble in our community and is also affecting the nearby villages/Water body and Operational Difficulties. Further as per the norms, the STP should not be in the basement which has been blatantly violated by the Builder SBIOACC. Further, in order to allocate car parking which is not in the plan, the STP has been reduced to single plant. Thus the Builder has made unauthorized alterations against the Sanctioned Plan Approved by the DTCP, with a motive for selling the same to private individuals (R,S,T,U) to allocate car parking to owners who are not eligible for car parking as per the approved CMDA plan.**

Evidence

I have attached copies of my communication with the SBIOA Unity Enclave Owner Welfare Association (dated July 28, 2021) and the complaint filed with the Chief Minister's Cell (dated January 4, 2022) as evidence of my previous attempts to address this issue.
The continued discharge of untreated sewage water and the attempts to mislead government authorities pose a serious threat to public health and the environment. I urge you to take swift and decisive action to hold the SBIOA Unity Enclave accountable and ensure compliance with environmental regulations.

Sincerely,
Rakeshkumar.D

1. National Green Tribunal, Southern Zone Bench Kalas Mahal, Kamarajar Salai, PWD Estate, Chepauk, Triplicane, Chennai - 600005. (Post)
2. The Inspector Police , Thazambur, Navalur, Chennai, Tamil Nadu 600130 (Post)
3. Hon'ble Mr. Justice Prakash Shrivastava,ps[dot]chairmanngt[at]gmail[dot]com (Email)
4. Thiru N. Vijaykanth,Registrar, registrar-ngtsz[at]gov[dot]in (Email)

4 attachments

Gmail - Reg letting out STP Water in OPEN land-JULY 28 2021.pdf
175K

CM CELL -2022.docx
30K

CMDA NOTICE.pdf
905K

CMDA-REPORT.pdf
6461K

hydro drops
Water Management Consultants

Ref: HDASPL/STP-R-S/SBIOA-UE/2021-22/065 06th November 2021

To,

M./s. **SBIOA UNITY ENCLAVE OWNERS WELFARE ASSOCIATION - MAMBAKKAM**
No 141, SBIOA Unity Enclave,
Medavakkam Main Road, Mambakkam,
Chennai 600127

Dear Sir,

Please find enclosed herewith the retrofit and servicing of the STP equipments including supply and fixing of new pumps and equipments as required for proper running fo the plant :

Please revert back for any clarifications.

SBIOA STP RETROFIT AND SERVICING WORKS QUOTE					
Sl No	**Specification**	**Qty**	**Unit**	**Unit Rate**	**Amount**
1	Supply and fixing of New SS Barscreen	1	No	40,000.00	40,000.00
	Size : 2 mtr x 2 mtr				
	MOC : SS				
2	Supply and fixing of Raw Sewage Transfer Pumps	3	Nos	1,25,000.00	3,75,000.00
	Type: Submersible Sludge handling sewage pumps				
	Cap ; 50 cum/hr @ 10 mtrs head				
	Make : CNP Pumps				
	Model : 100 JDSK.5.75 (7.5 H.P)				
3	Supply and Fixing of New Filter Feed Pump	4	Nos	1,25,000.00	5,00,000.00
	Type : Centrifugal Monobloc solid handling pumps				
	Cap ; 50 CUM/HR @ 35 mtrs head				
	Make : Kirloskar / Jhonson				
	Model : SP-3HH (12.5 H.P)				

4	Supply and fixing of Excess water Pumping system pumps	2	Nos	1,25,000.00	2,50,000.00
	Type : Centrifugal Monobloc solid handling pumps				
	Cap ; 50 CUM/HR @ 35 mtrs head				
	Make : Kirloskar / Johnson				
	Model : SP-3HH (12.5 H.P)				
5	Supply of Filter Press Feed Pump (Screw pump)	4	Nos	60,000.00	2,40,000.00
	Type : 3 cum/hr @ 60 mtrs head				
	Make : Hydroprokav				
	H.P: 3 H.P				
6	Supply and fixing of Decant Valve mechanism	3	Nos	65,000.00	1,95,000.00
	Dia 150mm Electrical Actuated Valve				
	Make : Hydrodrops				
7	Servicing of Pressure sand Filter and Activated Carbon Filter with replacing new media, repalcing gaskets / fasteners, Butterfly Valves which are damaged, etccomplte				
a.	Supply of Fine sand media for PSF (16 X 32)	8000	Kgs	8.00	64,000.00
b.	Supply of coare sand media for PSF (8 X 16)	1000	Kgs	8.00	8,000.00
c.	Supply of Silex gravels (8 mm) for PSF	1500	Kgs	8.00	12,000.00
d.	Supply of coare sand media for ACF (8 X 16)	1500	Kgs	8.00	12,000.00
e.	Supply of Silex gravels (8 mm) for ACF	1500	Kgs	8.00	12,000.00
f.	Supply of Activated carbon	1600	Kgs	40.00	64,000.00
g.	Labour for removing , cleaning and refilling of filter media , repalcing of requried spares, removal of old media from site etc complete	4	Nos	55,000.00	2,20,000.00
8	Servicing of UV Disinfection system with replacing of 4 nos UV Lamps and general service	4	Nos	45,000.00	1,80,000.00
TOTAL					**21,72,000.00**
RUPEES TWENTY ONE LAKHS SEVENTY TWO THOUSAND ONLY					

Taxes: GST @18% extra will be charged.
Freight, loading and unloading Included.

Terms of Payment:

- 70% advance along with the work order
- 30% after completion of work

Delivery: 2 weeks from the date of issue of WO along with advance
Completion of work : 2 weeks from the date of supply of materials.

Warranty: 12 months from the date of commissioning.

Thanking you.

Yours faithfully,
For HydroDrops Aqua Solutions Pvt. Ltd.,

Dinesh .K.C
Director

Gmail

Sivakami Rajendran <r.ramya@gmail.com>

RE: SBIOA STP Filters Servicing quote

Dinesh K.C <dinesh@hydrodrops.in> Wed, Dec 29, 2021 at 2:19 PM
To: SBIOACC OWNERS' WELFARE ASSN <sbioaunityenclave@gmail.com>
Cc: sr3053@gmail.com, sivakami <r.ramya@gmail.com>, Mangala Hydro Drops <mangala@hydrodrops.in>

Dear Sir,

With reference to the telephonic discussions had with Mr. Kumaresan, Please find enclosed herewith the quote for the servicing of the Filters (PSF and ACF) of the STP.

