

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
SOUTHERN ZONE CHENNAI  
ORIGINAL APPLICATION No.100 of 2025**

Casagrand Asta Apartment Owners Association,  
Represented by its President Ms. L. Madhavi  
Casagrand Asta, Block 8, ward D,  
Srinivas Nagar, Karukku Hamlet,  
off Patravakkam village, Ambattur Taluk,  
Thiruvallur District, Chennai-600 053.

.....Applicants.

Vs-

Tamil Nadu Pollution Control Board.  
No.76, Mount Salai, Guindy, 600 032  
Chennai-600032.

.....Respondents.

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



**Report submitted to the Hon'ble National Green Tribunal, SZ by the First Respondent - TAMIL NADU POLLUTION CONTROL BOARD (TNPCB) in Original Application No. 100 of 2025 which is filed by Casagranda Apartment Owners Association, Represented by its President Ms. L. Madhavi Karukku Hamlet, off Pattravakkam village, Ambattur Taluk, Thiruvallur District against Tamil Nadu Pollution Control Board Represented by its Member Secretary, No. 76, Mount Salai, Guindy, Chennai and others.**

The Hon'ble National Green Tribunal (SZ) has directed the respondents to file their respective replies/reports vide order dated 17.06.2025 and to comply the Hon'ble Order, the Joint Chief Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai submits the report on behalf of the 1<sup>st</sup> respondent.

A. The OA is filed before Hon'ble National Green Tribunal (SZ), Chennai with a prayer as follows:

*“(a) Direct the 1st, 2nd & 3rd Respondents to take necessary action under the provisions of the Environmental (Protection) Act 1986, Air (Prevention and Control of Pollution) Act 1981, and Water (Prevention and Control of Pollution) Act 1974 and the Rules made there under and ensure full compliance by the 4th Respondent of the terms and conditions subject to which environmental clearance letter SEIAA/TN/F/6438/EC/8a/539/2017 dated 11/10/2017 was granted by the 2nd Respondent.”*

B. On 17.06.2025, the Hon'ble National Green Tribunal, SZ, Chennai has directed the Tamil Nadu Pollution Control Board and the State Environment Impact Assessment Authority (SEIAA) – Tamil Nadu to inspect the subject property and to file a detailed report. As per the above Hon'ble Tribunal direction the first respondent submits the report based on the details furnished by the DEE, Tiruvallur herein.

C. The 4<sup>th</sup> Respondent unit M/s. CASAGRANDE SHELTER LLP, S.F.No. 46, 47, 48/2, 67/1,68, 70/1, Block No. 8, Ward no. D Pattravakkam Village, Ambattur Taluk, Chennai District (Formerly Tiruvallur District) has obtained Environment Clearance from SEIAA - TN vide Lr.SEIAA/TN/F.6438/EC/8(a)/239/2017 dated 11.10.2017 for Construction of residential building with stilt + 4 floors & total number of dwelling units is 325 for a built up area of 48800.17 sqm subject to certain conditions.

D.Complaints were received by the **TNPCB** from Casagrande ASTA apartment owners stating that, the builders have not yet connected to CMWSSB for fresh water and sewerage connection and not fulfilled the conditions mentioned in the SEIAA EC clearance dated 11.10.2017, and requested the TNPCB to take necessary action to ensure the compliance of condition.

E. The unit of M/s Casagrande Shelter LLP, S F No : 46, 47, 48/2, 67/1, 68, 70/1, Block No. 8, Ward no. D, Karukku Main Rd, Karukku, Korattur, Chennai was inspected and issued with Show cause notice vide Proceedings. No.2499AMB/RL/DEE/AMB/W/2021 DATED: 21.06.2021 for operating the unit without consent of the board.

F. The unit of M/s. Casa Grande Shelter LLP, S.No.46 etc Block No.8, Ward No.D, Pattravakkam Village, Ambattur Taluk, Chennai District has applied and obtained consent from the board vide PROCEEDINGS NO.T3/TNPCB/F.2499AMB/RL/AMB/A&W/2022 dated: 23/11/2022 with validity up to 31.03.2023 for the construction of residential building with stilt + 4 floors & total number of dwelling units is 324 & Total FSI Area is 32929.52 sqm and total built up area including Parking & Non FSI is 48800.17 sqm subject to certain conditions.

G. Frequent complaints had been received from Casagrand Asta apartment owners association against M/s. Casa Grande Shelter LLP, regarding violation of EC conditions.

H. In this regard, personal hearing was conducted by JCEE(M), Chennai, TNPCB on 11.11.2022 with the representatives of Casagrand Asta Apartment owners association along with the unit representatives of M/s. Casa Grande Shelter LLP. Subsequently Board has issued the following instructions for compliance and to furnish action taken report within three months vide letter dated 29.11.2022.

