BEFORE THE NATIONAL GREEN TRIBUNAL

SOUTHERN ZONE CHENNAI
(Under Section 18(1) read with Section 14,15 of
National Green Tribunal Act,2010)
Original Application No. 115 of 2024

(Illegal disposal / letting out of STP water)
WITH
Original Application No. 148 of 2024

(Illegal and non-compliant functioning of Sewage Treatment Plant)

Mr. Rakesh Kumar,
Resident of M-105, Floor Tenth, Door 5, SBIOA Unity Enclave,
Mambakkam, Chennai 600127 …Applicant

Vs.

1. State Of Tamil Nadu,
   through its chief secretary, Chennai and others

2. The Chairman,
   Tamil Nadu Pollution Control Board,
   Chennai and ors. …Respondents

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Dated at Chennai on this 02 day of June ,2026

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   through its chief secretary,
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4. The Chairman,
   Tamil Nadu Pollution Control Board,
   Chennai and ors. …Respondents

ADDITIONAL DOCUMENTS FILED BY RAKESHKUMAR.D *Applicant – Party-in-Person*

1. Introduction

1.1 The present Information Note is filed to place on record **subsequent statutory developments, official records, and documentary disclosures obtained by the Applicant after the earlier pleadings.**

1.2 This filing is made pursuant to the order of this Hon'ble Tribunal dated **28.01.2026**, whereby the Applicant was granted liberty to place additional documents on record.

1.3 By the same order, this Hon'ble Tribunal directed **SEIAA–Tamil Nadu and the Tamil Nadu Pollution Control Board (TNPCB)** to clarify issues relating to the **maintenance and operation of the Sewage Treatment Plant (STP)** and the conditions applicable under the **Environmental Clearance (EC), Consent to Establish (CTE), and Consent to Operate (CTO).**

1.4 The documents placed herein reveal **serious discrepancies between statutory requirements and the actual functioning of the STP at SBIOA Unity Enclave**, raising substantial environmental and regulatory concerns.

2. Scope of the Two Original Applications

2.1 **O.A. No.115 of 2024** concerns the **illegal disposal / letting out of STP water**, contrary to statutory directions issued by the Pollution Control Board.

2.2 **O.A. No.148 of 2024** concerns the **illegal and non-compliant operation of the Sewage Treatment Plant**, including deviations from Environmental Clearance conditions and absence of lawful sewage disposal mechanisms.

2.3 Although arising from the same project, the two Original Applications concern **distinct environmental violations**, each requiring independent examination.

Background Facts Relating to the Project Proponent Annexure A-55, A-56, A-57

2.4 The Applicant respectfully submits that the conduct of the project proponent demonstrates a consistent pattern of non-compliance with statutory regulatory directions. The project proponent, represented by office bearers of the State Bank of India Officers' Association, has failed to

comply with the order of the **Tamil Nadu Real Estate Regulatory Authority** in **C.No.4-15/2020 dated 05.11.2020**, wherein the Authority directed that the project be registered under the provisions of the Real Estate (Regulation and Development) Act, 2016, which is a mandatory statutory requirement. Despite the said order, the project was not registered with the Authority.

2.5 Subsequently, in **Complaint No.26 of 2024 by order dated 13.08.2025**, the Hon'ble Authority imposed a penalty of **₹5,00,000 (Rupees Five Lakhs only)** for failure to register the project and for violations relating to the sanctioned development plan. Further, in **Execution Petition Nos.2 & 3 of 2021 by order dated 23.01.2026**, the Hon'ble Authority imposed an additional penalty of **₹2,50,000**, directed initiation of criminal proceedings in accordance with law, and ordered transmission of the matter to the competent civil court for execution.

2.6 These orders passed by the statutory authority demonstrate that the project proponent has been repeatedly found in violation of regulatory requirements governing the project. The Applicant respectfully submits that this pattern of regulatory non-compliance assumes relevance in the present proceedings, where the material placed before this Hon'ble Tribunal similarly indicates continuing environmental non-compliance relating to the construction and operation of the Sewage Treatment Plant and the disposal of treated sewage.

PART I

O.A. No.115 of 2024

Illegal Disposal of Treated Sewage

3. TNPCB Direction dated 10.06.2024 -Annexure A-58

3.1 The Tamil Nadu Pollution Control Board issued proceedings dated **10.06.2024 under Section 33A of the Water (Prevention and Control of Pollution) Act, 1974**.

3.2 The direction mandates that **excess treated sewage shall be transported only through GPS-fitted tanker lorries to the authorised CMWSSB disposal facility at Perungudi**.

3.3 The said direction does not permit **alternative disposal mechanisms**, including discharge to land, agricultural fields, ponds, or storage within the premises.

3.4 Compliance with the said direction is **mandatory and binding**.

3.5 Records and field observations indicate that STP effluent has been discharged into adjoining open lands and discharged into nearby water bodies, including local lakes and ponds. **Annexure A-59**

4. Absence of Disposal at the Authorised Perungudi Facility -Annexure A-60

4.1 Information obtained under the **Right to Information Act, 2005** from the competent authority confirms that **no treated sewage from SBIOA Unity Enclave has been received at the authorised CMWSSB sewage disposal facility at Perungudi** during the relevant period following the TNPCB direction dated 10.06.2024.

4.2 Inspection records placed on record indicate that the project generates approximately **1281 KLD of sewage**.

4.3 The records presently available do **not demonstrate disposal of the said quantity at the authorised Perungudi facility**, as mandated by the TNPCB proceedings dated 10.06.2024.

4.4 In the absence of documentary records reconciling:

• sewage generation
• treatment
• reuse within the premises
• authorised external disposal

the **mandatory disposal mechanism prescribed by TNPCB has not been demonstrated through any statutory record placed before this Hon'ble Tribunal.**

4.5 The above statutory violation disclosures therefore raise **serious concerns regarding the actual mechanism adopted for disposal of sewage generated from the project.**

5. Admission of Disposal in Agricultural Lands -Annexure A-61

5.1 Minutes of the Executive Committee meeting dated **19.11.2025**, circulated to residents of the project, expressly record that **treated STP water was transported through tanker lorries to nearby agricultural lands for disposal**.

5.2 The said minutes further record that:

• the cost incurred for such disposal was approximately **₹850 per tanker load**; and
• disposal at the **authorised CMWSSB facility at Perungudi** would cost approximately **₹3,000 per tanker load**.

5.3 The above record constitutes a **clear admission by the project management that treated sewage was disposed outside the authorised facility**, despite the **binding direction issued by the Tamil Nadu Pollution Control Board dated 10.06.2024 under Section 33A of the Water (Prevention and Control of Pollution) Act, 1974**, which mandates that excess treated sewage shall be transported **only to the authorised Perungudi facility through GPS-fitted tanker lorries**.

5.4 The minutes therefore demonstrate that sewage disposal was undertaken through an **alternative and unauthorised mechanism, apparently for reasons of cost**, in deviation from the mandatory regulatory direction.

5.5 **No statutory approval, consent condition, or Environmental Clearance amendment permitting disposal of treated sewage in agricultural lands has been placed on record.**

5.6 Disposal of treated sewage outside the authorised regulatory framework raises **serious concerns regarding contamination of soil and groundwater and requires regulatory verification by the competent authorities.**

6. Creation of Sewage Storage Ponds -Annexure A-62

6.1 Records further indicate that **two ponds were created within the project premises for storage of sewage water**.

6.2 Such storage:

• is not authorised under Environmental Clearance conditions;
• is not permitted under TNPCB consent conditions;
• is inconsistent with the direction requiring **GPS-tracked tanker disposal**.

6.3 The subsequent closure of these ponds itself indicates **absence of statutory sanction**.

7.STP NOT OPERATIONAL AT THE TIME OF HANDOVER - Annexure A-63

The Applicant respectfully submits that when possession of the apartments was handed over around the year **2018**, the **Sewage Treatment Plant (STP) was not operational and was still under construction.**

Several residents observed that the **STP infrastructure was incomplete and non-functional when residential units were occupied.**

This indicates that the project was handed over **without ensuring a functional sewage treatment system required under Environmental Clearance and statutory regulations.**

The Respondents have **not disclosed the actual date on which the STP became operational.**

Failure to ensure a **functional STP at the time of occupation constitutes a serious violation of environmental safeguards governing large residential developments.**

8. Panchayat Resolutions Recording Environmental Impact -Annexure A-64 and **-Annexure A-65**

8.1 The **Sonallur Village Panchayat** passed a resolution recording concerns regarding sewage discharge and environmental risk.

8.2 The **Ponmar Village Panchayat** similarly recorded that treated sewage discharge is affecting surrounding agricultural lands and village areas.

8.3 These resolutions constitute **independent statutory records of local authorities**, demonstrating that the environmental impact extends beyond the project boundary.

PART II

O.A. No.148 of 2024

Illegal and Non-Compliant Operation of STP

9. Absence of Consent to Operate -Annexure A-66

9.1 During the course of proceedings before this Hon'ble Tribunal, it was submitted on behalf of the Tamil Nadu Pollution Control Board that the Sewage Treatment Plant at SBIOA Unity Enclave had obtained Consent to Operate (CTO).

9.2 However, information obtained under the **Right to Information Act, 2005** from the office of the District Environmental Engineer, TNPCB, vide reply dated **26.02.2026**, states that the **Consent to Operate application dated 08.01.2026 was returned for deficiencies**.

9.3 The RTI reply further confirms that **no Consent to Operate has been granted to the project as on the date of the reply**.

9.4 The regulatory record therefore **does not demonstrate the existence of a valid Consent to Operate issued by the Pollution Control Board for operation of the STP**.

9.5 In the absence of a valid Consent to Operate, the continued operation of the Sewage Treatment Plant raises **serious regulatory concerns under the Water (Prevention and Control of Pollution) Act, 1974**.

9.6 The above statutory disclosure assumes significance in view of the fact that the Tribunal has specifically directed clarification from **TNPCB and SEIAA regarding the EC, CTE and CTO status of the project**.

10.RTI Scrutiny Records Revealing Regulatory Deficiencies -Annexure A-67

10.1 Records obtained under the RTI Act show that during regulatory scrutiny the project proponent was required to submit several documents including:

ScrutinyDescription
Sir, Application filed by the unit may be returned and requested to furnish the following details

1. The unit requested to correct the Raw-Material & Product Details as per the CTE & EC obtained.

2. The unit requested to furnish Auditor Certificate with break up details for the actual Gross fixed Assets (final cost) duly certified by a Chartered for land, Building & other Assets along with UDIN number.

3. The unit requested to furnish the proof for the date of commissioning (EB connection or VAT registration or GST registration date or Building plan approval date) of the unit as per the B.P. No 15 dated 07.05.2021 and remit the consent fee from the date of commissioning as per the latest GFA.

4. The unit requested to furnish the project completion certificate obtained from the competent authority.

5. The unit shall furnish STP design approved by Academic / Research Institution before establishment of STP.

6. The unit requested to enter the Manufacturing Process.

7. The unit requested to correct the 10. [a] Water Source Details & [b] Water Consumption Details.

8. The unit requested to enter the Sewage Disposal Details.

9. The unit requested to enter the Details of Point source emission with stacks & Details of Fugitive or Noise emission.

10. The unit requested to enter the consent fee remittance details in the application.

11. The unit requested to upload the compliance of various directions issued.

12. In principle approval for water supply and disposal of excess sewage for avenue plantation from the competent authority.

10.2 The regulatory application was returned for deficiencies.

10.3 These deficiencies raise serious questions regarding the **regulatory compliance status of the STP system and the legality of its operation**. The RTI responses further indicate that these regulatory requirements remained under scrutiny and had not been fully resolved, and the said deficiencies do not appear to have been brought to the attention of this Hon'ble Tribunal.

11. Structural and Operational Non-Compliance of the STP and DG Sets - Annexure A-68

11.1 Inspection reports placed before this Hon'ble Tribunal, including the **Joint Committee Inspection Report**, record significant structural and

operational concerns regarding the Sewage Treatment Plant (STP) at SBIOA Unity Enclave.

11.2 The findings specifically record:

• installation of the **STP below ground level**;
• **DG set capacity not aligned with the Environmental Clearance (EC) conditions**; and
• deviations from the **approved STP configuration and regulatory conditions**.

11.3 The Joint Committee report has specifically recorded the **non-alignment of DG set capacity with the approved Environmental Clearance**, which constitutes a violation of EC conditions.

11.4 **No material has been placed before this Hon'ble Tribunal demonstrating rectification, modification, or compliance with the Environmental Clearance conditions or the Joint Committee findings.**

11.5 The above deficiencies therefore **continue to subsist and remain capable of verification through site inspection.**

12. TNPCB Clarification and Continuing Structural Non-Compliance of the STP and DG Sets -Annexure A-69

12.1 The Applicant has obtained an official clarification issued by the **Chairperson of the Tamil Nadu Pollution Control Board vide letter dated 14.03.2025**, clarifying the scope of regulatory approvals governing the project.

12.2 The clarification records that the **Pollution Control Board issues consent based on the Environmental Clearance and building plan approvals granted by the competent authority**, and that the Board **does not approve building layouts or structural configurations of the project**.

12.3 The clarification further records that **any variation from the Environmental Clearance conditions, including installation or modification of DG sets, requires amendment of the Environmental Clearance by the competent authority**.

12.4 The letter also confirms that **only Consent to Establish (CTE) has been issued for the project and that Consent to Operate (CTO) has not been granted by TNPCB**.

12.5 Inspection reports placed before this Hon'ble Tribunal, including the **Joint Committee Inspection Report**, record structural and operational

concerns regarding the Sewage Treatment Plant (STP) at SBIOA Unity Enclave, including:

- installation of the **STP below ground level**;
- **DG set capacity not aligned with the Environmental Clearance conditions**; and
- deviations from the **approved STP configuration**.

12.6 In view of the above clarification issued by TNPCB, **any deviation from the Environmental Clearance conditions without amendment by the competent authority would be ultra vires the Environmental Clearance governing the project**.

12.7 **No material has been placed before this Hon'ble Tribunal demonstrating amendment of the Environmental Clearance or rectification of the above deviations**, and the deficiencies recorded in the inspection reports therefore **continue to subsist and remain capable of verification through site inspection**.

12.8 These circumstances raise serious concerns regarding compliance with the Environmental Clearance conditions governing the project and warrant regulatory verification by the competent authorities.

13. Discrepancy Regarding DG Set Capacity – Annexure A-70

13.1 The Applicant respectfully submits that **Consent Order No. 6368 dated 17.04.2015 issued by the Tamil Nadu Pollution Control Board** stipulated installation of **three DG sets of 750 KVA capacity each** as part of the approved environmental infrastructure for the project.

13.2 However, records available at the project site indicate that **only three DG sets of 500 KVA capacity have been installed**, which appears to be inconsistent with the capacity stipulated in the said consent order.

13.3 The **TNPCB Inspection Report dated 17.11.2025 (Page Number:586)**, under "Sources of Emission," also records entries relating to **DG set – 750 KVA (3 Nos)** as well as **DG set – 500 KVA**, indicating inconsistency/false information in the configuration recorded during inspection.

13.4 In these circumstances, the report indicating compliance requires verification, as installation of DG sets of a capacity different from that approved under the **Consent Order and Environmental Clearance conditions** would constitute deviation from the regulatory approvals governing the project.