For any clarifications, please revert back.

Regards,

Dinesh K C | Director

HydroDrops Aqua Solutions Pvt Ltd

#12, 2nd Floor, Ramamurthy Nagar,

Opp Holy Family Church, Bangalore – 560016

Mob : +91-9945490860

Ph: 9845205744, Email: dinesh@hydrodrops.in

www.hydrodrops.in

From: Dinesh K.C [mailto:dinesh@hydrodrops.in]
Sent: 06 December 2021 12:17
To: 'SBIOACC OWNERS' WELFARE ASSN'
Cc: sr3053@gmail.com; 'sivakami'; 'Mangala Hydro Drops'
Subject: RE: SBIOA STP Servicing and Retrofit works quote

Dear Sir,

Thank you for releasing our balance payment towards STP and WTP maintenance AMC invoices and clearing our dues.

Further, with reference to our discussions at your office along with Vestian team, Please find enclosed herewith the quote for the servicing and retrofit works of the STP equipments along with supply of new pumps and equipments as required for proper functioning of the plant.

For any clarifications, please revert back.

Regards,

Dinesh K C | Director

HydroDrops Aqua Solutions Pvt Ltd

#12, 2nd Floor, Ramamurthy Nagar,

Opp Holy Family Church, Bangalore – 560016

Mob : +91-9945490860

Ph: 9845205744, Email: dinesh@hydrodrops.in

www.hydrodrops.in

From: SBIOACC OWNERS' WELFARE ASSN [mailto:sbioaunityenclave@gmail.com]
Sent: 02 September 2021 10:43
To: Dinesh Hydro Drops
Cc: sr3053@gmail.com; sivakami
Subject: Re: SBIOA STP and WTP AMC and Project PendingPayments

Please forward the copies of drawings of the STP, approved plan, original job order for execution, Agreements etc. immediately by email.

Regards,

P.Gandhi, President.

On Wed, Sep 1, 2021 at 11:14 AM Dinesh Hydro Drops <dinesh@hydrodrops.in> wrote:

> Dear Sir,
>
> Please find enclosed herewith our account statements towards the project works and AMC Maintenance of the STP and WTP works at your SBIOA Unity Enclave project.

Project Retention money - **Rs. 8,94,460 / - (Rupees Eight Lakhs Ninety Four Thousand Four HUndred and Sixty Only).**

STP and WTP amc Payments - **Rs. 7,27,584/- (Rupees Seven Lakhs Twenty Seven THousand Five Hundred and EIghty Four Only).**

Kindly release our balance payments at the earliest.

Regards

Dinesh

On Wed, Jul 28, 2021 at 12:31 PM Dinesh K.C <dinesh@hydrodrops.in> wrote:

Dear Sir,

Please release our balance payments towards AMC works of the STP and WTPs. Don't understand why you are holding our payments.

We have done everything as per your requirement. Why we being troubled even after providing services.

Both project retention money and AMC payments are held back.

Please release the same immediately.

Regards

Dinesh

From: Dinesh K.C [mailto:dinesh@hydrodrops.in]
Sent: 17 July 2021 10:53
To: 'MOHAN MUTHIAH'
Cc: 'Mohan Muthiah'; 'Helpdesk Vestian SBIOA Chennai'
Subject: RE: SBIOA STP and WTP Payments

Dear Sir,

Please release our balance payments towards AMC works of the STP and WTPs.

Please release the same immediately.

Regards

Dinesh

From: Dinesh K.C [mailto:dinesh@hydrodrops.in]
Sent: 03 June 2021 10:45
To: 'MOHAN MUTHIAH'
Cc: 'Mohan Muthiah'; 'Helpdesk Vestian SBIOA Chennai'
Subject: SBIOA STP and WTP Payments

Dear Sir,

Please find enclosed herewith the final invoices submitted towards AMC and equipment servicing activities:

1. Invoice No : 002 / dated 26.04.2021 - Rs. 2,03,550 / -
   (Towards equipment servicing)

2. Invoice No : 003 / dated 26.04.2021 - Rs. 1,23,900 / -
   (April 2021 AMC Invoice)

3. Invoice No : 007 / dated 31.05.2021 - Rs. 1,23,900 / -
   (May 2021 AMC Invoice)

4. Invoice No : 008 / dated 31.05.2021 - Rs. 5,64,984/ -
   (March, April and May 2021 WTP AMC Invoice)

Total - Rs.10,16,334/-

(Rupees Ten Lakhs Sixteen Thousand Three Hundred and Thirty Four Only).

Kindly release the above payment at the earliest.

Regards

Dinesh

From: Dinesh Hydro Drops [mailto:dinesh@hydrodrops.in]
Sent: 03 June 2021 10:26
To: Dinesh Hydro Drops
Subject:

SBIOA Unity Enclave STP Filters servicing quote.pdf
457K

Gmail

Sivakami Rajendran <r.ramya@gmail.com>

Reg STP in and Out Lorry Log timings copies and Decanting Bills

sivakami <r.ramya@gmail.com> Sun, Apr 6, 2025 at 11:41 AM
To: propertymanager.sbioa@vestian.in, SBIOACC OWNERS' WELFARE ASSN <sbioaunityenclave@gmail.com>

Respected Sir,

Even though we are paying the monthly charges for the disposal of STP water, we are not being permitted to inspect the STP lorry entry timings or view the decanting bills.

I kindly request you to share a copy of the in-and-out register reflecting the STP lorry timings from **August 2024** onwards, along with the corresponding decanting bills. I am willing to bear the expenses incurred for the photocopies of these documents.

Your prompt assistance in this matter would be greatly appreciated.

Thank you for your cooperation.

Best regards,
Sivakamasundari R

Gmail

Sivakami Rajendran <r.ramya@gmail.com>

Subject: Request for STP Electricity Bill Details Since Commissioning

sivakami <r.ramya@gmail.com> Thu, Feb 20, 2025 at 10:29 AM
To: SBIOACC OWNERS' WELFARE ASSN <sbioaunityenclave@gmail.com>

Dear Sir/Madam,

I am writing to formally request details regarding the electricity bill for the Sewage Treatment Plant (STP) in SBIOA Unity Enclave since its commissioning.

In particular, I seek the following information:

1. The total electricity consumption and corresponding bills for the STP from the date of commissioning to date.
2. Monthly or periodic electricity bills paid for the operation of the STP.
3. Copies of relevant electricity bills for reference.