- a) The unit of M/s. Casagrande Shelters LLP shall comply with the conditions imposed in the EC Dated: SEIAA/TN/F.6438/EC/8 (a)/ 539/2017 Dt: 11.10.2017.
- b) The unit of M/s. Casagrande Shelters LLP shall ensure to make necessary arrangements for the supply of fresh water (160 KLD) from CMWSSB to the residents.
- c) The unit of M/s.Casagrande Shelter LLP shall ensure to make necessary arrangements for the disposal of excess treated sewage into the CMWSSB sewer line.
- d) The unit of M/s. Casagrande Shelter LLP shall operate and maintain the STP efficiently and continuously so that the treated sewage shall meet the standards prescribed by the Board.
- e) The unit of M/s.Casagrande Shelter LLP shall not discharge the treated/untreated sewage if any into the stormwater drain nearby at any point in time.
- f) The unit shall increase the height of the stack attached to the DG sets as assured.

I. The said residential complex was inspected along with JCEE(M)/TNPCB/Chennai on 26.04.2023 and following were noted:

- a) The Sewage Treatment Plant provided by the unit was under operation. The treated sewage is partly utilized for toilet flushing/ gardening and excess treated sewage is transported through tanker lorries to the nearby Sewage pumping station/ CSTP.
- b) The Organic Waste Converter provided by the unit was not under operable conditions. Presently, the Municipal Solid Waste is disposed through Greater Chennai Corporation.
- c) The stack height of DG sets was increased to 16 m.

**J.** Based on the above, directions were issued to the unit of M/s.Casagrande Shelter LLP vide Board Proc.TNPCB/T2/F.014933/Directions/Water/2023 Dated 23.05.2023 to comply with certain directions.

**K.** A personal hearing was conducted with the unit's authority on 02.07.2024. The unit was instructed to furnish the action taken report for the directions issued vide Board Proc. Dated 23.05.2023 vide letter dated 20.08.2024. However, no reply has been received so far from the unit.

**L.** A complaint letter was received from Area Engineer – VII, CMWSSB vide letter dated 18.12.2024, regarding stagnation of sullage water along the compound wall of the building and requested to take action for letting out sewage into the Korattur lake.

**M.** In this regard, the unit was inspected and the unit was issued with show cause notice vide Proc.TNPCB/DEE/AMB/F.014933/RL/Water/2024 Dated 30.12.2024 for non-compliance of conditions in the consent order and non-compliance of the directions issued by the Board, in spite of repeated instructions given no reply was received from the unit so far.

N. The unit was issued with instructions to operate the STP efficiently and continuously and not to discharge treated/untreated sewage outside the premises under any circumstances and to obtain permission from CMWSSB to dispose the excess treated sewage into CMWSSB sewer so as to comply with the consent order conditions.

O. A report was sent to Board vide letter dated 30.12.2024 requesting to conduct a personal hearing with the Unit's authority and the Association. The Board vide Memo No.T2/NPCB/F.14933/AMB/2025, Dated: 09.01.2025 has requested the JCEE(M), Chennai to conduct personal hearing with the unit's authority and the Association of M/s. Casagrande shelter LLP and furnish the action taken report to the Board with specific remarks and recommendations on taking further necessary action.

P. The unit authorities have informed that they are in the process of obtaining CMWSSB Sewer connection for the disposal of 160 KLD from the apartment. The unit has submitted a letter to CMWSSB requesting for sewerage connection vide letter dated 07.02.2024 and furnished the reply letter received from CMWSSB dated 11.01.2025 stating that dedicated sewer main have to be laid from Karukku SPS to Casagrand Asta Apartment & requested to furnish additional particulars.

Q. As mentioned above the personal hearing was conducted on 11.04.2025 at the office of Joint Chief Environmental Engineer(M), TNPCB, Chennai. The representatives of the respective association and the builder and officials of TNPCB were present. The Joint Chief Environmental Engineer (Monitoring), Chennai explained in detail about the objective of the meeting and need of the hour required of obtaining fresh Consent to Operate by the Residential Welfare Association and the status of handing over of the building by the builder to the Association. The representatives from the Association of the Casagrande Asta

and Builder of M/s. Casagrande Shelter LLP briefed the following point regarding the hand-over of the apartment:

- a) Handing over of the premises from the Builder to the Association has not yet been completed, since a dedicated sewer line still to be provided for the disposal of treated sewage into CMWSSB Sewer line.
- b) The Association has informed that they are purchasing fresh water for their day to day activities through tankers which is more expensive and requested the Builder to provide Water supply to the occupants and also proper arrangement to be made to dispose the excess treated sewage through CMWSSB sewer.
- c) The representatives from the Builder has reported that the sewer main from the premises has to be extended for a distance of 350 m beyond the bridge which costs additionally around Rs. 3 Crore. The competent authority to carry out this activity is not clear.
- d) The Association prayed that the builder has to provide necessary adequate water supply and make arrangement for disposal of sewage in CMWSSB sewer line.

**R.** A detailed discussion with the authorities of the Apartment's Association and Builder, the following were arrived:

- a) The Association and Builder shall come to an amicable solution regarding laying of sewer main to dispose the excess treated sewage into CMWSSB Sewer line.
- b) The Builder shall take necessary steps to hand-over the apartment building to the Association immediately.