The Respondent Association has habitually furnished false and misleading information before the Pollution Control Board, and the statements made in its letter dated 05.08.2024 are a continuation of such deliberate misrepresentation and suppression of material facts.

14. MoEFCC Inspection Report Recording Major Non-Compliance – Annexure A-71

14.1 The Applicant places on record the *Inspection and Environmental Compliance Monitoring Report dated 28.01.2025 issued by the Regional Office of the Ministry of Environment, Forest and Climate Change (MoEFCC), Chennai*.

The report records **major non-compliance of Environmental Clearance conditions** in respect of the project. The inspection further records that the project proponent **did not produce a copy of the Consent to Operate during the site visit**, and several Environmental Clearance conditions relating to environmental safeguards, waste management and infrastructure compliance were recorded as **"Not Complied."**

14.2 These findings recorded by the Regional Office of MoEFCC raise serious concerns regarding the environmental compliance status of the project

15. False Representations Made by the Project Proponent before SEIAA – Annexure A-72

15.1 The Applicant places on record the **show cause notice issued by the State Level Environment Impact Assessment Authority (SEIAA), Tamil Nadu**, based on the Environmental Clearance compliance monitoring report of the Regional Office of the Ministry of Environment, Forest and Climate Change. The notice records that several Environmental Clearance conditions relating to **green belt development, waste management, rainwater harvesting and solar energy** were found to be non-compliance.

15.2 In response to the said notice, the project proponent submitted a representation to SEIAA stating that the public grievance raised by the Applicant was motivated by a **"personal vendetta"** and that the project was otherwise compliant with environmental requirements.

15.3 The Applicant respectfully submits that the environmental concerns raised in the present proceedings are **supported by statutory records, inspection reports, and RTI disclosures**, and therefore require examination on the basis of **objective regulatory findings rather than the characterisation of the complaint by the project proponent**.

16. Dual Role of Respondent No.5 and Material Suppression of Regulatory Irregularities -Annexure A-73

16.1 The Applicant respectfully submits that the **President of Respondent No.5 – the Owners' Welfare Association – was also functioning as the Chairman of the Housing Committee of Respondent No.6**, which is the project promoter responsible for construction and infrastructure within the project.

16.2 The said dual role assumes significance as several communications submitted before regulatory authorities, including the **Tamil Nadu Pollution Control Board**, have been made on behalf of the Association concerning the operation and compliance of the Sewage Treatment Plant and related environmental infrastructure.

16.3 In view of the overlapping roles of the same individual representing both the project promoter and the Owners' Welfare Association, the statements and representations made before regulatory authorities require careful scrutiny, particularly in light of the **inspection findings and regulatory records placed before this Hon'ble Tribunal**.

16.4 The above circumstances raise serious concerns regarding **possible suppression or mischaracterisation of material facts relating to the construction configuration of the STP, DG installations, and compliance with Environmental Clearance and Pollution Control Board directions**.

16.5 The Applicant respectfully submits that the **dual role of the concerned office bearer warrants verification of the representations made before regulatory authorities and before this Hon'ble Tribunal**, in order to ascertain the actual compliance status of the project.

17. Material Omissions in the Affidavit of TNPCB -Annexure A-74

17.1 The affidavit filed by the **Tamil Nadu Pollution Control Board** does not clearly address certain core statutory issues, including:

- compliance with the direction dated **10.06.2024**;
- the actual mechanism adopted for **disposal of treated sewage**; and
- the **regulatory status of Consent to Operate (CTO)**.

17.2 While the affidavit states that excess treated sewage is required to be transported to the **CMWSSB facility at Perungudi through GPS-fitted tanker lorries**, no documentary records such as **tanker movement logs, GPS tracking records, or confirmation of receipt at the authorised facility** have been placed on record.

17.3 In the absence of such records, the affidavit does not clearly demonstrate whether the **statutory direction dated 10.06.2024 has been complied with**.

17.4 The **Joint Committee report** has identified concerns relating to the configuration of the STP and the capacity of the Diesel Generator sets.

17.5 The affidavit does not clarify whether these observations have been **examined or implemented** by the regulatory authority.

Suppression of Recorded Violations: The Respondent–TNPCB has deliberately suppressed material findings already recorded in official proceedings.

The RTI reply dated 24.02.2026 clearly confirms that:
(i) the STP is constructed in violation of EC conditions, and
(ii) continued non-compliance was recorded even upon re-inspection.

However, these crucial findings have been omitted in the affidavit filed before this Hon'ble Tribunal, thereby misleading the proceedings.

Once a statutory authority has officially recorded a violation, it cannot selectively remain silent before this Hon'ble Tribunal.

18. Absence of Personal Enquiry and Misleading Submission before this Hon'ble Tribunal -Annexure A-75

18.1 By order dated **20.08.2025**, this Hon'ble Tribunal recorded the submission made on behalf of Respondent No.5 that a **personal enquiry had been conducted by the Tamil Nadu Pollution Control Board and that a final order was awaited**.

18.2 However, information obtained by the Applicant under the **Right to Information Act, 2005** from the offices of the Tamil Nadu Pollution Control Board indicates that **no documentary record of any such personal enquiry exists**.

18.3 The **Appellate Authority under the RTI Act** has confirmed that **no personal hearing was conducted between 09.01.2025 and 20.08.2025**. The office of the **Joint Chief Environmental Engineer** has further stated that **only one hearing dated 09.01.2025 is available on record**, and the **District Environmental Engineer has similarly confirmed that no subsequent hearing proceedings are available**.

18.4 These statutory disclosures therefore indicate that **no personal hearing was conducted after 09.01.2025**, and the regulatory proceedings referred to

before this Hon'ble Tribunal are **not supported by any documentary record presently available with the Pollution Control Board**.

18.5 The submission recorded before this Hon'ble Tribunal that a personal enquiry had been conducted and that a final order was awaited therefore appears to be **factually incorrect and had the effect of misleading this Hon'ble Tribunal and securing further time in the proceedings**.

19. Consequence of the Absence of Hearing

19.1 The RTI disclosures further indicate that **no personal hearing was conducted after 09.01.2025 up to the date when the matter was recorded before this Hon'ble Tribunal on 20.08.2025**.

19.2 As a result, the regulatory process appears to have remained **inconclusive**, leading to:

- delay in statutory enforcement;
- repeated adjournments before this Hon'ble Tribunal on the assumption that a regulatory process was ongoing; and
- absence of a **final, reasoned regulatory decision** by the competent authority.

19.3 The above circumstances therefore indicate that the **regulatory proceedings relied upon by the Respondents do not appear to have progressed in the manner represented before this Hon'ble Tribunal**, and the matter requires clarification by the concerned regulatory authorities

20. Cumulative Documentary Position

20.1 The documents placed on record collectively indicate:

- absence of documented disposal of treated sewage at the authorised facility;
- admission of disposal through alternative mechanisms;
- absence of records regarding the alleged regulatory enquiry;
- lack of clarity regarding the status of Consent to Operate; and
- structural and operational deficiencies in the configuration of the STP.

20.2 These documentary disclosures raise serious questions regarding compliance with statutory environmental requirements and therefore **require verification through production of the relevant regulatory records by the concerned authorities.**

20.3 In these circumstances, it becomes necessary that the concerned regulatory authorities place before this Hon'ble Tribunal the complete

statutory record relating to sewage generation, treatment, transportation and authorised disposal, including tanker movement registers, GPS tracking data and records of receipt at the authorised CMWSSB facility, so that the actual compliance position may be independently verified.

21. Structural Nature of the Violations - Annexure A-76

21.1 The Applicant respectfully submits that the issues raised in the present proceedings are not confined to operational lapses but relate to **fundamental deviations from the sanctioned configuration of the project infrastructure**. The sanctioned approvals contemplated installation of multiple Sewage Treatment Plants and Water Treatment Plants, whereas the existing configuration reflects consolidation and alteration of these facilities without amendment of the Environmental Clearance or other statutory approvals. The STP infrastructure therefore appears to have been constructed and operated in a manner inconsistent with the approved project configuration.

21.2 These deviations are **structural in nature** and therefore cannot be addressed merely through periodic inspection of operations. In the absence of amendment or regularisation of the Environmental Clearance and other regulatory approvals, the continued operation of such infrastructure raises serious questions of **continuing environmental non-compliance**, which require regulatory determination of compliance with the sanctioned plans and Environmental Clearance conditions and appropriate action by the competent authorities in accordance with law.

22. False Claim – Misleading the Hon'ble High Court - Annexure A-77 , Annexure A-78

22.1 The Respondents informed the Hon'ble High Court of Madras in W.P. No. 25974 of 2024 that they had "paid shelter charges under G.O.Ms.No.31 dated 31.01.2020."

22.2 However, the RTI reply dated 17.07.2024 from the District Town and Country Planning Office, Chengalpattu states that "**Shelter fund not paid by Applicant".**

23. Pattern of Inconsistent Representations before Authorities - Annexure A-79 and , Annexure A-80

23.1 The Applicant respectfully submits that the Respondent has taken mutually inconsistent positions before different authorities. In the counter statement dated 06.08.2024 filed before the Tamil Nadu Real Estate Regulatory Authority (TNRERA), the Respondent has stated that it merely engaged third party contractors and that the construction companies are solely

responsible for the development of the project. However, the Hon'ble High Court of Madras, by judgment dated 06.06.2024 in CMSA Nos.48, 52, 53, 54, 55, 57, 58, 59, 60, 61, 63 and 65 of 2022, has categorically held that SBIOACC itself answers the description of a "promoter" within the meaning of Section 2(zk) of the Real Estate (Regulation and Development) Act, 2016 and is obligated to comply with the statutory duties of a promoter. The said stand appears inconsistent with the binding judicial findings of the Hon'ble High Court and therefore **raises serious concerns regarding the accuracy and consistency of the representations made before different authorities.**

23.2 The Applicant further submits that in the counter statement dated 06.08.2024 filed before the Tamil Nadu Real Estate Regulatory Authority (TNRERA), the Respondent has also stated that the project was completed in the year 2017 and that possession of flats was handed over to residents in **May 2018**. If the project was completed and occupied during the said period, the environmental infrastructure including the Sewage Treatment Plant and sewage disposal mechanism was required to be fully compliant with statutory environmental regulations. However, **the records placed before this Hon'ble Tribunal including photographs indicating STP construction activity after handover of buildings(May 15 2018),** RTI disclosures, inspection reports, and the direction issued by the Tamil Nadu Pollution Control Board dated 10.06.2024 indicate continuing deficiencies in the regulatory compliance of the STP and sewage disposal mechanism. The Respondent's own statement regarding completion of the project therefore reinforces the continuing nature of the environmental non-compliance. These circumstances assume particular significance in view of the direction issued by the Tamil Nadu Pollution Control Board dated 10.06.2024 under Section 33A of the Water (Prevention and Control of Pollution) Act, 1974, which mandates that excess treated sewage from the project shall be transported only to the authorised CMWSSB disposal facility at Perungudi through GPS-fitted tanker lorries, thereby requiring verification of the actual mechanism of sewage disposal adopted in the project.

24. Prior Adjudication by the Real Estate Regulatory Authority – Annexure A-81

24.1 The Applicant respectfully submits that the **Tamil Nadu Real Estate Regulatory Authority (TNRERA)**, while examining issues relating to the SBIOA Unity Enclave project in **C.No.26 of 2024**, recorded findings regarding deviations from the sanctioned development plan.

24.2 The Authority has observed that:

• the **sanctioned plan provides for installation of multiple Sewage Treatment Plants**;
• **deviation from the sanctioned plan constitutes a regulatory violation**; and
• **capacity-based justification cannot be relied upon as a defence for such deviation**.

24.3 The Authority has further recorded as follows:

"The violations which were observed by the Directorate of Town and Country Planning (DTCP) during the inspection conducted on 15.03.2023 were to be rectified within 30 days, failing which appropriate action would be taken under the provisions of the Tamil Nadu Town and Country Planning Act, 1971. The Respondent's submissions regarding these issues are not acceptable. As per the Act, the Respondent promoter is obligated to adhere strictly to the sanctioned plans. Any deviation from the approved plans constitutes a violation and the promoter is liable to be penalized in accordance with the provisions of the Act."

24.4 These findings assume significance in the present proceedings before this Hon'ble Tribunal, as they raise serious questions regarding the **conformity of the existing STP configuration and operation with the sanctioned building plans, Environmental Clearance conditions, and other applicable regulatory approvals governing the project**.

25. Legal Position -Annexure A-82

25.1 The Hon'ble Supreme Court in *Rajendra Kumar Barjatya & Ors. vs U.P. Avas Evam Vikas Parishad & Ors.*, Civil Appeal No.14604 of 2024, judgment dated 17.12.2024**, has reiterated that unauthorised constructions and statutory violations cannot be permitted to continue merely due to administrative inaction, passage of time, or expenditure incurred on the project.**

25.2 The Hon'ble Supreme Court further held that violations of planning and environmental regulations must be dealt with strictly in order to uphold the rule of law, ensure planned development, and protect environmental and public interests.

25.3 These principles apply directly to the present proceedings, where statutory records and inspection reports indicate continuing environmental non-compliance in relation to sewage treatment infrastructure and disposal mechanisms.

Complaints to Pollution control board Annexure A-83

Despite multiple written complaints submitted regarding the unauthorized disposal of treated sewage water by the SBIOA Owners' Welfare Association, Mambakkam, including requests for immediate regulatory action, recording of major environmental non-compliances, promoter accountability, and deployment of the Night Flying Squad for inspection of illegal sewage discharge and false reporting, no substantive enforcement action has been initiated by the Pollution Control Board. These serious violations continue unabated, indicating a lack of timely regulatory intervention and failure to enforce the statutory environmental safeguards mandated under law

TAMIL NADU ELECTRICITY OMBUDSMAN- JUDGEMENT Annexure A-85

It is respectfully submitted that nearly 970 sq.m of land originally earmarked for essential environmental amenities—such as solid-waste management facilities, sewage-related infrastructure, and landscaped green/open spaces—has been diverted under the pretext of substation allocation, far in excess of the actual technical requirement. This diversion and misuse of eco-sensitive and statutory amenity spaces has directly contributed to environmental degradation in the project area. Multiple independent inspections have confirmed ongoing unauthorized constructions, non-regularization of built structures, and continued misuse of land meant to serve critical environmental functions. The impleaded respondent has consistently failed to comply with directions issued by statutory authorities and is adopting delay tactics that frustrate enforcement, enabling continued environmental harm. As the core issue before this Hon'ble Tribunal relates to the loss of environmental safeguards, improper sewage and waste-handling infrastructure, and resulting ecological impacts, I seek urgent intervention to prevent further degradation and to ensure restoration of the mandated environmental amenities **Annexure A-85**

DTCP Letter to BDO Annexure A-86

The District Town and Country Planning Office has confirmed that large-scale residential and associated buildings in the said survey areas have been constructed without the required planning permissions and in clear violation of sanctioned building plans. Multiple official inspections on different dates have further verified ongoing unauthorized construction, non-regularization of buildings, and misuse of approved spaces

26. Submission on Nature of Non-Compliance

26.1 The Applicant confines his submissions strictly to **statutory records, RTI disclosures, inspection reports, and binding regulatory directions** placed on record.