I kindly request you to provide these details at the earliest. Please let me know a convenient date and time for the same.

Looking forward to your response.

Best regards,

Sivakamasundari.R

Gmail

Sivakami Rajendran <r.ramya@gmail.com>

FW: SBIOA STP and WTP works

Dinesh K.C <dinesh@hydrodrops.in>
To: r.ramya@gmail.com

From: Dinesh Hydro Drops [mailto:dinesh@hydrodrops.in]
Sent: 01 October 2020 11:33
To: Kumaresan Jothignanam
Cc: andrews L; MOHAN MUTHIAH; B Jagadeesan; Mangala; Accounts Hydro Drops; unityenclave.sbioacc1@gmail.com; Prabu Palanimuthu; C Sundaram; bhuvanakumar55@gmail.com; Helpdesk Vestian SBIOA Chennai
Subject: Re: SBIOA STP and WTP works

Dear Sir,

With reference to the below mail and the MOM, please find enclosed herewith the status of our scope of works mentioned in the list..

Further, we request you to add the painting of the entire STP in the list.

1. **Painting of the whole STP including equipment, piping etc complete.**
2. The Filters media replacement quote is already sent to mohan sir. Once it is approved , we can carry out the Filter servicing.. enclosing the quote in this mail too for your reference.
3. The lighting of the plant room is already on the list . however, request you to at least increase the lighting by another 100% or double down the existing lighting.
4. Providing emergency drain pump from the equalisation tank to control the flow during rainy season. There is still some rain water inflow during rains and the tanks get overflowed.
5. Providing proper and permanent pipeline to pump out the excess treated water .. the existing hose pipe line is inadequate.

Regards

Dinesh

We have almost completed all our works in the list and certain items are under observation.

Thanks and Regards

Dinesh

On Thu, Sep 10, 2020 at 5:33 PM Kumaresan Jothignanam <kumaresanjothignanam@gmail.com> wrote:

Dear Dinesh,

Kindly find the Minutes of meeting with SBIOA -CC along with vestian on 08/Sep/2020.
Participants as follows,

VESTIAN:
Mr.Jagadeesan
Mr.Andrews
Mr.Kumaresan

SBIOA:
MR. Mohan; Mr. Mohanan ;Mr. Sivakumar ;Mr. Natarajan ; Mr. Dinesh

Hydro Drops

Meeting Held On

SBIOA Unity Enclave

with SBIOA UNITY ENCLAVE AND HYDRO DROPS ALONG WITH VESTIAN team leaders on September 10:00hrs to 12:00hrs

SL.NO	MOM POINTS
1	Decant valve replacement in stp
2	under service pumps need to install after service in stp
4	media replacement/renovation in stp
5	dosing pumps in stp/wtp activation
6	exhaust fan issue/alignment checking stp
7	odeur smell issue q block residents
8	wtp water quality improvement
9	wtp water causing chokage in distribution pipes and tap filters ,detailed study along with a test report need to be submitted . Due to this pump failure occurring in the wtp hns syste

10	lights inside the plants upgrade
11	sumps cleaning final tank in stp
12	wtp sumps cleaning
13	auto mode activation in stp Hns panels
14	re generation rising need to improve in wtp
15	maintenance of logs and records in wtp/stp into upgrade
16	monthly preventive measures activity carrying along with records with pre planned schedule
17	monthly once experts visit need to ensure abnormalities and further rectification
18	consumables daily usage record along with operator signature
19	daily water samples need provide to vestian office

On Sun, 6 Sep 2020 at 09:10, Kumaresan Jothignanam <kumaresanjothignanam@gmail.com> wrote:

Dear Dinesh

Just now seen your E-pass for arrival, welcome to Sbioa unity enclave Mambakkam behalf of vestian,all the above issues on trial mails need to discuss with the client and conclude the problems earliest.

Thanks and regards ,

Kumaresan J

Mambakkam ,CHENNAI-127.

Tamil Nadu,India.

On Thu, 3 Sep 2020 at 10:46, Dinesh Hydro Drops <dinesh@hydrodrops.in> wrote:

Dear Sir,

As you have mentioned below, the rectification works are going on for the equipment ..

1. Screw pumps –

   All the 6 nos screw pumps service is completed and operational.. will be assembled by tomorrow.

2. Filter feed pumps

   We just want to bring to your attention, that all the 6 pumps had got burnt at a time.. this was an extreme condition.. there is no logical reason for all the 6 pumps to get burnt at a time .. it had to be voltage fluctuation. However, we took it over on our e
   more pumps will be fixed by end of the week.

3. Air blowers

   a. 2 air blowers motors were not functioning ... both the motors are serviced all the 8 blowers are working now. With reference to the pressure gauges , I have instructed the team replace it new gauges and al the gauges which are not functioning will

4. Dosing pumps ;

   a. 4 nos Dosing pumps which were not functioning is being replaced with new pumps itself. It is already been supplied to the site yesterday and it will be fixed by tomorrow.

5. Raw sewage transfer pumps :

   a. 3 nos sewage transfer pumps has been serviced and 3 nos pumps are working. One no pump will be serviced by 15th..

6. Decant valves :

   a. As mentioned in the previous mails, the valves and screw pumps were submerged in rain water flooding the STP which is not our fault. We have borne the cost of the service of screw pumps and lot of other services. The decant valve each is costing
   we will not be able to bear. We need some support from the client end too bearing some cost which we will discuss shortly with them. As per my schedule, im arranging the site visit before 10th of this month where we will discuss with the client and tal

Furter, as mentioned below on the issues in the WTP and STP:

A. WTP :

As I have previously mentioned in the mails, we have provided with the water treatment plant which consists tertiary treatment and water softener system. The hardness readings are being recorded every day and updated to you too.The system is working fine a
sent your raw water samples to a different laboratory and we have enclosed herewith the reports. The hardness is less than 400 ppm which after treatment is being bought down to less than 50-100 ppm which is standard. There is a bit of silica in the water and also TDS
Silica and TDS can be treated with R.O only which is not feasible for domestic use such large scale. This is the best the wtp can function. We request you to please seek an second agency opinion too for your consideration .