- c) The Association shall apply and obtain fresh consent to operate in their name immediately.
- d) The Builder/Association shall make necessary arrangements to ensure that there shall not be any leakage of sewage outside the premises while utilizing for gardening.
- e) The action taken on laying of Sewer mains for the disposal of excess treated sewage into CMWSSB mains shall be furnished within a month's time.

The action taken report is yet to be received from the Builder/Association.

S. The Hon'ble Tribunal in its order dated:17.06.2025 directed to TNPCB inspect the subject property and file a detailed report. In compliance with the above direction the unit of M/s. CASAGRANDE SHELTER LLP was inspected by TNPCB officials on 23/09/2025 and 04/12/2025. During inspection, the following observations were made:

- a) The Sewage Treatment Plant provided by the unit was under operation.
- b) The treated sewage is partly utilized for toilet flushing/ gardening and excess treated sewage is transported through tanker Lorries to the nearby Sewage pumping station/ CSTP.
- c) During inspection on 25.02.2025 and 23.09.2025, treated sewage sample was collected and sent to TNPCB Laboratory for analysis. The report of analysis is attached in the annexure. The RoA reveals that the treated sewage parameters are within the standards prescribed by the Board.
- d) There was no stagnation of treated sewage water around the unit's premises.
- e) The Organic waste converter provided by the unit was under operable conditions. The authorities of the unit reported that

they are segregating the organic waste and operating the OWC. The unit has furnished the records maintained for the operation of OWC.

- f) The unit's authority (Association) has reported that presently non-biodegradable waste are being disposed through Greater Chennai Corporation.
- g) The APC measures such as Acoustic enclosures & stack provided for the DG sets were under operable condition.
- h) Presently, all maintenance works is being handled by the Casagrande Asta Apartment owners association. However, the current office bearers do not possess the official handling-over documents and the association has not obtained consent of the Board for operation of the utilities.

**T.** The compliance report on the Minutes of the personal hearing conducted on 11.04.2025 at the office of Joint Chief Environmental Engineer, TNPCB, Chennai with the representatives of the association and the builder are as follows:

Sl. No	Conditions	Compliance
01.	The Association and Builder shall come to an amicable solution regarding laying of sewer main to dispose the excess treated sewage into CMWSSB Sewer line.	The representatives from the Builder has reported that the sewer main from the premises has to be extended for a distance of 350 m beyond the bridge which costs additionally around Rs. 3 Crore. The competent authority to carry out this activity is not clear.

02.	The Builder shall take necessary steps to hand-over the apartment building to the Association immediately.	The representatives informed that handing over of the premises from the Builder to the Association has not yet been completed, since a dedicated sewer line still to be provided for the disposal of treated sewage into CMWSSB Sewer line.
03.	The Association shall apply and obtain fresh consent to operate in their name immediately	The representatives informed that handing over of the premises from the Builder to the Association has not yet been completed, since a dedicated sewer line still to be provided for the disposal of treated sewage into CMWSSB Sewer line.
04.	The Builder/Association shall make necessary arrangements to ensure that there shall not be any leakage of sewage outside the premises while utilizing for gardening.	The treated sewage is partly utilized for toilet flushing/ gardening and excess treated sewage is transported through tanker Lorries to the nearby Sewage pumping station/ CSTP.  During inspection, there was no stagnation of treated sewage around the unit's premises.
05.	The action taken on laying of Sewer	The process of obtaining fresh

	<p>mains for the disposal of excess treated sewage into CMWSSB mains shall be furnished within a month's time</p>	<p>water supplyline and sewer connection from CMWSSB is still in progress.</p> <p>Further, the Builder as well as the association has not furnished action taken report.</p>
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U. The Casagrande residents rely on tanker lorries for their fresh water supply and sewage disposal. The unit has provided Diesel Generator set - 2 Nos of 250 KVA. The Sewage Treatment Plant provided by the unit was under operation. During inspection on 25.02.2025 and 23.09.2025, treated sewage sample was collected and sent to TNPCB Laboratory for analysis. The RoA reveals that the treated sewage parameters are within the standards prescribed by the Board. The Rain water collection provision available in open area [Enclosed as Annexure-I]

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

This report is submitted to the Hon'ble National Green Tribunal (Southern Zone) in compliance of the directions passed by the Hon'ble Tribunal. The TAMIL NADU POLLUTION CONTROL BOARD (TNPCB) will abide by all such directions, as the Hon'ble Tribunal may deem fit and appropriate.

Dated at Chennai, on this the 4<sup>th</sup> day of May, 2026.

*shuliy 4/5/26*  
**JOINT CHIEF ENVIRONMENTAL ENGINEER**  
**TAMIL NADU POLLUTION CONTROL BOARD**  
**76, MOUNT SALAI, GUINDY,**  
**CHENNAI - 600 032.**

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

**Original Application No. 100 of 2025**

Casagranda Asta Apartment Owners  
Association,  
Represented by its President Ms. L. Madhavi  
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VS

**Tamil Nadu Pollution Control Board,  
Chennai.**

...Respondents

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

Date of filing : 30.04.2026

Date of hearing : 15.06.2026



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