26.2 The documents indicate that the violations are **not isolated or historical in nature**. Despite the **binding direction dated 10.06.2024**, subsequent inspections, and the pendency of proceedings before this Hon'ble Tribunal, the non-compliance has continued without corrective action.

26.3 The violations therefore appear to be **continuing and subsisting**, as evidenced by the inspection records and RTI disclosures placed before this Hon'ble Tribunal.

27. Necessity of Tribunal Intervention

27.1 **Compliance with environmental regulations cannot be presumed in the absence of complete statutory records relating to sewage generation, treatment, transportation, and authorised disposal.**

27.2 It is therefore necessary that the concerned authorities **place the complete factual and regulatory position before this Hon'ble Tribunal.**

28.Key Documentary Findings Emerging from the Record

The statutory records placed before this Hon'ble Tribunal presently indicate the following:

• The Tamil Nadu Pollution Control Board issued a binding direction dated **10.06.2024 under Section 33A of the Water (Prevention and Control of Pollution) Act, 1974**, requiring excess treated sewage to be transported only to the authorised **CMWSSB disposal facility at Perungudi through GPS-fitted tanker lorries**.• RTI responses obtained from the competent authorities indicate **absence of documented receipt of treated sewage from SBIOA Unity Enclave at the authorised Perungudi disposal facility** during the relevant period.

• Minutes of the Executive Committee meeting dated **19.11.2025** record that treated STP water was transported through tanker lorries to **nearby agricultural lands**, indicating disposal outside the authorised regulatory framework.

• Inspection reports and RTI disclosures indicate that the **Sewage Treatment Plant continues to operate without a valid Consent to Operate** issued by the Tamil Nadu Pollution Control Board.

• The **MoEFCC Environmental Compliance Monitoring Report dated 28.01.2025** records major non-compliance of Environmental Clearance conditions.• Inspection reports and regulatory records further indicate **structural deviations in the configuration of the STP and DG sets**, which require verification by the competent authorities.

29. Submission

The Applicant respectfully submits that the documents placed on record disclose material facts relevant to the compliance of the directions issued by the regulatory authorities and this Hon'ble Tribunal.

It is submitted that the material on record warrants examination by the competent authorities with regard to enforcement action in accordance with law.

It is further submitted that the factual position emerging from the record raises serious concerns regarding the attempt to compel the residents/owners to assume responsibility for the operation and maintenance of the subject STP.

In this regard, it is respectfully submitted that the Owners' Welfare Association is not functioning as an independent body. Respondent No. 6, who was formerly the Housing Committee Chairman, is presently holding the position of an office bearer in the Owners' Welfare Association, thereby demonstrating a clear overlap with the Promoter's interests. This substantiates the apprehension that the residents are being compelled to assume responsibility for an unauthorised STP.

It is further submitted that the status of compliance with respect to disposal of treated sewage, adherence to the TNPCB direction dated 10.06.2024, and implementation of the Joint Committee findings is not clearly established from the materials presently available on record.

It is also submitted that the directions issued by this Hon'ble Tribunal on 20.08.2025 continue to remain uncompiled with, despite the lapse of time.

It is further submitted that verification of compliance would necessarily require examination of relevant records, including tanker movement registers, GPS tracking logs, invoices, and records evidencing receipt of sewage at the authorised CMWSSB disposal facility at Perungudi.

The above submissions are made for the kind consideration of this Hon'ble Tribunal.

Filed by:
D. Rakesh Kumar Applicant – Party-in-Person Place: Chennai
Date: 02-June-2026

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
(Tamil Nadu, Andaman & Nicobar Islands)
at Anna Nagar (East) , Chennai – 600 102
[Under the Real Estate (Regulation and Development) Act, 2016]

Coram : Thiru. Shiv Das Meena, I.A.S. (Retd.), Hon'ble Chairperson
Dr.L. Subramanian, I.A.S. (Retd.), Hon'ble Member
Adv. M.Krishnamoorthy, Hon'ble Member

EP No. 2 of 2021 in C No. 7 of 2020 &
EP No. 3 of 2021 in C No. 10 of 2020

21st day of January, 2026

1. R. Sritheran ... EP No. 2 of 2021 in C No. 7 of 2020
2. A. Sittrarasu ... EP No. 3 of 2021 in C No. 10 of 2020
...Execution Petitioners /Complainants

Versus

1. M/s. State Bank of India Officers Association (Chennai Circle) SBIOACC, Rep by the General Secretary, Thiru. R. Balaji

2. Thiru. M. Mohan, Ex-Chairman of Housing Committee of SBIOACC

...Respondents/Respondents

The above Execution Petitions came up for final hearing before this Authority for implementation of the common order passed in C Nos. 004 to 015 of 2020 dated 05.11.2020 by this Authority, in the presence of Thiruvalargal - R. Sritheran and A. Sittrarasu petitioners party in persons and of M/s. Sarvabhauman Associates -Counsel for the 1st Respondent. The Authority passes the following order.

ORDER

1. This Authority issued the following directions to the 1st Respondent Association in the above said C Nos. 004 to 015 of 2020 dated 05.11.2020, as follows:-

1. Therefore, this Project has to be registered with this Authority and the 1st Respondent shall do so without further loss of time before 31.12.2020 without fail.

2. Therefore, the land earmarked for Sports Academy measuring 4.525 acres, Commercial Complex and Club House and other parcels of lands purchased with the sale consideration paid by the Allottees shall be conveyed to the SBIOACC Unity Enclave Owners Welfare Association (Association of Allottees) before 31.12.2020 without fail.

3. The Authority also directs that all the common amenities including Club House and Commercial Complex shall be completed in all respects and conveyed and handed over to the Association of Allottees before 31.12.2020.

4. Regarding car parks, the 1st Respondent has assured that car parks would be allotted to the remaining eligible allottees after the Commercial Complex is completed. This shall also be done by the 1 Respondent before 31.12.2020.

5. Regarding variation between the number of Apartments in the sale deed / construction agreement and the number mentioned in the DTCP approved plan, the 1st Respondent has already assured that he will issue a linking letter. The Authority directs that the 1st Respondent shall do so before 31.12.2020.

6. Regarding the Defect Liability Period for 5 years from the date of actual completion of the project in full for the structural defects, the Authority does not accept the contention of the Promoter that the Defect Liability

period provided by the Construction Contractor M/s. Simplex Infrastructure would be upto 07.08.2019 only and cannot be extended as it involves cost. Therefore, the Authority directs that the 1st Respondent Promoter is obliged to discharge his liability as per Section 14(3) of the Act.

7. The Authority does not accept the contention of the 1st Respondent that the Association of Allottees has to obtain power connection from TANGEDCO. It is the responsibility of the Promoter to obtain electricity connection for all amenities from TANGEDCO and the Authority directs the 1st Respondent to do so without fail.

8. The question of Completion Certificate from DTCP for this Project does not arise as the Planning Permission has been obtained in the year 2013.

9. Therefore, the Authority determines that the 1st Respondent shall collect the applicable taxes actually paid proportionately from the Complainants and other purchasers. If the Promoter has paid any additional amount by way of penalty or interest due to default of the Promoter, then that sum shall not be recovered from the Complainants and other purchasers and the 1st Respondent Promoter has to bear such additional payments due to its default from its own funds.

10. Therefore, the Authority holds that the 1st Respondent is responsible for the execution of this Real Estate Project and attendant obligations as per law.

2. Aggrieved by this order, the 1st Respondent preferred an appeal before the Hon'ble TNREAT and Hon'ble Tribunal dismissed the appeals in Appeal Nos. 8, 18-28 of 2021 and allowed Appeal Nos. 39 to 50 of 2021 filed by the 2nd Respondent on 05.01.2022.

3. Further, the 1st Respondent Association has preferred a Civil Miscellaneous Second Appeal (CMSA) in Nos. 48, 52, 53, 54, 55, 57, 58, 59, 60, 61, 63 and 65 of 2022 before the Hon'ble Madras High Court

against the order of the Hon'ble TNREAT. On 06.06.2024, the Hon'ble High Court has dismissed the above said CMSA's and upheld the orders of the Hon'ble TNREAT that the 1st Respondent is obliged to perform its duties as enumerated under the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to the (RERA Act)). The 1st Respondent Association also preferred Special Leave Petitions (SLPs) in No. 7317/2025, SLP (C) No. 7666 of 2025, SLP (C) No. 7699 of 2025, SLP (C) No. 7704 of 2025 before the Hon'ble Supreme Court of India, which were dismissed on 24.03.2025.

4. The Authority has taken averments made in the execution petitions and reply affidavit of the 1st Respondent. In the common written submissions filed by the 1st Respondent who furnished the reply of compliance as follows:-

ISSUES	Present status reported by SBIOA(CC)
Registration of the Project under RERA	Issue raised and pending before Hon'ble High Court, Madras by Appeal
Completion of Commercial Complex and & Club House	Completed & handed over to Owners Welfare Association vide letters dated 27.04.2024 and 13.01.2025 (Letters are enclosed in typed set)
TNEB ISSUE	High Tension line application & deposit were credited to the TANGEDCO. (Proof of payment of deposit is enclosed in typedset) Connection is awaited.
Transfer of Title from State Bank of India Officers Association Chennai Circle (SBIOACC) & Club House and the remaining vacant land to the Owners Association.	For Club House land area is already covered under the UDS registration under Sale Deed for various purchasers. A gift deed was executed by the SBIOACC for the remaining lands

	measuring 3.94.5 cents to the Owners Welfare Association. However the Sub Registrar, Guduvancheri has issued a refusal slip dated 01.02.2024: RFL/gooduvancheri/BOOK. (Copy of the refusal slip is enclosed in the typedset The SBIOACC has referred the matter to their legal department for appropriate action and the same is under process
Car Parks-Allotment	Complied. Allotment was completed, email sent to all the home owners on August 15th 2023
Defect Liability Period	Not Complied. The Construction Company claimed that their Defect Liability Period (DLP), for a period of 1 year is over and as the discharge certificate dated 09.01.2019, the DLP start from 7th August 2018. The DLP period was decided at the time of entering into an agreement during June 14. We request this Hon'ble Authority to implead and give directions to the Construction Company M/s.Simplex and M/s Sai Consultancy Project Management Consultant as they are not agreeing to go beyond the construction agreement period. Since the Agreements between construction companies and SBIOACC were executed even prior to the commencement of RERA.
Sale of 2 Flats in U Block and 16 Flats in R Block	All the flats are sold through lots except 2 flats (U151 & R023)
HT Power connection Commercial Complex	Under compliance. TNEB has raised the requirement of additional land

	which has been contested with Ombudsman of EB; Now the Ombudsman has ordered in favour of SBIOACC. Hence Arrangement will be made to get the High Tension Connection to Commercial complex. High Tension Connection is already available for Club House.
Tax Issue	Service Tax order has been set aside vide order dated 25.01.2021 in W.P.No.28696 of 2019 and the Hon'ble High Court, Madras has remitted the matter. (Copy of the order enclosed in typedset)
Discrepancy in Unit Number being different in Sale Deed and DTCP Approval	Already Complied. Link Letter for applicable cases already given and handed over to Owners
Piped gas connection, high tension power and sub-standard materials	Provision for piped gas connection has been given and the Owners welfare association should engage a service provider. The High Tension Power has been given. No sub standard materials are provided and the same has been denied.

5. On perusal of the reply from the 1st Respondent, the directions issued by this Authority have not complied by the 1st Respondent, and the Authority expressed severe displeasure against the act of the 1st Respondent.

6. Taking further course, as per the provisions contemplated under Section 59 of the RERA Act, this Authority imposes a penalty of Rs.2,50,000/- on the 1st Respondent for violation of Section 3 of the Act for non registration of the project. The 1st Respondent is directed to pay the penalty on or before 28.02.2026. In further failure to register the project within the stipulated date as directed supra, the Registry of this Authority is directed to file a complaint against the 1st respondent under Section 59(2)

before jurisdictional magistrate for the punishment of the crime committed by the 1st respondent.

7. With regard to compliance of other directions issued in the original order of the Authority dated 05.11.2020, the Registry is directed to transmit the execution petitions along with a certified copy of the original orders to the concerned Civil Court for execution of the order as prayed by the order holders/complainants under Section 40(2) of the Real Estate (Regulation and Development) Act 2016, read with Rule 27 of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017.

With the above directions, the execution petitions are disposed of.

Sd/-...21.01.2026	Sd/-...21.01.2026	Sd/-...21.01.2026
MEMBER (K), TNRERA	MEMBER (LS), TNRERA	CHAIRPERSON, TNRERA

/TRUE COPY/

for ADMINISTRATIVE OFFICER, TNRERA

Copy to:

1) The Additional Director (R), TNRERA
2) The Law Officer, TNRERA

Recd on 12/2/2026.

PROCEEDINGS OF THE CHAIRPERSON, TNRERA, CHENNAI – 600 102.

PRESENT: THIRU. SHIV DAS MEENA, I.A.S., (RETIRED)

Proc. No. TNRERA/ 306 /2026 Dated: 03.02.2026

Sub: TNRERA – Adjudication of Complaints – E.P.No. 2/2021 in C.No. 07/2020 filed by Thiru. R. Sritheran & E.P.No. 3/2021 in C.No. 10/2020 filed by Thiru A. Sittrarasu against (1) State Bank of India Officers Association (SBIOACC), Chennai Circle, Represented by its General Secretary, Thiru. R. Balaji & 2 Thiru. M. Mohan, Ex-Chairman of Housing Committee of SBIOACC – Compliance of directions issued by this Authority – Sent.

Read: 1 G.O.Ms.No.112, Housing & Urban Development Department, dated 22.06.2017.
2 Tamil Nadu Real Estate (Regulation & Development) Rules 2017.
3 Orders passed by the Authority in E.P.No. 2/2021 in C.No. 07/2020 filed by Thiru R. Srithean and E.P.No. 3/2021 in C.No. 10/2020 filed by Thiru. A. Sittrarasu dated 05.11.2020.

****

ORDER:-

Whereas the Tamil Nadu Real Estate Regulatory Authority was constituted by the Government of Tamilnadu as per G.O 1st read above. One of the functions of the Real Estate Regulatory Authority is to adjudicate the complaints under Section 31 of the Act. As far as implementation of the orders of the Authority is concerned, Real Estate (Regulation & Development) Act under Section 40 (2) read with Rule 27 provides that the order may be sent to the concerned jurisdictional Civil Court for implementation. In the subject case, the home buyers Thiru R. Sritheran (E.P.No.2/2021 in C.No. 07/2020) and Thiru. A. Sittrarasu (E.P.No. 3/2021 and C.No. 10/2020) filed execution petitions against the promoter, State Bank of India Officers Association (SBIOACC). The order holders also sought for implementation of the orders of TNRERA through jurisdictional Civil Court. Accordingly, the Authority passed orders cited in 3rd reference for transmitting the Execution Petition for implementation of the orders in C.No. 7/2020 and C.No. 10/2020 before the Principal District Court, Chengalpattu for implementation of the same and hence the original Decree/ Order passed by the Authority in the reference cited and the Execution Petition are hereby transmitted to the Principal District Court, Chenglapattu for execution of the common orders in C.No. 07/2020 and C.No. 10/2020 of the Authority dated 05.11.2020.

for TNRERA 3/2/26

Encl: 1. Copy of G.Os
2. Copy of Act & Rules
2. Original Orders passed by the Authority
2. E.Ps

(P.T.O)

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To

The Principal District Court
Chengalpattu District
Chengalpattu.