B. STP :

As you are aware, the STP is functioning from last 2 years and treated water is being used for flushing and landscaping from last 2 years. If you have noticed, we have never received complaint from the entire community for water quality issues which would have been th
no complaint from landscaping team. We are receiving only individual complaints from individual flat owners only at various periods. The following could be the reasons for the same :

a. Fine particles tend to escape from the filters get accumulated over a period of time in the treated water tank or overhead tanks due to wind . Hence, it has been advised to clean these 2 tanks periodically (every 4 -6 months one) which is being carried out
   1. The overhead tank is being filled manually and not by auto mode with level sensors. It is leading to manual error of letting the overhead tank completely dry to the bottom level and then pumping the treated water which is creating turbulence a
   2. The same particles which is escaping the overhead tanks is getting accumulated in the flush tanks and in over a period of time leading to sludge generation or worm generation and is being appearing during flushing sometimes.

We request you to kindly see the below measures can be implemented:

a. Overhead tanks are not allowed to get empty till the bottom .. this can be done either by arranging a float meachasim with auto level sensor pumping or if manually, periodical monitoring is advised.
b. As it is been more than 2 years, e would advise your plumbing team to clean the flush tanks of all apartments once with disinfectant and continue as a maintenance activity yearly once so as to avoid these issues.

Regarding the odour issues of certain flat owners of Q block, we had deputed our team last week and if this issue related to STP, the only reason could be the wind flowing from the M Block where the STP Ventilation duct outlet is located. But, even then the client is con
10pm.we have confirmed that no smell is escaping to the basement which could flow through their kitchen shaft which is not the case. We need your support in this issue and we need you to advice how to proceed on the issue.

Regarding the Filter media replacement, again, media replacement is not in our scope either in Project or AMC works. We will discuss with the client and send the quote . Once approved, we will carry out the same.

We will be completing our 2 year contract on 17th of this month . so, we will discuss all issues in the meeting before 10th.

Request you to kindly extend your support.

Thank you

Regards,

Dinesh K C | Director

HydroDrops Aqua Solutions Pvt Ltd

#12, 2nd Floor, Ramamurthy Nagar,

Opp Holy Family Church, Bangalore – 560016

Ph: 9845205744

Mob : +91-9945490860 Email: dinesh@hydrodrops.in

www.hydrodrops.in

From: Kumaresan Jothignanam [mailto:kumaresanjothignanam@gmail.com]
Sent: 02 September 2020 15:19
To: Dinesh K.C
Cc: andrews L; MOHAN MUTHIAH; B Jagadeesan; Mangala; accounts@hydrodrops.in; unityenclave.sbioacc1@gmail.com; Prabu Palanimuthu; C Sundaram; bhuvanakumar55@gmail.com
Subject: Re: SBIOA STP and WTP works

Dear Dinesh

This is for your Kind Attention/Gentle reminder , some renovation work is going on STP ,which is happy to see,but end of the output result in both plants is not improved,stp as well as wtp.

These items service is going on

1)Filter Feed pump service-in progress stp

2)Raw sewage transfer pumps-in progress

3)air blower -servicing in progress

4)screw pumps -servicing in progress

Kindly complete the service and operate the pumps faster which is fine,

But end user result is unhappy, STP treated water and WTP Treated water ,specially our clients totally unhappy/unsatisfied with domestic water treatment,due to media is defective /resinis need to be change,stp media completely affected/choked,sludges escaped from media, fa challenges in water distribution ,residents totally affecting in this,kindly visit the site immediately,do the corrective action.

Note: Few complaints regarding the STP exhaust system on the output air affecting Q block residents ; which is needed to analyse and based on the report yet to be submitted.

Any clarification feel free to reach us

regards,

Kumaresan J.

vestian global workplace services pvt ltd.

Sbioa unity enclave

Mambakkam Chennai-127.

On Tue, 18 Aug 2020 at 14:34, Dinesh K.C <dinesh@hydrodrops.in> wrote:

Dear sir,

We have already deputed the team for the Filter feed pumps inspection and rectification.. they are at the site from morning.

All the 7 issues will be addressed from this week. We had been waiting for the e pass to come to Chennai.

However, we have started sourcing team and materials locally and we will address and sort out all the issues in the mail by 5th of September.

Regards

Dinesh

From: Kumaresan Jothignanam [mailto:kumaresanjothignanam@gmail.com]
Sent: 18 August 2020 13:58
To: Dinesh K.C
Cc: andrews L; MOHAN MUTHIAH; B Jagadeesan; Mangala; accounts@hydrodrops.in; unityenclave.sbioacc1@gmail.com; Prabu Palanimuthu
Subject: Re: SBIOA STP and WTP works

Dear Dinesh

The reference from trail mail,your agreed points 1,3,6,7 all four points still not closed , and other 3 points(2,4,5) are very much important to discuss,based our lab report need to correct the water treatment for smooth operation avoiding scale formation in plumbing distributio action , kindly visit our site as request by MR.Mohan sir ,when will arrive to discuss and close the issue at earliest.

Note : yesterday we found all four filter feed pumps getting down,the plant is in an unoperational state , we supported alternate pumps fixed yesterday night plant is working in only one filter feed spare pump,kindly look into this to close the issue.

Thanks and regards

Kumaresan J

Sbioa unity enclave -vestian

mambakkam chennai-127.

On Tue, 16 Jun 2020 at 15:05, Dinesh K.C <dinesh@hydrodrops.in> wrote:

Dear Mr.Kumaresan....

We will address issues no.1,3,6 and 7 from our end..

Item 2, 4 and 5 has to be discussed with the association. Which can happen only after lockdown .

Regards

Dinesh

From: Kumaresan Jothignanam [mailto:kumaresanjothignanam@gmail.com]
Sent: 16 June 2020 14:56
To: Dinesh K.C
Cc: andrews L; MOHAN MUTHIAH; B Jagadeesan; Mangala; accounts@hydrodrops.in; unityenclave.sbioacc1@gmail.com; Prabu Palanimuthu
Subject: Re: SBIOA STP and WTP works

Dear Mr . Andrews ...

1)water test report for the month of may-2020,is not yet submitted for invoice processing,

The STP treated water report has been enclosed along with the invoice. WTP test reports are not in scope as the hardness is tested at the site only.

The point is hardness testing in the test kit is not accurate parameter calculation ,wtp bill is submitting quarterly once ,so that quarterly once submitting the lab report is essential and we will not get any loss.

2)Based on the your test report what is action taken for scale formation in line pipe line choking frequently occurs ,pl sublimit complete analysis report and based action will initiate,

WTP (I,e softening plant) is provided for removing the hardness.. The plant is functioning effectively and the hardness is maintained below 100 ppm and it is recorded in the log book with your knowledge only. The WTP would not treat any other paramet what the WTP is installed. So, for any other parameters .. Please get us the water samples test reports of all your bore wells or water sources and we will provide you the suggestions for avoiding the scaling.

which is not a reasonable answer ,if you are an o & m and designed vendor , you should provide a proper way of avoiding the scaling and control other parameters,water is an essential thing ,we can not ignore just like that,as per Mr.mohan sir ,instruction kindly vi

3)chlorine dosing pumps not working need to clear the issues.

As it has been updated in the whatsapp group.. 5 out of 8 dosing pumps are functioning. The other 3 nos wll be serviced next month only due to this lockdown.

dosing pumps are an essential thing ,which impacts output quality of water,these issues noticed before lock down.

4)STP media need change immediately ,the media is in pathetic condition, MEDIA is the heart of the plant as we know, discuss with association close the issue immediately.

There is no need for media change.. it has already been conveyed to you repeatedly. we are providing the water output quality as per the required parameters.

The life of the media is 18 to 24 months at full load. The entire plant is operating with 50% occupancy only. If the media is very bad.. the output water quality too will be bad . If even after this if you insist .. the tentative cost of the media replacement will be arounc replace the media once you approve the same.

We are insite ,you are mention open back wash was done for my satisfaction,which is not done by for my satisfaction,which real condition is fully choked state, pressure output is impacted ,so that i directed to do open backwashing,your statement is when will media goes w bare ,come to association,along with tri representatives,will conclude the solution of issue.

5)already sent for service ,materials (decant valve, screw pump,) not yet returned back, sludge formation is more screw pump only control the sludge removal.

The screw pump motors are ready and will be delivered by tomorrow.. Regarding the decant valves.. The valves has to be replaced. We will take action on that once I meet the association team to discuss the commercial aspect of the same.. this will happe

The point is accepted, so that needs rapid action or alternative solutions.

6)A fresh air fan and exhaust fan is an alignment issue yet to be rectified , ensuring the air circulation in the plant.

The vendor has to come from bangalore.. this too will happen after 1st of july only.

Try to close with engage with local vendors please,,

7)air blower pressure gauge none of the gauge is working replace the materials immediately.

We will provide you new gauges itself if required. but it'll happen next month only ..

Note down the pressure release from the blower is very important ,then only the operator can know which is working efficiently.

Other than Fresh air and exhaust fans issues and .. none of the above issues are major ones form our end.. The plants are working in normal conditions..

We have also been doing maintenance activities like open backwashing of the filters for your satisfaction...

any maintenance issues .. we will address it as early as possible..

we are in severe fund crunch due to covid ... and we will not be able to make the payments of the operators unless the payments are released from you..

so .. kindly process the invoice and release the payments today or tomorrow.

we need a solution to address for in action, any help from your end ,please feel free to reach us,anything fund related/ not in our scope issues, come along with us, discuss with the association, let us close earliest.

On Tue, 16 Jun 2020 at 13:29, Dinesh K.C <dinesh@hydrodrops.in> wrote:

Dear Mr . Andrews ...

1)water test report for the month of may-2020,is not yet submitted for invoice processing,

The STP treated water report has been enclosed along with the invoice. WTP test reports are not in scope as the hardness is tested at the site only.

2)Based on the your test report what is action taken for scale formation in line pipe line chocking frequently occurs ,pl sublimit complete analysis report and based action will initiate,

WTP (I,e softening plant) is provided for removing the hardness.. The plant is functioning effectively and the hardness is maintained below 100 ppm and it is recorded in the log book with your knowledge only. The WTP would not treat any other paran for what the WTP is installed. So, for any other parameters .. please get us the water samples test reports of all your bore wells or water sources and we will provide you the suggestions for avoiding the scaling.

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any maintenance issues .. we will address it as early as possible..

we are in severe fund crunch due to covid ... and we will not be able to make the payments of the operators unless the payments are released from you..

so .. kindly process the invoice and release the payments today or tomorrow.

Regards,

Dinesh K C | Director

HydroDrops Aqua Solutions Pvt Ltd

#12, 2nd Floor, Ramamurthy Nagar,

Opp Holy Family Church, Bangalore – 560016

Ph: 9845205744

Mob : +91-9945490860 Email: dinesh@hydrodrops.in

www.hydrodrops.in

From: andrews L [mailto:andrews@vestian.in]
Sent: 16 June 2020 12:51
To: Dinesh K.C
Cc: 'MOHAN MUTHIAH'; B Jagadeesan; 'Mangala'; accounts@hydrodrops.in; unityenclave.sbioacc1@gmail.com; 'Prabu Palanimuthu'; kumaresanjothignanam@gmail.com
Subject: RE: SBIOA STP and WTP works

Dear Dinesh

1)water test report for the month of may-2020,is not yet submitted for invoice processing,

2)Based on the your test report what is action taken for scale formation in line pipe line chocking frequently occurs ,pl sublimit complete analysis report and based action will initiate,

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6)fresh air fan and exhaust fan is in alignment issue yet to be rectified , ensure the air circulation in plant.

7)air blower pressure gauge none of the gauge is working replace the materials immediately.

Reply and come with resolution for further process

Regards

Andrews L

From: andrews L
Sent: 04 June 2020 10:42
To: Dinesh K.C; Vestian SBIOA Chennai
Cc: 'MOHAN MUTHIAH'; B Jagadeesan; 'Mangala'; accounts@hydrodrops.in; unityenclave.sbioacc1@gmail.com; 'Prabu Palanimuthu'; Partheeban Prabath
Subject: RE: SBIOA STP and WTP works

Dear Dinesh,

Reminder on the below trail mail .

Also please Note below issues and resolve without any further delay.

- Air blower pressure gauge is not working
- Fresh air fan & exhaust fan not working properly thus residency keeps on complaining Foul smell
- Dosing pump not working

Regards

Andrews L

From: andrews L
Sent: 19 May 2020 09:38
To: Dinesh K.C; Vestian SBIOA Chennai
Cc: 'MOHAN MUTHIAH'; andrews L; B Jagadeesan; 'Mangala'; accounts@hydrodrops.in; unityenclave.sbioacc1@gmail.com; 'Prabu Palanimuthu'; Partheeban Prabath
Subject: RE: SBIOA STP and WTP works

Gentle Reminder !!!