Copy to:

1) Thiru R. Sritheran
R-131, SBIOA Unity Enclave
Medavakkam Road
Mambakkam, Chennai-600 127
Chengalpattu District.

2) Thiru A. Sittrarasu
G-145, SBIOA Unity Enclave
Medvakkam Road
Mambakkam
Chennai-600 127, Chengalpattu District.

3) M/s. Sarvabhauman Associates, Counsel for Respondent-1
Oriental Building
No.47, Armenian Street
Parrys, Chennai-600 001.

4) M/s. TN Buvaneswaran, Counsel for Respondent-2
No.15/33, M.V. Koil Street
Royapettai
Chennai-600 014.

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ITEM NO.78 COURT NO.16 SECTION XII

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

SPECIAL LEAVE PETITION (CIVIL) Diary No(s). 13953/2025

[Arising out of impugned final judgment and order dated 06-06-2024 in CMSA No. 61/2022 passed by the High Court of Judicature at Madras]

STATE BANK OF INDIA OFFICERS ASSOCIATION
CHENNAI CIRCLE (SBIOACC) Petitioner(s)

VERSUS

K. NEELAKANDAN & ANR. Respondent(s)

Date : 24-03-2025 This petition was called on for hearing today.

CORAM :
HON'BLE MR. JUSTICE SANJAY KAROL
HON'BLE MR. JUSTICE MANOJ MISRA

For Petitioner(s) : Mr. Shivaji M. Jadhav, AOR (Not present)

For Respondent(s) :

UPON hearing the counsel the Court made the following
O R D E R

1. Petitioner lays challenge to the order dated 06-06-2024 in CMSA No. 61/2022 titled "State Bank of India Officers Association Chennai Circle Vs. K Neelakandan" passed by the High Court of Judicature at Madras.

2. Despite pass over and repeated calls, none appeared on behalf of the petitioner.

3. The Special Leave Petition is dismissed for non-prosecution.

Signature Not Verified
Digitally signed by
RAJNI MUKHI
Date: 2025.03.25
19:20:21 IST
Reason:

(RAJNI MUKHI) (ANU BHALLA)
ASTT. REGISTRAR-cum-PS COURT MASTER (NSH)

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.

****

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.

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.
Tel : 044-22353134 - 139 Fax : 044-22353068
Email : tnpcb-chn@gov.in Web : tnpcb.gov.in

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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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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.

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.
Tel : 044-22353134 - 139 Fax : 044-22353068
Email : tnpcb-chn@gov.in Web : tnpcb.gov.in

23

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.

24

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.

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.
Tel : 044-22353134 - 139 Fax : 044-22353068
Email : tnpcb-chn@gov.in Web : tnpcb.gov.in

Photographs showing stagnation of STP water

Photographs showing stagnation of STP water

Photographs showing stagnation of STP water

Photographs showing stagnation of STP water

Photographs showing stagnation of STP water

Photographs showing stagnation of STP water

CHENNAI METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD

EXECUTIVE ENGINEER (STP-SOUTH) / PIO

Lr.No.CMWSSB / EE(STP/S) /Perungudi STP (O&M) / RTI / 2025-26 dt 13.06.2025

To

D. Rakesh Kumar
Flat No. M105 Block M
SBIOA Unity Enclave,
Mambakkam,
Chennai-600127.

Sir,

Sub: CMWSSB – EE(STP/S) – Perungudi STP – Information regarding the number of trips/loads of sewage water disposed to Perungudi STP under the RTI Act, 2005 – Reg

Ref: 1.RTI Application dated 28.04.2025

****

With reference to the RTI application cited above the reply pertain to CMWSSB, are furnished below:

S.No.	Information sought	Reply furnished
1.	Kindly provide the details regarding the Number of trips or loads of sewage water disposed of daily through tanker lorries from SBIOA Unity Enclave, Mambakkam to Perungudi STP of CMWSSB for the period from 19th August 2024 to 19th August 2024 and 1st May 2025.	No lorries were decanted from SBIOA Unity Enclave, Mambakkam to Perungudi STP of CMWSSB from 19.8.2024 to 01.05.2025.
2	Please provide date-wise details of the trips or loads of sewage water disposed of daily by the following tanker lorries from SBIOA Unity Enclave, Mambakkam to Perungudi STP between 19th August 2024 and 1st May 2025: TN47D6129 TN30BF4307 TN22BT8679 TN22AE5411 Kindly provide a list of tanker lorries authorized and registered with Perungudi STP of CMWSSB for the financial year 2024-25 for the disposal of sewage water.	The mentioned lorries, TN47-D-6129, and TN30-BF-4307 have not obtained license from CMWSSB/Tambaram Municipality. Hence, these lorries are not allowed to decant at Perungudi STP. The lorry with registration number TN22-BT-8679 and TN 22 AE 5411 has obtained a license from Tambaram Municipality. However, it has not been decanting sewage from 19.08.2024 to 01.05.2025 at Perungudi STP.

3	Please provide the registration numbers of the approved/authorized tanker lorries registered with Perungudi STP of CMWSSB, along with the license / authorization details issued to these tanker lorries for the financial year 2024-25.	List Annexed.
4	Kindly provide the details of the approval and authorization (including approval/authorization letter/order number and date) granted by CMWSSB to the following tanker lorries for the disposal of sewage water to Perungudi STP during the financial year 2024-25: TN47D6129 TN30BF4307 TN22BT8679 TN22AE5411	The mentioned lorries TN47-D-6129 and TN30-BF-4307 and have not obtained license from CMWSSB. The lorry with registration number TN22-BT-8679 and TN 22 AE 5411 has obtained a license from Tambaram Municipality. Hence the license/authorization details provided to these tanker lorries are available with the issuing authority i.e Tambaram Municipality.

12/6/25

Executive Engineer /
Public Information Officer

Copy to: 1. GRFO/RTI
2. EE/Coordination

EXECUTIVE ENGINEER (STP-SOUTH) / PIO

Lr.No.CMWSSB / EE(STP/S) /Perungudi STP (O&M) / RTI / 2025-26 dt 27.10.2025

To
D.Rakesh Kumar,
Flat No. M105, Block-M,
SBIOA Unity Enclave,
Mambakkam,
Chennai-600127.

Sir,

Sub: CMWSSB – EE(STP/S) – Perungudi STP – Information regarding the number of trips/loads of sewage water disposed to Perungudi STP under the RTI Act, 2005 – Reg

Ref: 1.RTI Application dated 20.08.2025

****

With reference to the RTI application cited above the reply pertain to CMWSSB, are furnished below:

S.No.	Information sought	Reply furnished
1.	Kindly Provide the details regarding the number of trips or loads of sewage water disposed of daily through tanker lorries from SBIOA Unity Enclave, Mambakkam to Perungudi STP of CMWSSB from 1st May 2025 to 20th August 2025. Please furnish me the details of trips or loads of sewage water disposed daily (please furnish date-wise details) by the following tanker lorries from SBIOA Unity Enclave, Mambakkam to Perungudi STP between 1st May 2025 to 20th August 2025	No lorries were decanted from SBIOA Unity Enclave, Mambakkam to Perungudi STP of CMWSSB from 1st May 2025 to 20th August 2025.

27/10/25

Executive Engineer /
Public Information Officer

Copy to: 1. GRFO/RTI

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SBIOA OWNER' WELFARE ASSOCIATION MAMBAKKAM

MINUTES OF THE EXECUTIVE COMMITTEE MEETING

Date: 19.11.2025. Time: 10:30 AM. Venue: Club House, 4th Floor

OFFICE BEARERS PRESENT

President: Mr. K Sivagnanam

Secretary: Mr. M Mohan

Treasurer: Mr. B Mohanan

Vice President (Residential): Mr. S Sivakumar

Vice President (Non-Residential): Mr. E Veeran

Attendance : Present: 36. Permission: 11. Absent: NIL

1. PRESIDENT'S ADDRESS

The President, Mr. K Sivagnanam, called the meeting to order and welcomed the members.

Unity & Complaints:

He addressed recent complaints made by certain members and emphasized the critical need for unity to tackle these internal and external challenges.

STP Management:

He noted the handover of STP management to Vestian effective 10.11.2025.

He requested EC members to assist in submitting SIR forms, which are vital for the association'. He further said that the Panchayat Union does not support us in many issues like water etc., even though we paid a huge amount as taxes to them. We have to safeguard our voting rights and updating the voter list is vital protection for us, and these people will run after us for the votes.

External Visits & Events:

Rajiv Gandhi Hospital authorities have requested to hold a Blood Donation Camp.

TNPCB Visit:

Officials visited to inspect water outflow during rains and collected samples for testing.

Legal Matters:

Referring to a complaint lodged by Mrs. Sivakamasundari Rajendran, (M-105) the Office Bearers and EC members visited Thalambur Police Station on 17.11.2025.

Resolution: To handle continuous disturbances and legal hurdles, the President proposed appointing an Advocate. The members unanimously approved this proposal.

2. SECRETARY'S REPORT

Secretary Mr. M Mohan presented the following updates:

A. Solar Power Proposal

Mr. Gnanasekaran (C Block EC Member) presented a proposal for Solar Power implementation in the community.

Outcome:

The scheme requires zero investment from the Association and is projected to save approximately Rs. 2 to 3 Lakhs per month in electricity charges. A meeting with the vendor was scheduled for 4:00 PM on the same day. The Secretary voiced strong support, and the EC approved proceeding with the scheme.

B. PNG Connections

Status: 546 connections completed.

Issues: Mr. Jeevarathinam noted that vendors were unresponsive. Mr. Anbarasu clarified that vendors plan to visit every Saturday to complete pending tasks. Members were urged to encourage neighbors to opt for conversion.

C. Revised Plan Approval & Consent Letters

Mr Ravichandran asked about the latest status of the STU revised plan approval.

Mr Mohan replied that we have submitted the revised planwith two- thirds consents of the owners. Normally two-thirds of the owners' consent letters are quite enough for revised plan approval and now we have received an additional 150 consent letters from the owners. He further said that to protect ourselves we have to concentrate and try to get more from the owners. He said that the pre-contempt petition was sent to DTCP not to approve the revised plan. So they hesitate and asked for consent letters from all.

D. Maintenance & Vestian

Mr George said that during the rainy times the basement is dirtier and has to be cleaned by Vestian.

Mr Mohan replied to him that Vestian is cleaning and posting photos in the maintenance group. If any spot of dirt has been left out, that has to be identified for cleaning the leftover

spot. Also, he said water is coming into the basement due to the rains and the seepage in the floor. This was reported by the Vestian people. Now we are disposing of the water due to rain immediately once it comes to the outside sump near the commercial complex.

3. INFRASTRUCTURE & REPAIRS

The President said that near the L block there is water logging on the slit floor and cement work has to be done to clear it, for which he asked for the approval of the members and got it.

Mr Anbarasu also said that the road joint has to be addressed otherwise the water will go inside and make troubles for us. Mrs Rita Moses also said that near the Amphitheatre the same problem exists.

Mr Mohan said that let us check with Mr Nagarajan, the waterproofing vendor, for these works.

Mr Anbarasu said that in I Block second floor in the staircase, the glass windows have been broken due to the wind and have to be replaced. The Secretary noted this for rectification.

Mr Sivakumar suggested that before every EC Meeting we have to inform Mr Raja, the Facility Manager, to get the proposals ready for approvals in the EC.

Mr Mohan said that we are going to give a note to Vestian and the follow-up has to be made on a monthly basis. The President added that these things will be discussed in the next meeting.

Mr Natarajan asked for permission to put a pipe in front of B035 by the owner to clear the water stagnation. The Secretary denied and said that only during a few rainy days does the water come to the corridor from the sideways.

At this juncture,Mr Jeevarathinam said, in E Block first floor, every time it rains, there is water logging in the corridor and it is because the cement work was not done on the side wall to protect against the leaked water into the corridor. After doing the cement work it was completely stopped and this was referred by our E Block owner Sri Ramamoorthy (E016). If we do the same work this problem will be sorted out.The Secretary accepted this and said we shall follow this procedure.

4. REGULATORY & ENVIRONMENTAL COMPLIANCE

The Secretary continued his speech and said that we have to pay Rs 10,000 to the service provider for online application for the approval of the Society renewal from the ROS per year. EC approved.

STP Water Disposal:

He now touched upon the disposal of excess STP treated water and said that the Government Authorities' instruction is to reuse the treated water in the garden areas but some people continuously made complaints to the TNPCB regarding this. We paid Rs 850 per lorry load to dispose of the treated water to the agricultural lands but these people wanted us to spend Rs 3,000 per load for transporting the same to the Perungudi STP maintained by the Government Authorities. They wanted us to spend more of our maintenance payment made by our owners.

At this juncture, Mr Natarajan said that at the Perungudi STP, in the early morning they release raw water from the STP and the total area gets a bad smell.

Mr Mohan said that a new Government-owned STP is in operation in Thirupporur and we have sent a letter, as per the advice given by the JEE, TNPCB Maraimalainagar, to the BDO and the Government Authorities, to take our excess STP treated water and are awaiting their reply.

The Secretary also wanted to appoint an Advocate to deal with these complaints in the future.

Resolution: Approval granted to appoint an Advocate to handle complaints.

Solid Waste Management:

Now the Secretary touched upon the area of Solid Waste Management and a shed is ready for that. To purchase machinery and for operation he wanted to constitute a committee – wet waste to manure. He wanted to study and submit a report to the EC.

The volunteer members are Mr Aditya Verma, Mr S Sivakumar, Mr K Narayanan,Mr Jebaraj Mrs. Vantha Vijay and Mr. Ramamurthi.

5. COMMITTEE REPORTS

A. Exterior Painting Report

Mr. George submitted the report on behalf of the Exterior Painting Committee.(Report is attached as Annexure-D)

B. EV Charger Installation

Mr. Jeevarathinam reported on the agreement with ESYGO POWER PVT LTD:

Scope: 5 Ports (3 for Cars, 2 for Two-wheelers).

Status: 3 Ports for Car chargers (1x 22KV- 2x 7KV) are installed and inaugurated. 2 Ports for Two-wheeler (2x 3.3KV) will be installed within a week.

6. LEGAL & DISCIPLINARY UPDATES

The Secretary and President provided a detailed timeline of recent complaints:

Mr Mohan said that November 17 was a day of complaints. Due to Mr. Rakeshkumar(M105) complaints of the deviations in the Commercial Complex to the DTCP, the Officials from the DTCP inspected the site on 17.11.2025. Mr Mohan explained in detail about the clause in the Construction Agreement on page No. 20 that any changes can be done during the construction for which all owners gave consent. On the same day, the officials from TNPCB Maraimalainagar came to inspect the STP for a complaint made by Mr Rakesh Kumar (M105).

Another summons was received from the Thalambur Police Station to Mr Mohan and EC members for the complaint made by Mrs Sivakamasundari Rajendran (M105) in the Tamil Nadu Women's Forum against Mr Mohan, Mr K S Narasimhan, Mr Veeran, Mr Murugesan and Mr Kumarasamy. The Secretary, President, VPs and 16 EC members attended the enquiry on 17.11.2025.

He again told the members about the old Election (23-25) case status.