Regards

Andrews L

From: andrews L
Sent: 14 May 2020 09:26
To: Dinesh K.C; Vestian SBIOA Chennai
Cc: 'MOHAN MUTHIAH'; B Jagadeesan; 'Mangala'; accounts@hydrodrops.in; unityenclave.sbioacc1@gmail.com; 'Prabu Palanimuthu'
Subject: RE: SBIOA STP and WTP works

Dear Dinesh,

We understand the current situation pl try to closed all points ASAP .

Pl Note : The media should be changed 12 month period for better quality of water , And based on your agreements copy you suppose to change earlier than .

If you have any concern on the media change, please discuss with us ....

Regards

Andrews L

From: Dinesh K.C [mailto:dinesh@hydrodrops.in]
Sent: 12 May 2020 14:05
To: Vestian SBIOA Chennai
Cc: 'MOHAN MUTHIAH'; B Jagadeesan; 'Mangala'; accounts@hydrodrops.in; andrews L; unityenclave.sbioacc1@gmail.com; 'Prabu Palanimuthu'
Subject: SBIOA STP and WTP works

Dear sir...

With reference to your observations towards STP and WTP operations raised for last month, please find below the reply for the same...

1. Screw Pumps and Decant Valves sent for service .

As you aware, Screw Pumps and Decant Valves were submerged with rain water flooding. However, we had committed for servicing of the same and we had sent both the screw pump ad decant valves to respective vendors. The screw Pumps will be serviced a following up with the vendor and we will get it serviced and supply the same by end of this month. However, the decant valve vendor has sent a report saying the actuators cannot be serviced and it has to be replaced. As it is 3 valves, the commercial implications are ver

2. PH, TDS and Hardness Kits to be supplied.

Due to Covid , there is no supply of the same. Hopefully we should be supplying them after 20th of this onth.

3. Trash particles escaping out of the Filters. Replacing the media.

Life of the media is 24 to 30 months. I have discussed with the site team and instructed them to increase the backwashing time from 10 to 15 minutes. This should be adequate. At this stage Media replacing is not necessary nor is that in our scope of work. We v which will be clients scope and has to be carried out by December.

4. Provide monthly activities, chemical ocnsuption data/PM reports etc.

As you aware , the chemical and salt consumption details are maintained in the daily log book itself. Further, monthly service reports are submitted along with monthly reports alng with water test reports.

5. 10 mandays absent in march.

I hope our team has cleared this issue as the same manhours has been covered with OT with the existing operators in the site. As you are aware, due to covid and the restrictions of the movements , we had to make this alternate arrangements .

6. Provide necessary PPEs to operators.

Will supervise and would provide the same if not available shortly.

Please process and release the payments of march and April months invoices at the earliest. As you are aware, due to covid and shut down , we are under severe und crunch . it ll be difficult for us to hold the operators delaying their salaries. The plant is functio issues , we will address it at the earliest and kindly don't hold or delay the invoices for these 2 months and next month.

Kindly do the needful.

Regards,

Dinesh K C | Director

HydroDrops Aqua Solutions Pvt Ltd

#12, 2nd Floor, Ramamurthy Nagar,

Opp Holy Family Church, Bangalore – 560016

Ph: 9845205744

Mob : +91-9945490860 Email: dinesh@hydrodrops.in

www.hydrodrops.in

STP Filters service quote.pdf
458K

Gmail

SBIOACC OWNERS' WELFARE ASSN <sbioaunityenclave@gmail.com>

request for study

2 messages

SBIOACC OWNERS' WELFARE ASSN <sbioaunityenclave@gmail.com> Wed, Sep 1, 2021 at 6:41 PM
To: cehod@iitm.ac.in
Bcc: gandhiueowa@gmail.com, suraa59@gmail.com

Dear Sir,

SBIOA UNITY ENCLAVE, MAMBAKKAM, Chennai 600127

SBIOA UNITY ENCLAVE, a condominium consisting of 1875 flats in 21 towers of 15 floors each built in Mambakkam Village in Vandalur Taluk on the Vandalur - Kelambakkam Road with a Commercial Complex and Club House. The project was promoted by SBI Officers' Association for purchase by the SBI Officers, their spouses and wards. The construction of the residential blocks was completed in 2018 under Mivan (Shear wall) technology by the construction contractor M/S Simplex Infrastructures Limited (the project is yet to be completed). After occupation of flats, we, the residents, observe seepages in many flats. We have also observed that the seepages are intensive at some places even making them visible from outside the towers also. We are afraid that the seepages, if allowed un-arrested, would weaken the structure posing threat to the safety of the residents.

2. We are having a sewage treatment plant within our enclave. We have noticed a strong foul and nauseating smell emanating frequently from the plant area and the vendors could not fix the problem.

3. We are also having a Water Treatment Plant for treating the water drawn from bore wells. We have observed that the treatment helps in reducing the hardness of the water but the TDS level of the treated water is very high, say around 750. We would like to explore the feasibility of reducing the TDS level to acceptable levels by making some addition/modification to the plant.

4. One of our (SBI) Officers, very closely known to Dr.Krishnamoorthy, HOD of Computer Science Department has discussed the above matter with Dr.Krishnamoorthy and as per his suggestion we are sending this communication and request you to please arrange to make comprehensive study on all the above 3 issues and give your valuable suggestion with corrective/remedial measures to be taken to overcome the problem.. We shall remit the required fees after hearing from you.

Thanking you,

Yours faithfully,

P.Gandhi, President,
SBIOA UNITY ENCLAVE OWNERS' ASSOCIATION.

Email to IIT.docx
15K

SBIOACC OWNERS' WELFARE ASSN <sbioaunityenclave@gmail.com> Thu, Sep 2, 2021 at 7:04 AM
To: Krishna.sivalingam@gmail.com

Dear Sir,

Good Morning.
I am P.Gandhi, a friend of Mr.Veeramani from SBI. I am also a retiree from SBI. As suggested by Mr.Veeramani, I forward the email sent to CE HOD requesting for comprehensive study on certain issues in our condominium. I request you to help us.

Regards,
P.Gandhi,
President, Unity Enclave Owners' Association, Mambakkam

---------- Forwarded message ---------
From: **SBIOACC OWNERS' WELFARE ASSN** <sbioaunityenclave@gmail.com>
Date: Wed, Sep 1, 2021 at 6:41 PM
Subject: request for study
To: <cehod@iitm.ac.in>

Dear Sir,

SBIOA UNITY ENCLAVE, MAMBAKKAM, Chennai 600127

SBIOA UNITY ENCLAVE, a condominium consisting of 1875 flats in 21 towers of 15 floors each built in Mambakkam Village in Vandalur Taluk on the Vandalur - Kelambakkam Road with a Commercial Complex and Club House. The project was promoted by SBI Officers' Association for purchase by the SBI Officers, their spouses and wards. The construction of the residential blocks was completed in 2018 under Mivan (Shear wall) technology by the construction contractor M/S Simplex Infrastructures Limited (the project is yet to be completed). After occupation of flats, we, the residents, observe seepages in many flats. We have also observed that the seepages are intensive at some places even making them visible from outside the towers also. We are afraid that the seepages, if allowed un-arrested, would weaken the structure posing threat to the safety of the residents.

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Email to IIT.docx
15K

CENTRE FOR URBANIZATION, BUILDINGS & ENVIRONMENT

[CUBE]

Centre of Excellence of Government of Tamil Nadu

INSPECTION REPORT

SBIOA UNITY ENCLAVE, MAMBAKKAM, CHENNAI

Report No: CUBE/BLDG/SBIOA/167/2021-22
Date: 20 Jan 2022

Contents

SBIOA UNITY ENCLAVE, MAMBAKKAM, TAMILNADU

1. Introduction.

1.1. SBIOA unity enclave is a well-crafted multi-story residential complex located at Mambakkam in Kancheepuram District. 1875 number of dwelling units consisting of 3BHK, 2.5 BHK, 2 BHK, and 1 BHK have been constructed with a segment of two levels of basement parking, Stilt plus 15 storeys for the welfare of SBI (State Bank of India) employees.

1.2. The residential project commenced in 2014 and had been completed in 2017. The residents started taking possession of their flats from October 2017 and have experienced certain defects like seepage/dampness and delamination of paints in the flats.

1.3. Matter of foul smell from the Sewage Treatment Plant (STP) was also reported. Subsequently, the SBIOA unity enclave owners' association, approached CUBE for visiting the residential complex to find out the cause for prevailing seepage issues in the majority of blocks and foul smells emanating from the STP.

1.4. The Residential complex consists of 21 blocks as shown in fig below: -

2. Field Inspection.

2.1. Two different teams of CUBE visited the SBIOA premises. The first team of STP expert visited the plant set up on 09th September 2021 and analysed the suitability of STP's output with reference to the test certificates made available.

2.2. The second team, inspected the premises on 28th November 2021 with the members of SBIOA Unity enclave owners' association authorities to find the cause of other quality issues highlighted.

2.3. The team inspected randomly the dwelling units in the residential towers of 'G', 'P', 'Q' and 'R' where the typical type of dampness/seepage issues were persisting. The team also visited certain **selective flats**, **exterior elevation portion of towers**, **accessible Terrace, and Basement floors** at the selective towers.

3. External elevation portion of Towers

3.1 Observations. During the inspection, the undermentioned points were observed: -

(a) **Spalling in concrete** from the architectural elevation band portions in many blocks.

(b) **Water Seepage marks** found visible in walls above the architectural elevation band portions.

(c) **Blistering of paint** in external walls.

3.2 Findings. Findings from the observations are described as under: -

(a) The Non-structural elements (Architectural Bands) provided in each floor joints of towers for enriching aesthetic view of the residential tower were found to be a key factor catalyzing the water seepage issues.

(b) Improper provision of slope upon the RCC band top portion resulted to water stagnation and dampness into the adjacent concrete surface.

(c) Inadequate cover provided in the architectural RCC band elements resulted in spalling of concrete cover and exposure of rebar.

(d) Further, stagnated water seeps through the adjacent concrete members and leads to water seepage and subsequent blistering of painted surfaces both inside and outside of dwelling units. The images below are for reference.

Water seepage issues in external walls	Water Stagnation in Architectural band portion and sunshade	
		

Image captured in Exterior Elevation – Block G and H

Spalling of concrete in Architectural band portion and sunshade

Image captured in Exterior elevation portion - Block K

3.3 Recommendation.

(a) **For the top surface of bands**: The projected portion of the RCC band needs to be levelled properly towards the outside with suitable cementitious materials as per standard methodology. The levelled surface shall be finished with water repellent coatings which makes the concrete surface impermeable and prevent the ingress of water.

(b) **For external walls:** The spalled portion shall be cleaned thoroughly and the exposed reinforcement to be coated with anti-rusting polymer coating. The defective concrete surface shall be cleaned thoroughly and applied suitable bonding agents and then finished with non-shrink grout materials.

4. Dwelling units.

4.1 Observations.

(a) **Blistering of paint** in internal walls above tile skirting.

(b) **Water seepage marks** near bathroom entrance tile flooring.

(c) **Extensive seepages were noticed at the roof** of certain dwelling units as shown in the image below.

Blistering of paint in internal walls

Water Seepage in tiles and wall above skirting

Image captured in dwelling unit – Block Q, Flat No.115

Extensive seepages in roof slab

Image captured in DU – Block P, Flat No.146

Extensive seepages in roof slab

Image captured in DU - Block R, flat No. 111

4.2 Findings.

(a) Concealed wall-mounted flushing cisterns used in the majority of toilets were found to be the predominant reason for water seepage from toilets to adjacent rooms.

(b) Improper filling of joints in bathroom tile flooring also leads to seepage into adjacent rooms.

(c) Improper surface slope in the top portion of sunshade which causes water seepage from balcony to bedroom walls.

4.3 Recommendations.

(a) Defective concealed flushing cisterns need to be replaced.

(b) The gaps in the joints of tile flooring to be grouted properly.

(c) The top surface of the sunshade to be levelled properly towards outside and haunching to be made with the wall. The rectified portion is to be finished with non-repellent paint to prevent further ingress of water.

5. Common areas (Staircase, Terrace & Corridor).

5.1 Observations.

(a) Water droplets enter into the corridor through the openings from the Open to Sky (OTS) portion.

(b) Rainwater seeps through the unsealed joints glazing works at staircase area resulting rainwater droplets upon the beams at Mid landing area.

(c) Dampness observed in the walls of staircase area.

(d) Adequate Slope found not provided in terrace flooring towards the outlet pipe.

(e) Water stagnation observed in the terrace at certain places, especially near solar water heater tank setup.