At this juncture, Mr George asked whether anyone can act as an intermediary to talk to them and stop these things. Mr Mohan replied affirmatively that anyone can try. He quoted the earlier precedent that happened in the court area where our SBIOA(CC) GS Mr Senthil Ramesh and Mr Nitish talked with Mr Chittarasu for these issues for half an hour which ended in vain.

He also said that one incident occurred – after the 23-25 election, one person from Ponmar came to the OWA Office and said that he paid Rs 30,000 to someone for the Ironing Shop and asked for the keys to start. He showed a confirmation email for the receipt of the amount and asked him to get the shop key from the President from a bogus email ID of our OWA. We don't know whom he paid and asked him to contact the person and get the issue cleared.

He also said that if these types of troubles are made against us, then in the future, our people will go away from this position, they think, and they want to take the helm of affairs and derive benefit out of it. But we have to change our strategy – The Association will file counter-complaints against individuals filing false accusations.

The President asked for approval from the members that if any case is filed against the Office Bearers and the members, the OWA has to take it and fight against the case. The President explained to the members that it is going on endlessly and hence we take this decision. The EC approved this proposal unanimously. He also said the Election (23-25) Case was adjourned to 28.11.2025 for information to the members. He further said that let us face the cases firmly.Mr Mohan also said that we shall fight in a straightforward way legally against the cases.

Defense Approval: Approved defense for new defamation cases filed against Mr. Narayanan, the Secretary, the President, and Mr. K C Muralidharan.

Mr Kalaichelvan said that we have to deal with the two persons firmly and we shall remove them from the Society.Mr Mohan replied that to study that only we have formed the DPC and they will look into the matter.

The President constituted one Committee consisting of the following to collect and submit the required details to the Advocate to be appointed for the court cases and the members are: Mr K Narayanan, Mr Kadirvelu, Mr Anbarasu and the Office Bearers.

7. PRESENTATION: NO BROKER HOOD

A team from No Broker Hood presented their services:

Offerings: Boom Barriers, Biometric- AI Security, Amenities Booking, Vendor Management, Billing, and Complaint Management.

Cost: Services are offered free of charge (only applicable bank transaction charges apply).

Action: The President advised a detailed analysis before decision-making.

Study Committee Formed: Messrs. Ganesh, R Pugalendhi, Raja Selvam, Sundararaman, Anbarasu, Vanitha, Sivakumar, and Mohanan.

8. VICE PRESIDENTS' & TREASURER'S REPORTS

VP (Non-Residential): Mr. E Veeran submitted his report.The VP Non-Residential Report is attached as Annexure A

VP (Residential): Mr. S Sivakumar submitted his report and approved by EC.(Report is attached as Annexure B)

Treasurer: Mr B Mohanan submitted his monthly financial statement to the members and sought approval for the same which was already circulated in the EC group. The members approved it.(Report is already circulated in Mygate)

9. MISCELLANEOUS

a) The Secretary said that the T and U blocks have obtained 100 percent consent letters and he praised the EC Members of the respective blocks for their service.
b) He also said that in some flats for flushing, instead of treated water they have changed the connection to the general purpose water which is against the approval of the project and Government instructions. A copy of the letter (Annexure C) to be sent to those concerned was circulated and approved by the EC.
c) The President said that Stanley Hospital is interested in having a Blood Donation Camp here. For this, Mr Kalaichelvan said that in UE many are Senior Citizens and may not donate blood as expected. Also, the tenants will not come forward for this purpose and donate blood. He wanted to analyze and act on this matter.

d) The President suggested that Mr Varadharajan and Mr Kalaichelvan are the members to assist Mr Veeran in dealing with the affairs of the Club House and this was approved by the members.
e) Mr George asked about the performance of the STP. The President said that we have to speed up the matter and will make progress within a month, that is before the next EC.

10. VOTE OF THANKS

Mr. K Narayanan delivered the vote of thanks. He suggested that Commercial Complex shop vendor advances be deposited as Fixed Deposits (FDs) for ease of refund if necessary, and encouraged members to spread positive news to counter negative elements.

Secretary,

SBIOA OWNERS' WELFARE ASSOCIATION

MAMBAKKAM

ANNEXURE -A

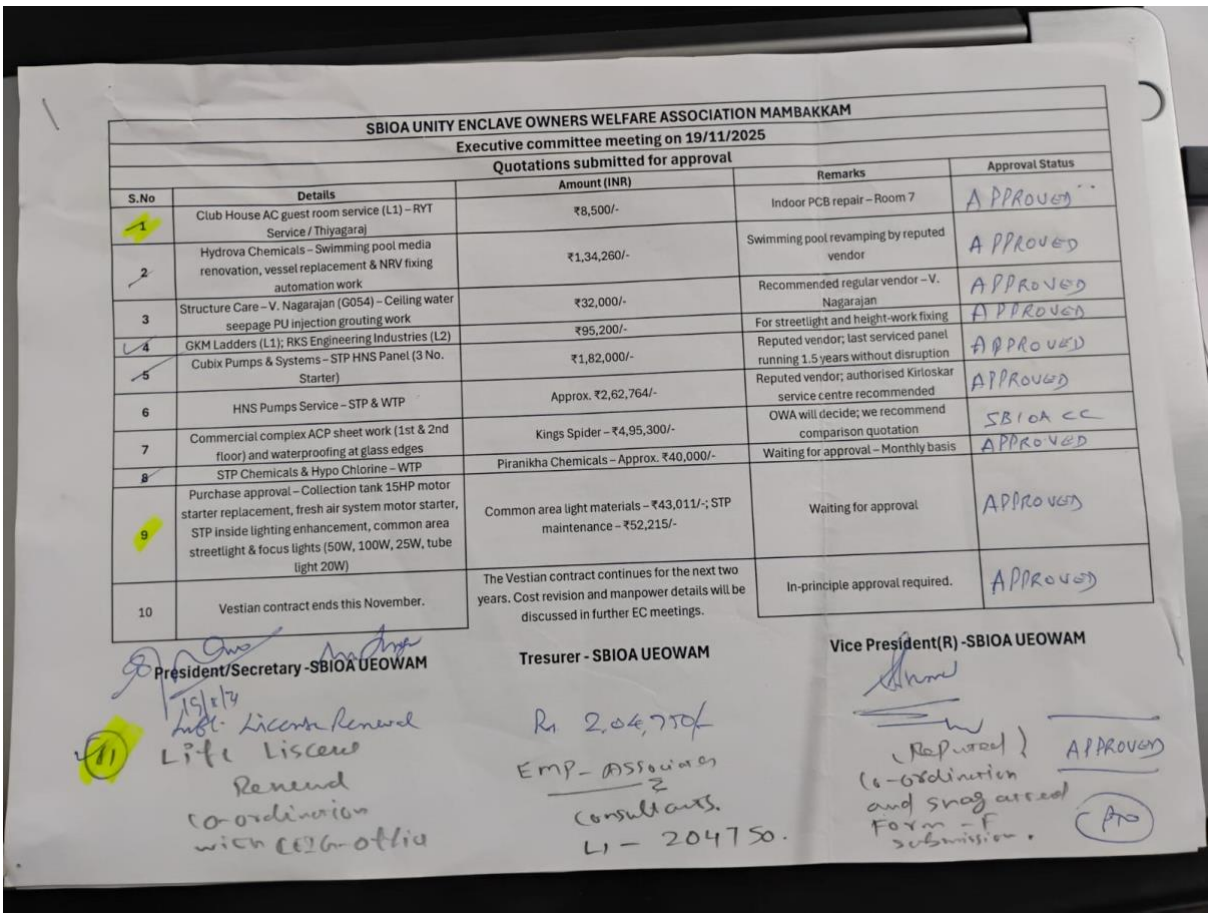
CLUB HOUSE INCOME FOR THE OCT -25				
S.NO	**DESCRPTION**	**TOTAL NO OF BOOKED**	**TOTAL(RS) INCL ALL TAX**	**GST(RS)**
1	GUEST ROOMS	88	1,05,600	19008
2	THAMARABARANI HALL	2	26186	5734
3	NON A/C HALL	1	2000	
4	INDOOR GAMES MEMBERSHIP-500	4	2000	
5	INDOOR GAMES MEMBERSHIP-200	23	4600	
6	SWIMMING POOL	10	5000	
		TOTAL	**1,45,386**	**24742**

CLUB HOUSE RENT INCOME FOR THE MONTH OF OCT -25							
S.NO	**NAME**	**BASIC RENT (RS)**	**EB LIGHTING (RS)**	**EB AC (RS)**	**MAINTENANCE (RS)**	**GST (RS)**	**TOTAL(RS)**
1	WONDERFEET ACADEMY	25432	1008	10472	4488	4578	45,978
2	SPRING BOOTS	35000	3952	10080	4320	6300	59,652

3	REVOLUTION SALON& SPA	36750	3664	2656	8575	6616	58,261
4	VH FITNESS	25000	5728	47392	14100	4500	96,720
5	KINGS FITS	48100	33200	27840	7900	8658	1,25,698
7	BHARATHANATIYAM	11356	304	4676	2004	2044	20,384
6	SKYEES YOGA	8640	528	3234	1386	1556	15,344
7	HAPPY ME ACADEMY	7500	112	**NA**	1500	1350	10,462
8	SMART TECH JUNIOR	9000	928	**NA**	1500	1620	13,048
	TOTAL	**206778**	**49424**	**106350**	**45773**	**37222**	**4,45,547**

TOTAL RECEIPTS		
1	GUEST ROOMS/HALL/INDOOR GAMES	145386
2	RENT	445547
	SUB TOTAL	**590933**

ANNEXURE -B



SBIOA UNITY ENCLAVE OWNERS WELFARE ASSOCIATION MAMBAKKAM

Executive committee meeting on 19/11/2025

Quotations submitted for approval

S.No	Details	Amount (INR)	Remarks	Approval Status
1	Club House AC guest room service (L1) – RYT Service / Thiyagaraj	₹8,500/-	Indoor PCB repair – Room 7	APPROVED
2	Hydrova Chemicals – Swimming pool media renovation, vessel replacement & NRV fixing automation work	₹1,34,260/-	Swimming pool revamping by reputed vendor	APPROVED
3	Structure Care – V. Nagarajan (G054) – Ceiling water seepage PU injection grouting work	₹32,000/-	Recommended regular vendor – V. Nagarajan	APPROVED
4	GKM Ladders (L1); RKS Engineering Industries (L2)	₹95,200/-	For streetlight and height-work fixing	APPROVED
5	Cubix Pumps & Systems – STP HNS Panel (3 No. Starter)	₹1,82,000/-	Reputed vendor; last serviced panel running 1.5 years without disruption	APPROVED
6	HNS Pumps Service – STP & WTP	Approx. ₹2,62,764/-	Reputed vendor; authorised Kirloskar service centre recommended	APPROVED
7	Commercial complex ACP sheet work (1st & 2nd floor) and waterproofing at glass edges	Kings Spider – ₹4,95,300/-	OWA will decide; we recommend comparison quotation	SBIOA CC
8	STP Chemicals & Hypo Chlorine – WTP	Piranikha Chemicals – Approx. ₹40,000/-	Waiting for approval – Monthly basis	APPROVED
9	Purchase approval – Collection tank 15HP motor starter replacement, fresh air system motor starter, STP inside lighting enhancement, common area streetlight & focus lights (50W, 100W, 25W, tube light 20W)	Common area light materials – ₹43,011/-; STP maintenance – ₹52,215/-	Waiting for approval	APPROVED
10	Vestian contract ends this November.	The Vestian contract continues for the next two years. Cost revision and manpower details will be discussed in further EC meetings.	In-principle approval required.	APPROVED

President/Secretary -SBIOA UEOWAM

15/12/24
Lift License Renewal
Life Liscence
Renewal
Co-ordination
with EEIG-Offic

Tresurer - SBIOA UEOWAM

Rs 2,04,750/-
Emp- Associations
&
Consultants.
L1 – 204750.

Vice President(R) -SBIOA UEOWAM

(Reputed)
(Co-ordination
and snag agreed
Form - F
submission.
APPROVED

ANNEXURE - C

SBIOA UNITY ENCLAVE OWNERS WELFARE ASSOCIATION, MAMBAKKAM

NOTICE

Date:

To:

.....

Owner, Flat No. .....

SBIOA Unity Enclave

Mambakkam

Chennai - 600127

Subject: Unauthorized Alteration of Plumbing System - Violation of Approved Plan

Dear / Madam.....

This notice is issued by the SBIOA Unity Enclave Owners Welfare Association regarding a serious violation observed in your unit .....

Matter of Concern:

It has come to our attention that you have altered the plumbing system in your flat without obtaining prior permission from the Owners Welfare Association. As per the approved plan sanctioned by various Government agencies, sewage treated water is designated specifically for flushing purposes, while ground water is reserved for drinking and general domestic use.

Your unauthorized modification has resulted in the misuse of precious ground water for flushing, which contravenes the approved building plan and Government directives.

Impact on the Community:

1. Increased water consumption affecting the entire community

2. Additional financial burden on all residents due to higher treated water discharge costs

3. Risk of setting a precedent that may encourage other residents to violate approved plans

4. Non-compliance with Government orders regarding water usage

Required Action:

You are hereby directed to:

1. Immediately restore the plumbing system to its original configuration as per the approved plan

2. Ensure that sewage treated water is used exclusively for flushing purposes

3. Obtain prior written approval from the Association for any future alterations

Please comply with this notice within **15 days** from the date of this notice and confirm the same in writing to the Association.

Failure to comply may compel the Association to take further action as deemed necessary under the by-laws and applicable regulations.

Yours sincerely,

Secretary/President

SBIOA Unity Enclave Owners Welfare Association, Mambakkam

ANNEXURE -D

Building Exterior Painting Committee Meeting Report

Date: 8-11-25

Attendees: 11 out of 17 committee members and some EC members

Summary of Discussions:

The committee meeting discussed the following points:

- Three quotations were obtained from the following

1. Aditya Birla group (Paint: Birla Opus Prime)

2. Asian Paints Limited

3. Structure Care (V Nagarajan, Duluxe paint)

- Quotations were made based on the Vendor Observations and Specifications. So, the committee decided to obtain quotations in a specific format covering the specifications clearly, including:

  - Details of work process

  - Quantum of paint required

  - Approach towards crack filling in walls

  - Time to complete the work

  - Quality assurance

  - Insurance of labourers

* The committee suggested visiting and getting feedback from other communities who have recently done painting, such as Embassy Tower, Perumbakkam (done by Asian Paints).

- The work area (sq ft) mentioned in the quotations differs; the committee needs to ascertain the correct work area. This can be done by conducting a fresh survey of the area or by leveraging any previous survey documents as applicable

- Some members raised the issue of collecting funds from owners, but it was not discussed in detail as it is outside the committee's purview.

* The members highlighted that the specifications should be clearly drafted by OWA before obtaining any new quotations.

* The members also mentioned that the new quotations should have a detailed description of each item along with the consumption matrix (Area vs Paint Consumption). Also, the civil work requirements (scope) and quote should be covered in it.

Next Steps:

- Obtain quotations in the specified format covering the specifications completely

- Visit and get feedback from other communities

- Ascertain the correct work area

Creation of Sewage water Storage Ponds

Creation of Sewage water Storage Ponds

15/05/2018 15:20

STP
21/07/2018 10:38

STP
26/05/2018 11:01

COPY OF RESOLUTION

On **26.01.2026**, in **Ponmar Village Panchayat** coming under **Thiruporur Panchayat Union**, a **Gram Sabha meeting** was conducted at the Panchayat Office premises under the chairmanship of **Mr. S. Narayanan**, President.