(f) Numerous cracks were found upon the parapet wall.

(g) Wall chasing done for installing the external water pipeline as not packed adequately as per standard construction practices.

Seepages from OTS

Seepages from OTS

Image captured in corridor near DU – Block Q, Flat No.115

Rain water stagnation upon sunshade

Image captured from terrace - Block Q, Flat No.153

5.2 Findings.

(a) The OTS found not covered in rear side of all the blocks. Rain water splashes from the OTS through the openings accumulate on the corridor causing seepage in the adjacent area.

(b) Large gaps observed between the wall and the wall glazing work near staircase through which water gets entered into the staircase causing dampness in the adjacent walls.

(c) Joints of weather tiles especially in the skirting on terrace found not sealed properly.

(d) Rainwater was found stagnated on the terrace due to improper slope.

(e) Cracks and damages that occurred in the parapet wall has not been rectified.

Rain water ingress through unsealed joints in glazing

Rain water stagnation in Mid-landing slab

Image captured in Staircase Mid-landing – Block P, Floor 14 to Floor 15

Rain water stagnation near solar water heater setup	Cracks in parapet walls	Extensive Damages in parapet wall near Plumbing conduits

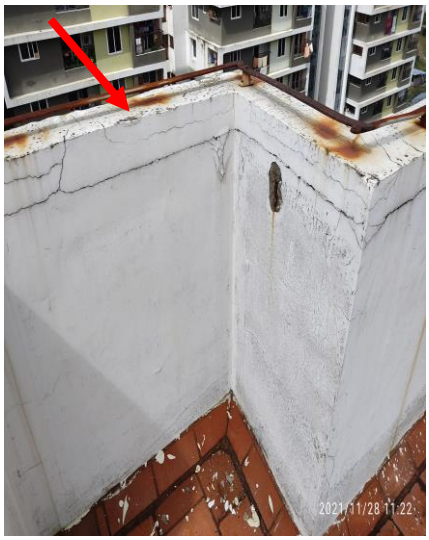

Image captured at terrace– Block Q

5.3 Recommendations.

(a) Gaps around the glazing work at the staircase portion to be sealed properly.

(b) Suitable size of spout pipe to be provided in the corridor for draining the rainwater splashes.

(c) The cracks observed in the parapet wall need to be filled up using acrylic-based crack fillers.

(d) Improper slope level of weather tiles on terrace needs to be corrected towards the outlet.

(e) Gaps and wall chased portion in parapet wall needs to be sealed up with non-Shrink grout material.

(f) Periodic maintenance and overflowing of water from the solar water heater and water tanks to be checked regularly.

6. Basement area.

6.1 Observations

(a) Water seepage was observed through the gaps around the stormwater drain pipeline.

(b) Cracks observed in certain column brackets and roof slabs.

(c) Many water leakage traces and bulges were observed in the RCC diaphragm walls.

Rain water seepage through the gaps in storm water drain pipeline	Cracks in slabs, Water seepage through the cracks	Multiple cracks in slab and beam, Water seepage through the cracks.

Image captured at Basement– Block G

6.2 Findings.

(a) Water seepage issues found rectified by the association at some places and some more places are there for rectification.

(b) During heavy rainfall, the storm water drain pipeline found overflowing from many nodes causing flooding in the basement floors.

(c) Cracks observed in certain brackets of columns.

Water seepage in walls rectified by drilling and fixing rebar followed by sealing with cement paste

Image captured at Basement– Block G

6.3 Recommendations.

(a) The adequacy of stormwater pipeline networks provided in the basement needs to be reviewed. Choked/damaged pipelines to be replaced. Additional pipelines/diversion shall be provided if required.

(b) Gaps around the core cut portion of the pipeline may be sealed properly with non-Shrink micro concrete material.

(c) Low viscous epoxy resin grouting to be carried out in the RCC members, where cracks and seepages happened.

(d) Extend of cracks occurred in the brackets of columns to be assessed and suitable remedial measures to be undertaken.

7. Sewage Treatment Plant (STP).

7.1 Observation. During the inspection, the undermentioned points were observed: -

(a) 1.35 MLD capacity STP found installed at the basement of the tenements catering to the entire premises.

(b) All the components of STP found installed properly and the vents have been put in place in the plant to convey "bad" air to the rooftop to avoid odour and other gaseous build-ups. The vents were covered with a net and protected from natural wildlife and other creatures from entering.

Image captured in Exterior elevation – STP

Image captured near Block- M

7.2 Findings.

(a) The functioning of STP was found in order. No malfunctioning in any of the STP components and systems was observed visually.

(b) The vent end openings at the terrace are covered with a net and protected from natural wildlife and other creatures from entering.

(c) Perused the test certificates of Raw water and Treated water of STP and observed the samples meet the requirement of PCB norms with respect to the parameters tested. (Copies of water test report No. CTL/CH/N-2717/2021-22 attached).

(d) The stink odour had been sensed during the months of May 2021, No such stink odour was felt at any of the reported places during the site inspection date.

(e) Most probably some rodents might have entered and died in the HVAC system. The rotting carcass would have emanated foul odour.

(f) Plumbing lines (sewers) at some places found to have water leakage issues around the drainpipe openings, which in turn caused sewer gases to build up and blowback into the apartments

Glimpses of STP systems during inspection

7.3 Recommendations

(a) The leakages around the plumbing lines (sewers) inside the apartments may be rectified by suitable polysulphide-based sealant/ plugs.

(b) SBIOA Unity Enclave association shall ensure periodic testing of sewage raw and treated waters besides regular maintenance of STP components.

PADMANABAN LAKSHMANAN

Digitally signed by PADMANABAN LAKSHMANAN
DN: C=IN, O=CENTRE FOR URBANIZATION BUILDINGS AND ENVIRONMENT(CUBE), OU=CONSULTANCY, OID.2.5.4.65=54469c1e09dae42960acaf657d44ed7991be29d184 5fe6c50bb5a37010456cd6, PostalCode=600113, S=TAMIL NADU, SERIALNUMBER=a6505bf51c3fb3d7e6feed2fb2c0c2df66699da71 d8f852cc5afb7b69707b31d, CN=PADMANABAN LAKSHMANAN
Reason: I am the author of this document
Location: your signing location here
Date: 2022.01.20 16:30:41+05'30'
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L Padmanaban
Major General [Retired]
CEO, CUBE