Subject – 14

In Ponmar Panchayat, in Ponmar Thangal, lakes, and playground areas, the **SBIOA Unity Enclave Owners Welfare Association** has been continuously releasing **untreated STP sewage water** outside. This matter has been brought to the attention of the Panchayat. Despite the Panchayat and the village residents having repeatedly requested, both orally and through written letters, that this activity be stopped, the same activity continues. Therefore, the above STP sewage water being discharged into **Ponmar Thangal, lakes, playground areas, or open lands** should be **immediately and completely stopped**. Considering the **welfare of the general public**, it has been stated in the **village assembly** that a petition will be submitted to the **Honourable District Collector** requesting appropriate action in this regard.

Unanimously approved and resolved.

(Signature)

S. Narayanan

Letter / Covering Communication

Ponmar Village Panchayat

Thiruporur Panchayat Union

Chengalpattu District

S. Narayanan

President, Ponmar Village Panchayat

Date : 03.02.2026

To:

The Hon'ble District Collector,

Chengalpattu District.

Respected Sir,

In Ponmar Village Panchayat, located in Thiruporur Union of Chengalpattu District, **untreated STP wastewater** from **SBIOA Unity Enclave Owners Welfare Association** is being continuously released outside, and as it **mixes with the Intermediate Reservoir (Thangal) and nearby lake**, it affects drinking water sources. We therefore kindly request immediate action in the interest of public health and welfare.

Thanking you,

Enclosure:

1. Copy of Gram Sabha Resolution

(Signature)

S. Narayanan

President

Ponmar Village Panchayat

Thiruporur Panchayat Union

Chengalpattu District

திருப்போரூர் ஊராட்சி ஒன்றியத்தைச் சேர்ந்த **சோனலூர் ஊராட்சியில்** 26.01.2026 தேதியன்று காலை 11.00 மணிக்கு தலைவர் திருமதி **கல்பனா கோட்டீஸ்வரன்** அவர்கள் தலைமையில் ஊராட்சி மன்றக் கட்டிட வளாகத்தில் நடைபெற்ற **கிராம சபா கூட்டத்தின் நடவடிக்கைகள்**.

செங்கல்பட்டு மாவட்டம் திருப்போரூர் ஊராட்சி ஒன்றியம் ஊராட்சியில் சுகாதார சீர்கேடுகள் தடுப்பதற்காக கீழ்க்கண்ட முடிவுகள் எடுக்கப்பட்டது தீர்மானம் எண்: 7

சோனலூர் ஊராட்சி அருகில் உள்ள மாம்பாக்கம் ஊராட்சியில் சுமார் 2000 குடியிருப்புகளை கொண்ட **SBIOA** அடுக்குமாடி குடியிருப்பார்கள் உள்ளது

மேற்படி சோணலூர் ஊராட்சியில் குடியிருப்புக்கு சொந்தமான DTCP ஒப்புதல் பெறப்படாத விவசாய நிலத்தின் எந்த ஒரு திடக்கழிவு மேலாண்மை SOLID WASTE YARD OR கழிவு மேலாண்மை வசதியும் அமைக்க அனுமதி வழங்கப்படாது என்று தீர்மானிக்கப்படுகிறது

எஸ்டிபி மூலம் சுத்திகரிக்கப்பட்டதாக கூறி சுத்திகரிக்கப்படாத கழிவு நீரை அப்படியே கழிவு நீரை திறந்தவெளி விவசாய நிலத்தில் வெளியே விடும் ஏற்பாடு எதுவும் குறிப்பிடவில்லை

மேற்கண்ட தீர்மானங்களை மீறி எந்த ஒரு கழிவு நீர் வெளியேற்றும் மற்றும் கழிவு மேலாண்மை கட்டமைப்பு மற்றும் வெளியேற்றும் மேற்கொள்ளப்பட்டால் அதனை DTCP / TNPCP மாவட்ட நிர்வாகம் ஆகியவற்றின் கவனத்திற்கு பஞ்சாயத்து மூலமாக அதிகாரப்பூர்வமாக கொண்டு செல்லப்படும் என்று தீர்மானிக்கப்படுகிறது

இந்தத் தீர்மானம் கிராம மக்களின் உடல்நலம் , கால்நடைகள் பாதுகாப்பு நிலம் மற்றும் நிலத்தடி நீர் பாதுகாப்பு, சுற்றுச்சூழல் நலன் கருதி ஒருமனதாக நிறைவேற்றப்படுகிறது

விவசாய நிலம் திறந்த நிலம் தாங்கள் குட்டை மற்றும் விவசாய ஏரி பாசனம் கால்வாய் வழியாக விடுவது முழுமையாக தடை செய்யப்படுகிறது

சோனாலு ஊராட்சி சார்பாக பலமுறை கோரிக்கை விடப்பட்டும்

SBIOA OWNERS WELAFARE ASSOCIATION முறையாக எஸ்டிபி மூலம் சுத்திகரிக்கப்படாத கழிவுநீரை தொடர்ச்சியாக திறந்தவெளி விவசாய நிலத்தில் வெளியேற்றப்பட்டு வருவது பஞ்சாயத்து கவனத்திற்கு கொண்டுவரப்பட்டுள்ளது இதனால் மனிதர்கள் கால்நடைகள் சுற்றுச்சூழல் மண்ணின் தரம் மற்றும் நிலத்தடி நீர் முற்றிலும் பாதிக்கப்படும் அபாயம் இருப்பதாக பதிவு செய்யப்படுகிறது

மேலும் திட்ட புரமோட்டர் ஆகிய SBIOACC அவர்கள் டிடிசிபி ஒப்புதல் பெறப்பட்ட வரைபடத்தில் இடம் குறிப்பிடாத நிலையில் ORGANIC WASTE CONVERTER SHED அமைக்க முயற்சி மேற்கொள்ளது SBIOA OWNERS WELAFARE ASSOCIATION ஆதரவு ஒத்துழைப்பு வழங்கி வருவதாகவும் பஞ்சாயத்து கவனத்திற்கு கொண்டுவரப்பட்டுள்ளது

திட்ட புரமோட்டர் எஸ்பிஐ ஒஎஸ்சி அவர்கள் 16-09-2025 அன்று மாவட்ட ஆட்சியாளருக்கு OWC SHED அமைக்க அனுமதி கூறிய கடிதம் அளித்திருந்தாலும்

DTCP ஒப்புதல் வரைபடத்தில் இடம் தெளிவாக இடம் பெற்று சம்பந்தப்பட்ட அனைத்து துறை அனுமதிகளும் பெறப்படும் வரை அத்தகைய OWC அமைப்பதற்கு பஞ்சாயத்து அனுமதி வழங்கப்படாது என்று தீர்மானிக்கப்படுகிறது

மேற்படி திட்டத்துக்கு டிடிசிபி அனுமதி பெற்று வரைபடத்தில் SOLID WASTE YARD AND சுத்திகரிக்கப்பட்டதாக

இந் மன்றம் மூலம் ஏக மனதாக ஒப்புதல் அளித்து ஏக மனதாக தீர்மானிக்கப்பட்டது

Confidential C

In Sonallur Village Panchayat belonging to Thiruporur Panchayat Union, on 26.01.2026 at 11.00 a.m., the proceedings of the Gram Sabha meeting held at the Panchayat Office premises under the chairmanship of President Mrs. Kalpana Kotteeswaran.

In Chengalpattu District, Thiruporur Panchayat Union, in order to prevent sanitary irregularities in the Village Panchayat, the following decisions were taken. Resolution No: 7.

Near Sonallur Village Panchayat, in Mambakkam Village Panchayat, there is SBIOA apartment complex consisting of approximately 2000 dwelling units.

It is resolved that no permission shall be granted to establish any Solid Waste Management SOLID WASTE YARD OR waste management facility in agricultural land not approved by DTCP belonging to the said apartment in Sonallur Village Panchayat.

It is stated that there is no arrangement mentioned to discharge untreated sewage water as such into open agricultural land by stating that it has been treated through STP.

If any sewage discharge and waste management structure and discharge is carried out in violation of the above resolutions, it is resolved that the same will be officially brought to the notice of DTCP / TNPCB and the District Administration through the Panchayat.

This resolution is unanimously passed in the interest of public health of the village people, protection of cattle, protection of land and groundwater, and environmental welfare.

Releasing into agricultural land, open land, pond and agricultural lake irrigation canal is completely prohibited.

Though repeated requests have been made on behalf of Sonallur Village Panchayat, it has been brought to the notice of the Panchayat that SBIOA OWNERS WELFARE ASSOCIATION is continuously discharging untreated sewage water into open agricultural land without proper treatment through STP, and it is recorded that there is danger of complete damage to humans, cattle, environment, soil quality and groundwater.

Further, it has been brought to the notice of the Panchayat that the project promoter SBIOACC, without the location being specified in the DTCP approved plan, has attempted to establish an ORGANIC WASTE CONVERTER SHED and that SBIOA OWNERS WELFARE ASSOCIATION is providing support and cooperation.

Though the project promoter SBI OOSC had submitted a letter to the District Collector on 16-09-2025 seeking permission to establish OWC SHED, it is resolved that Panchayat permission will not be granted to establish such OWC until the location is clearly included in the DTCP approved plan and all concerned department approvals are obtained.

For the above project, after obtaining DTCP approval and in the plan SOLID WASTE YARD AND stated as treated,

Through this council it was unanimously approved and unanimously resolved.

கிராம சபா தீர்மான நகல்

திருப்போரூர் ஊராட்சி.ஒன்றியத்தைச் சேர்ந்த சோனலூர் ஊராட்சியில் 11.10.2025 தேதியன்று சனிக்கிழமை முற்பகல் 11:00மணிக்கு தலைவர் திருமதி கல்பனா கோட்டீஸ்வரன் அவர்கள் தலைமையில் ஊராட்சி மன்றக் கட்டிட வளாகத்தில் நடைபெற்ற கிராம சபா கூட்டத்தின் நடவடிக்கைகள்.

பொருள் 10

திருப்போரூர் ஊராட்சி.ஒன்றியத்தைச் சேர்ந்த சோனலூர் ஊராட்சியின் அருகில் உள்ள SBIOA UNITY ENCLAVE என்கிற அடுக்குமாடிக் குடியிருப்புகள் (2020) உள்ளன. அந்தக் குடியிருப்புகளின் கழிவுநீர் அவர்களது பட்டா எண் 448 சர்வே எண் 17/4, 18/1, 18/2, 19, 20/1, 20/2, 21/10, 21/3,5ல் 3.95ஏக்கர் கொண்ட இடத்திஞ் கடந்த ஐந்து வருடங்களாக கழிவுநீரை சுத்தகரிப்பு செய்யாமல் அவர்களது இடத்தில் குளம் போல் விடுகிறார்கள். இதனால் விவசாய நிலமா, குடியிருப்புகள், மாடுகள், ஆடுகள் நிலத்தடி நீர் மாசு மற்றும் சுகாதாரச் சீர்கேடு ஏற்படுகிறது. பொது மக்கள் மிகவும் பாதிக்கப் படுகிறார்கள். ஊராட்சி மூலம் கழிவுநீரை அகற்ற நடவடிக்கை எடுக்குமாறு குடியிருப்பவர்களிடம் கூறியும் எந்த விதமான நடவடிக்கை எடுக்கவில்லை. சம்பந்தப்பட்ட அதிகாரிகளை அணுகி நடவடிக்கை எடுக்கக் கிராம சபாவில் ஒப்புதல் அளித்து ஏகமனதாக தீர்மானிப்பது குறித்து.

தீர்மானம்:

கிராம சபாவில் ஒப்புதல் அளித்து ஏகமனதாகத் தீர்மானிக்கப்பட்டது.

கையொப்பம் இடப்பட்டது

தலைவர்

நெ.6 சோனலூர் ஊராட்சி.

Confidential C

TRANSLATED VERSION IN ENGLISH

Copy of the Gram Sabha Resolution

In Sonalur Panchayat belonging to Thiruporur Union, on **11.10.2025 (Saturday) at 11:00 a.m.**, a Gram Sabha meeting was held in the **Panchayat Office building premises** under the **chairmanship of Mrs. Kalpana Koteeswaran**, President of the Panchayat.

Subject 10

Near Sonalur Panchayat belonging to Thiruporur Union, there is a multi-storeyed apartment named **SBIOA UNITY ENCLAVE (2020)**.
For the past **five years**, the sewage water from that apartment, situated in **Patta No. 448, Survey Nos. 17/4, 18/1, 18/2, 19, 20/1, 20/2, 21/1, and 21/3,5**, covering an area of **3.95 acres**, has been let out **within their land without treatment, forming a pond-like stagnation**.
Because of this, **agricultural lands, residential areas, cattle, goats, and groundwater pollution and sanitary deterioration are occurring**. **Public are greatly affected.**
Even though the Panchayat instructed the residents through the Panchayat to **remove the sewage water**, **no action has been taken**.
Regarding giving approval in the Gram Sabha to **approach the concerned authorities and take action**, it was discussed.

Resolution:
It was **approved and unanimously resolved in the Gram Sabha.**

Signed
President
Ward No. 6, Sonalur Panchayat.

COPY OF RESOLUTION

On **26.01.2026**, in **Ponmar Village Panchayat** coming under **Thiruporur Panchayat Union**, a **Gram Sabha meeting** was conducted at the Panchayat Office premises under the chairmanship of **Mr. S. Narayanan**, President.

Subject – 14

In Ponmar Panchayat, in Ponmar Thangal, lakes, and playground areas, the **SBIOA Unity Enclave Owners Welfare Association** has been continuously releasing **untreated STP sewage water** outside. This matter has been brought to the attention of the Panchayat. Despite the Panchayat and the village residents having repeatedly requested, both orally and through written letters, that this activity be stopped, the same activity continues. Therefore, the above STP sewage water being discharged into **Ponmar Thangal, lakes, playground areas, or open lands** should be **immediately and completely stopped**. Considering the **welfare of the general public**, it has been stated in the **village assembly** that a petition will be submitted to the **Honourable District Collector** requesting appropriate action in this regard.

Unanimously approved and resolved.

(Signature)

S. Narayanan

Letter / Covering Communication

Ponmar Village Panchayat

Thiruporur Panchayat Union

Chengalpattu District

S. Narayanan

President, Ponmar Village Panchayat

Date : 03.02.2026

To:

The Hon'ble District Collector,

Chengalpattu District.

Respected Sir,

In Ponmar Village Panchayat, located in Thiruporur Union of Chengalpattu District, **untreated STP wastewater** from **SBIOA Unity Enclave Owners Welfare Association** is being continuously released outside, and as it **mixes with the Intermediate Reservoir (Thangal) and nearby lake**, it affects drinking water sources. We therefore kindly request immediate action in the interest of public health and welfare.

Thanking you,

Enclosure:

1. Copy of Gram Sabha Resolution

(Signature)

S. Narayanan

President

Ponmar Village Panchayat

Thiruporur Panchayat Union

Chengalpattu District

TAMIL NADU POLLUTION CONTROL BOARD

From
Er. G. Kesavamoorthy,M.Tech.,
Public Information Office/
District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Adigalar Street,
Maraimalai Nagar,
Chengalpattu District-603 209.

To
Thiru. D.Rakeshkumar,
Flat No.M105 Block- M,
SBIOA Unity Enclave,
Mambakkam
Chennai - 600127.

Letter No. DEE/TNPCB/MMN/F.10168/RTI/2026 Dt.26.02.2026

Sir,

Sub: O/o. DEE - TNPCB – MMN – Information Under the RTI Act, 2005 -Reg.

Ref: Your RTI dated:28.01.2026 received in this office on 30.01.2026.

- - -

With reference to the above, the details as sought by the petitioner under the RTI Act, 2005 is furnished as below.

Sl. No.	Information furnished
1	The Consent to Operate (CTO) application was submitted by the project proponent on 08.01.2026.
2	The Consent to Operate (CTO) application was returned on 09.01.2026
4	Copies of remarks/comments/deficiencies pointed out by TNPCB போன்ற ஆவணங்கள் தனி நபர் மற்றும் மூன்றாம் நபர் குறித்த தகவல்களை கொண்டுள்ளதால் வழக்கு எண் SA 4064(M.P.15296)SCIC/2015–இல் 30.03.2016 நாளிட்ட தமிழ்நாடு தகவல் ஆணையத்தின் ஆணை படி வழங்கவேண்டியதில்லை என இதன் மூலம் தெரிவித்துக்கொள்ளப்படுகிறது.
3,5,6 & 7	No information available in this office records.
8	The Consent to Operate (CTO) application was returned.

26/2/26

Public Information Officer/
District Environmental Engineer,
Tamilnadu Pollution Control Board,
Maraimalainagar.

26/2/26

Scanned with OKEN Scanner

TAMIL NADU POLLUTION CONTROL BOARD

From

Er. G. Udhayakumar, M.E., M.Tech.,
Public Information Officer,
District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Adigalar Street,
Maraimalai Nagar,
Chengalpattu District-603 209.

To

Thiru. D.Rakeshkumar,
Flat No.M105 Block- M,
SBIOA Unity Enclave,
Mambakkam
Chennai - 600127.

Letter No. DEE/TNPCB/MMN/F/RTI/2024 Dt.12.12.2024

Sir,

Sub: O/o. DEE - TNPCB – MMN – Information Under the RTI Act, 2005 furnished -Reg.

Ref:
1. Your RTI Application dated:04.11.2024.
2. This office Letter No. DEE/TNPCB/MMN/F /RTI/F.005194/2024 Dt:28.11.2024.
3. CR.No.550 Dated:12.12.2024.

- - -

The petitioner was requested to remit Rs. 26/- (pages 13 x Rs. 2 per page) as photo copying charges towards obtaining the copy of the STP design submitted by the State Bank of India Officer's Association and direction issued by TNPCB to the M/s.State Bank of India Officer Association Chennai circle – Unity Enclave, Mambakkam Village, Thiruporur Taluk, Chengalpattu District.

In this regard, the copy of the STP design submitted by the State Bank of India Officer's Association and direction issued by TNPCB to the M/s.State Bank of India Officer Association Chennai circle – Unity Enclave is enclosed

12.12.24

Public Information Officer,
District Environmental Engineer,
Tamilnadu Pollution Control Board,
Maraimalainagar.

12/12

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ivity:	Forward
Description	Returned.
Scrutiny Status:	In-Complete
Scrutiny Description	Sir, Application filed by the unit may be returned and requested to furnish the following details 1. The unit requested to correct the Raw-Material & Product Details as per the CTE & EC obtained. 2. The unit requested to furnish Auditor Certificate with break up details for the actual Gross fixed Assets (final cost) duly certified by a Chartered for land, Building & other Assets along with UDIN number. 3. The unit requested to furnish the proof for the date of commissioning (EB connection or VAT registration or GST registration date or Building plan approval date) of the unit as per the B.P. No 15 dated 07.05.2021 and remit the consent fee from the date of commissioning as per the latest GFA. 4. The unit requested to furnish the project completion certificate obtained from the competent authority. 5. The unit shall furnish STP design approved by Academic / Research Institution before establishment of STP. 6. The unit requested to enter the Manufacturing Process. 7. The unit requested to correct the 10. [a] Water Source Details & [b] Water Consumption Details. 8. The unit requested to enter the Sewage Disposal Details. 9. The unit requested to enter the Details of Point source emission with stacks & Details of Fugitive or Noise emission. 10. The unit requested to enter the consent fee remittance details in the application. 11. The unit requested to upload the compliance of various directions issued. 12. In principle approval for water supply and disposal of excess sewage for avenue plantation from the competent authority.
Activity:	Application Returned

Note By: Udhayakumar G (UDHAYAKUMAR DEE MMN)

Date Time: 23-10-2024 17:3

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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

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1.	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.	1 – 13

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.

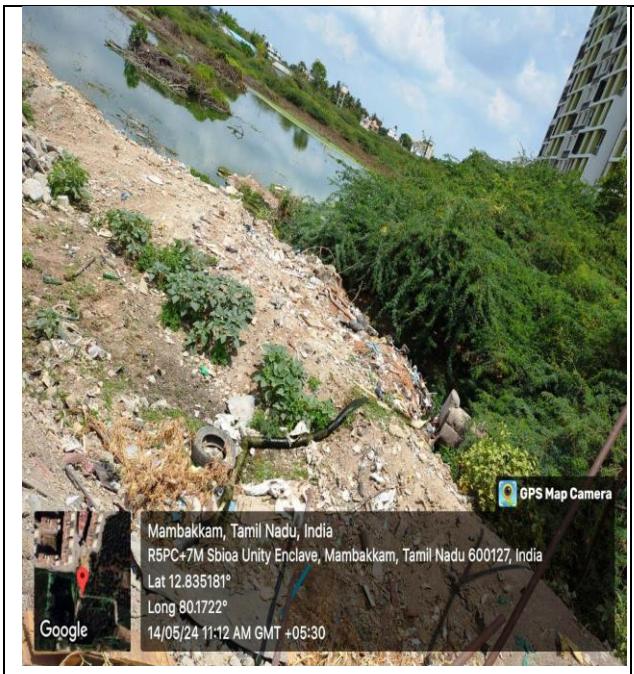
x. The samples were collected from the following points

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.

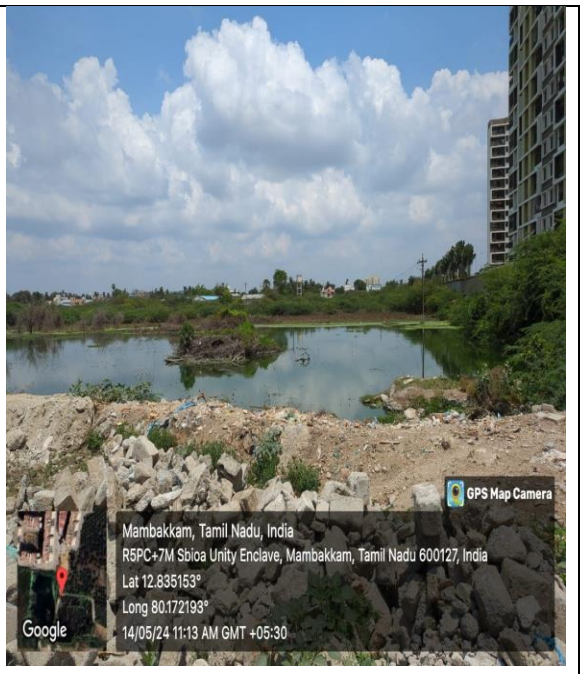
xi. The sample collected from stagnation water on open land outside the unit premises and open well water are sent to Advanced Environmental Laboratory, Tamilnadu Pollution Control Board Guindy for analysis of Bacteriological parameters.

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.



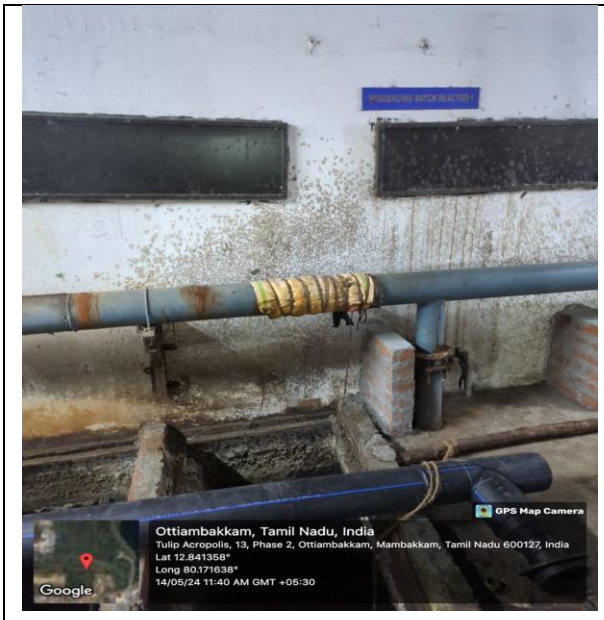
Stagnation of STP Water noticed in the open land outside the premises

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

TAMIL NADU POLLUTION CONTROL BOARD

From
Dr.Jayanthi M. I.F.S.,
Chairperson,
Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy,
Chennai – 32.

To
Thiru. Rakesh Kumar D,
Flat No.M105, Block M,
SBIOA Unity Enclave,
Mambakkam,
Chennai – 600 127

Lr No.: T4/TNPCB/F.19084/RL/MMN/2025 DT: 14.03.2025

Sub: TNPCB – M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Thiruporur Taluk, Chengalpattu District – Request for clarification-Reply submitted – Reg.

Ref: Letter from Thiru. Rakesh Kumar D, SBIOA Unity Enclave dated:19.02.2025

****

I am to invite your attention to the reference cited above, wherein certain clarification is requested regarding the authority of the Tamil Nadu Pollution Control Board (TNPCB) to alter or override plans approved by the Directorate of Town and Country planning (DTCP), the norms and conditions outlined in the Environmental Clearance granted by the State Level impact Assessment Authority (SLIAA), and the conditions specified in the Consent to Establish (CTE).

In this regard, the following are furnished:

- TNPCB is issuing Consent to the unit based on Environmental clearance and Building plan approval by the Competent Authority. Project proponent shall allocate area for STP location as per the layout & building plan approved by the Competent Authority for the said residential project. TNPCB is not approving any plans as such.
- With regard to installation of DG Sets, if there is any variation from EC, the project proponent if found relevant shall approach the Competent Authority for necessary EC amendment with respect to the proposed changes/variation on installation of DG sets at unit's premises.
- Only Consent to Establish has been issued by TNPCB to M/s. State Bank of India officers Association (Chennai Circle)-"Unity Enclave", Mambakkam Village, Thiruporur taluk, Kancheepuram District vide TNPC Board proc. Dated: 17.04.2015. However, Consent to Operate is yet to be issued by TNPCB.

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.
Tel : 044-22353134 - 139 Fax : 044-22353068
Email : tnpcb-chn@gov.in Web : tnpcb.gov.in

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The receipt of the letter shall be acknowledged.

17/3/25

For Chairperson

17/3/25

Copy 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.

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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 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.

SRIJAUE 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

SUJATHA OWNERS WELFARE ASSOCIATION Manbakkam 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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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
Kambakkam
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.

SBIOA VIJELFARE ASSOCIATION Mambakkam Chennai-600127

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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

SUKHAD OWNERS WELFARE ASSOCIATION Madhbakkam Chennai-600127

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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

SBIOAUE OWNERS WELFARE ASSOCIATION Mambakkam Chennai-600127

President
SBIOA Unity Enclave Owners' Welfare Association

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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TAMIL NADU POLLUTION CONTROL BOARD

From

Er. G. Udhayakumar, M.E., M.Tech.,
Public Information Officer,
District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Adigalar Street,
Maraimalai Nagar,
Chengalpattu District-603 209.

To

Thiru. D.Rakeshkumar,
Flat No.M105 Block- M,
SBIOA Unity Enclave,
Mambakkam
Chennai - 600127.

Letter No. DEE/TNPCB/MMN/F /RTI/F.4839/2024 Dt:28.10.2024

Sir,

Sub: O/o. DEE - TNPCB – MMN – Information Under the RTI Act, 2005 furnished -Reg.

Ref: Your letter dated:27.09.2024 received in this office dated:30.09.2024.

With reference to the above, the details as sought by the petitioner under the RTI Act, 2005 is furnished as below.

Sl. No.	Information Sought for	Information furnished
1	Please inform me the date of receipt by the District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar of reply from the President of SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai-600127 for the ProceedingsNo.T2/TNPCBd/F.019084/MNM/RL/W &A/2024-1 dated:10.6.2024 of the Chairperson, TNPCB, Guindy, Chennai.	07/08/2024
2	Please furnish me a copy of the reply received from the President of SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai-600127 for the Proceedings No.T2/TNPCBd/ F.019084/ MNM/ RL/W&A/ 2024-1 dated 10.6.2024 of the Chairperson, TNPCB, Guindy, Chennai	Copy of the reply received is enclosed
3	Please inform me the date of receipt by the District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar of the Application from the President of SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai-600127 for obtaining Consent to Operate the Sewage Treatment Plant at SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai-600127 in response to the Proceedings No.T2/TNPCBd/ F.019084/MNM/RL/W&A/2024-1 dated 10.6.2024 of the Chairperson, TNPCB, Guindy, Chennai.	The President of SBIOA Unity Enclave Owners Association Mambakkam Chennai has not submitted any application for obtaining Consent to operate. Hence the information sought by the petitioner is not available in this office records.
4	Please furnish me a copy of the Application received from the President of SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai-600127 for obtaining Consent to Operate the Sewage Treatment Plant at SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai-600127 in response to the Proceedings No.T2/TNPCBd/ F.019084/MNM/RL/W&A/2024-1 dated 10.6.2024 of the Chairperson, TNPCB, Guindy, Chennai.	The President of SBIOA Unity Enclave Owners Association Mambakkam Chennai has not submitted any application for obtaining Consent to Operate. Hence the information sought by the petitioner is not available in this office records.

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5	Please inform me the date of receipt by the District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar of the Application from the General Secretary of State Bank of India Officers' Association (Chennai Circle) for obtaining Consent to Operate the Sewage Treatment Plant at SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai-600127 in response to the Proceedings No.T2/TNPCBd/F.019084/ MNM/RL/ W&A/2024-2 dated 10.6.2024 of the Chairperson, TNPCB, Guindy, Chennai.	Online Application was received from General Secretary of State Bank of India Officers' Association (Chennai Circle) on 11/10/2024
6.	Please furnish me a copy of the application received from the General Secretary of State Bank of India Officers Association (Chennai Circle) for obtaining consent to operate the sewage treatment plant at SBIOA Unity enclave owners welfare association, Mambakkam, Chennai-600127 in response to the proceedings No.T2/TNPCBd/F.019084/ MNM/RL/ W&A/2024-2 dt: 10.06.2024 of the chairperson, TNPCB, Guindy, Chennai.	The application filed by SBIOA has been returned due to certain additional details. Hence the information sought by the petitioner is not available in this office records.
7.	Please inform me the details of action taken, if any, by the District Environmental Engineer, Tamil Nadu pollution control Board, Maraimalai nagar on the application from the president of SBIOA Unity enclave owners welfare association, mambakkam, Chennai-600127 for obtaining consent to operate the sewage treatment plant at SBIOA Unity enclave owners welfare association, mambakkam, Chennai-600127 in response to the proceedings No.T2/ TNPCBd/F.019084/MNM/RL/W&A/ 2024-1 dt: 10.06.2024 of the chairperson, TNPCB, Guindy, Chennai.	Direction was issued Vide Board's Proc.No.T2/TNPCBd/F.019084/MMN/ RL/ W&A/ 2024-3 dt: 14/10/2024.
8.	Please inform me the details of action taken, if any, by the District Environmental Engineer, Tamil Nadu, Pollution Control Board, Maraimalai nagar on the application from the general secretary of state bank of india officers association (Chennai circle) for obtaining consent to operate the sewage treatment plant at SBIOA Unity Enclave owners welfare association, Mambakkam, Chennai-600127 in response to the proceedings No.T2/TNPCBd/ F.019084/MNM/RL/W&A/ 2024-1 dt: 10.06.2024 of the chairperson, TNPCB, Guindy, Chennai.	Direction was issued Vide Board's Proc.No.T2/TNPCBd/F.019084/MMN/ RL/ W&A/ 2024-1 dt: 14/10/2024.

Public Information Officer,
District Environmental Engineer,
Tamilnadu Pollution Control Board,
Maraimalainagar.

28/10

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TAMIL NADU POLLUTION CONTROL BOARD

From

Er. G. Kesavamoorthy,M.Tech.,
Public Information Office/
District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Adigalar Street,
Maraimalai Nagar,
Chengalpattu District-603 209.

To

Thiru. D.Rakeshkumar,
Flat No.M105 Block- M,
SBIOA Unity Enclave,
Mambakkam
Chennai - 600127.

Letter No. DEE/TNPCB/MMN/F.9951/RTI/2025 Dt.12.01.2026

Sir,

Sub: O/o. DEE - TNPCB – MMN – Information Under the RTI Act, 2005 -Reg.

Ref:
1. Your Letter Dated: 02.12.2025.
2. T/O.Letter No. DEE/TNPCB/MMN/F.9545/RTI/2025 Dt.29.12.2025.
3. T/O.Letter No. DEE/TNPCB/MMN/F.9546/RTI/2025 Dt.29.12.2025.
4. C.R.No.372 dated:09.01.2026.

- - -

The petitioner was requested to remit Rs. 104/- (pages 52 x Rs. 2 per page) as photo copying charges to get the information.

In this regard, the copy of the information sought by the petitioner is enclosed herewith.

12/01/26

Public Information Officer,
District Environmental Engineer,
Tamilnadu Pollution Control Board,
Maraimalainagar.

12/01/26

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TAMIL NADU POLLUTION CONTROL BOARD
DISTRICT ENVIRONMENTAL LABORATORY M.M.Nagar
Report of Analysis

ROA No. 666/2025-26 dated: 09.12.2025.

Name and address of the sender		District Environmental Engineer Tamil Nadu Pollution Control Board, M.M.Nagar		
Nature and number of samples		2 numbers of trade effluent /sewage samples/Lake water	Sample quantity	2.5L
Date and Time of Sample Collection		17.11.2025 13.20 PM to 13.25 PM	Date and Time of Sample receipt at lab	17.11.2025 4.00 PM
Point of collection	1	Stagnant water (Treated)		
	2	STP Outlet (Treated)		

S.No	DEE Code no		DEECBS 253131-01	DEECBS 253131-02	
	Lab code No		**1225**	**1226**	Tested as per APHA 22nd Edition 2012
	Parameters	Unit			
1	pH @ 25°C	mg/L	7.67	7.79	Electrometric method
2	Total Suspended Solids @ 105° C	mg/L	15	22	Gravimetric method
3	Total Dissolved Solids @ 180° C	mg/L	1050	1122	Gravimetric method
4	Chloride as Cl^{-1}	mg/L	320	290	Argentometric method
5	Sulphate	Mg/L	24	32	Turbidimetric method
6	BOD	mg/L	18	28	Winkler's method
7	COD	mg/L	120	152	Gravimetric method

Chief Scientific Officer (Lab)
TNPCB, DEL M.M.Nagar

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Tamil Nadu Pollution Control Board
Inspection Report

1	a	Name of the Inspecting Officer	G. Kesavamoorthy & G. Manivasagan		
	b	Designation	DEE & AE		
	c	District office	Maraimalainagar		
2		Date of Inspection	17.11.2025		
3	a	Name of the Industry	M/s. State Bank of India Officers Association		
	b	Factory address: S.F. No. 17/2, 17/3, 17/4, 17/5A,17/5B,18/1,18/2A, 18/2B, Mambakkam Village, Vandalur Taluk, Chengalpattu District			
4	a	Category	Classification	Red	Large
	b	Type of the industry	1063-Building and construction project more than 20,000 sq.m built up area and having waste water generation 100 KLD and above		
5		Name of the Occupier of the unit present during inspection.	Mr. Mohan, President		

6 Products manufactured:

a Main Products manufactured:

Main Product	*Quantity*	*Unit*
Construction of Residential Complex comprising of Block A-Basement + Stilt Floor + 15 Floors Block B – Basement + Stilt Floor + 15 floors, Block C – Basement + Stilt Floor + 15 Floors, Block D – Basement + Stilt Floor + 15 floors, Block E – Basement + Stilt Floor + 15 floors, Block F – Basement + Stilt Floor + 15 floors, Block G – Basement + Stilt Floor + 15 floors, Block H – Basement + Stilt Floor + 15 floors, Block I – Basement + Stilt Floor + 15 floors, Block J – Basement + Stilt Floor + 15 Floors, Block K – Basement + Stilt Floor + 15 floors, Block L – Basement + Stilt Floor + 15 floors, Block M – Basement + Stilt Floor + 15 floors, Block N – Basement + Stilt Floor + 15 floors, Block O – Basement + Stilt Floor + 15 floors, Block P –Basement + Stilt Floor + 15 Floors, Block Q – Basement + Stilt Floor + 15 floors, Block R – Basement + Stilt Floor + 15 floors, Block S – Basement + Stilt Floor + 15 floors, Block T – Basement + Stilt Floor + 15 floors, Block U – Basement + Stilt Floor + 15 floors and Commercial Block – Basement + Ground Floor + 6 floors + M, Club House – Basement + Ground Floor + 4 floors having total no. of dwellings – 2100 units with total built up area 316187 M2	316187	Sq. Mtr.

b By/Intermediate products manufactured:

By / Intermediate Product	*Quantity*	*Unit*	*Actual production*

7 a Quantity of effluent in KLD:

i)	Sewage	1281
ii)	Trade effluent	0

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	b	Sources of trade effluent: NA

8 Performance of Effluent Treatment Plant:

Nature of Effluent	Sl. No.	Components of STP	Nos.	Dimensions (in metres)
(1)	(2)	(2)	(3)	(4)
Sewage	1	Bar Screen Chamber	01	3.4mx6.3mx4.0m SWD
	2	Grit Chamber	01	3.4mx6.3mx4.0m
	3	Equalisation tank	01	11.10mx13.0mx7m SWD
	4	Aeration tank SBR	03	5.76mx13.0mx7.0m SWD
	5	Pre Filtration	01	14mx10mx4.5 m SWD
	6	Sludge holding tank	01	10mx3.75mx4.0 m
	7	Pressure sand filter	02	1600 mm x2100mm HOS
	8	ACF	02	1600 mm x2100mm HOS
	9	UV System	02	30m3 hr
	10	Filter press	02	600 mm x600mm
	11	Treated Sewage collection tank		11mx10mx4.5 m SWD
Trade Effluent				

NA

9 Sources of Emission and Air Pollution Control Measures provided:

Sl. No.	Source of Emission	APC measures provided	Stack top dimension (in metres)	Stack ht. above ground (in metres)
01	DG set – 750 KVA – 3 Nos.	Stack	0.30	7.60
02	DG set – 500 KVA	Stack	0.30	6.75

10 Remarks on the maintenance of Log Books, Records and separate energy meter for Effluent Treatment Plant.

The unit has not maintained logbook for the operation of STP.

11 Remarks on the Disposal of Solid Wastes / Hazardous Wastes:

No records

12. Remarks on Waste minimization, Inplant measures and House Keeping.

Nil

13 Details of Complaints if any:

Complaint petition received regarding disposal of treated sewage nearby vacant land

14 Violation of conditions stipulated in the Consent Orders / directions issued under Water/Air Act, if any:

The unit was in operation without consent from the Board.

15 Violation of conditions stipulated in the authorisation issued under the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008 if any:

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	NA
16	Details of Samples collected, if any and Date/Time of collection and point of collection:
	Sample was collected
17.	Any other special information if any (May include observations/suggestions made during inspection on the performance of ETP/APC Measures).
	The unit was inspected, during inspection the following were observed, 1. The Sewage Treatment plant provided was in operation. 2. The unit has not maintained logbook for the disposal of treated sewage. 3. Samples were collected out of STP and stagnant water.

AEE/MMnagar.

District Environmental Engineer,
TNPC Board, Maraimalainagar

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TAMIL NADU POLLUTION CONTROL BOARD

From

Er.G. Kesavamoorthy,M.Tech.,
District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Adigalar Street,
Maraimalai Nagar.
Chengalpattu District – 603 209.

To

Thiru. D.Rakeshkumar
M105 , SBIOA Unity Enclave,
Mambakkam,
Chennai-6000127.

Lr.No./DEE/TNPCB/MMN/Complaint/2025 dated:28.11.2025

Sir,

Sub : DEE - TNPC Board -Maraimalainagar- Complaint against the M/s.SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai – Reg.

Ref : 1. Complaint received from Thiru.D.Rakeshkumar, through e-mail dated: 12.11.2025.
2. Inspection by TNPCB officials on 17.11.2025.

With reference to the above, it is hereby informed that based on the complaint received against M/s.SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai, the site was inspected by the TNPCB official on 17.11.2025.

During inspection, the sewage treatment plant provided by the unit was under operation and it was observed that the stagnation of water adjacent to the open land. Further, samples of STP outlet and stagnant water in the open land are collected and sent to District Environemental Laboratory, TNPCB, Maraimalai Nagar for assess the water quality. Further action will be initiated based on the ROA report.

28/11/25

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

28/11

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भारतसरकार
GOVERNMENT OF INDIA
पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
क्षेत्रीय कार्यालय/ Regional Office
1st Floor, Additional Office Block for GPOA, Shastri Bhawan, Haddows Road
Nungambakkam, Chennai - 600034; Email: roefccc1@gmail.com

F.No. EP/12.1/SEIAA/2016-17/72/TN /497 Dated: 26th March 2025

To

The Member Secretary,
State Environment Impact Assessment Authority-Tamil Nadu (SEIAA-TN),
3rd Floor, Panagal Maaligai,
No.1 Jeenis Road, Saidapet,
Chennai – 600 015,
Email- cmantnseiaa@yahoo.com

Subject : Public Grievance (PG) ref. no. MOEAF/E/2024/0002602 dated 17.10.2024 received from Shri Rakesh Kumar against Promoter (State Bank of India Officers Association (Chennai Circle), for the project Unity Enclave, in Mambakam 600127 for violation of Environmental Clearance" – PG status report and EC Compliance Monitoring Report – Issued - Reg.

Reference : 1. Letter from C&M Division, MoEFCC dated October 24, 2024.
2. SEIAA-TN vide EC Letter No. SEIAA-TN/F - 1687/EC/8(b)/337/2013 Dt: 25.07.2014.

Sir,

With reference to subject and reference cited above, it is to submit that the Project Proponent (PP) M/s. State Bank of India Officer Association (Chennai Circle) has obtained Environmental Clearance from SEIAA-TN vide EC Letter No. SEIAA-TN/F - 1687/EC/8(b)/337/2013 Dt: 25.07.2014 for the project *"SEIAA, Tamilnadu - Environmental Clearance - M/s. State Bank of India Officer Association (Chennai Circle), - Proposed Residential Development Project entitled "Unity Enclave" at S.No. 17/2, 17/3, 17/4, etc., of Mambakkam Village, Thiruporur Thaluk, Kanchipuram District, Tamil Nadu under Category "B" and Schedule S.No. 8(b)"*.

2. The project was monitored by the undersigned on 28/01/2025. Enclosed are the PG status report and EC Compliance Monitoring Report for further action.

This has issued with the approval of the Competent Authority.

Encl.: as above

26/03/2025
(Dr.S.Pradeepkumar)
Scientist 'B'
Dr.S.Pradeepkumar
Scientist 'B'
Government of India
Regional Office
Ministry of Environment, Forest and Climate Change,
Shastri Bhavan, Haddows Road, Nungambakkam,
Chennai - 600 006, Tamilnadu.

Copy to

1. The Director, Monitoring and Compliance Division, IA Division, Indira Paryavaran Bhawan, Ministry of Environment, Forest & Climate Change, Jorbagh Road, Aliganj, New Delhi -110003. E-mail- shruti.rai@nic.in

2. The State Bank of India Officers' Association (Chennai Circle), 84, Rajaji Salai, Chennai-600 001. E-mail – sbioachennaicircle@gmail.com

3. Mr. Rakeshkumar, Flat No.105, Block-M, SBIOA Unity Enclave, Mambakkam, Chennai-600127. E-mail - nanarakeshkumar@gmail.com

4. Office Copy.

26/05/2025

(Dr.S.Pradeepkumar)
Scientist 'B'

Dr.S.Pradeepkumar
Scientist 'B'
Government of India
Regional Office
Ministry of Environment, Forest and Climate Change,
Shastri Bhavan, Haddows Road, Nungambakkam,
Chennai - 600 006, Tamilnadu.

GOVERNMENT OF INDIA

MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
Regional Office (Chennai)

Status of the Public Grievance ref. no. MOEAF/ E/ 2024/ 0002602 dated 17.10.2024

This is in reference to the Public Grievance (PG) ref. no. MOEAF/ E/ 2024/ 0002602 dated 17.10.2024 received from Shri Rakesh Kumar against Promoter (State Bank of India Officers Association (Chennai Circle), for the project Unity Enclave, in Mambakam - 600127 for violation of Environmental Clearance.

2. Further, the status of the following aspects as mentioned in the compliant letter to the Chairman, SEIAA-TN (Complaint Regarding Violations of Environmental Clearance at "Unity Enclave," Mambakam 600127 - Surprise Inspection and Remedial Action – Requested) and above-mentioned PG were observed during the site visit dated 28/01/2025 at SBIOA Unity Enclave, Mambakkam, Chennai-600127. The details of the following aspects as mentioned in the above two complaints are furnished in the form of table below.

Sl. No.	Specific Violations as mentioned by the Complainer	Observation of RO Chennai, MoEFCC
1	**Falsification of Plans:** The proponent fraudulently submitted altered plans to secure the CTE, with the intent to illegally allocate car parking spaces that were not originally approved. This has led to the misappropriation of public space designated for essential infrastructure like STP and WTP, enabling illegal parking spaces. **(Annexure- 1 - Approved DTCP Plan)**	The PP has not provided the Approved DTCP Plan.
2	**Non-compliance with Sewage Treatment Plants (STPs):** The approved plan required four STPs, but only one has been constructed, resulting in overflowing sewage and untreated water being released into open land and temple areas. Only one of the four mandatory Sewage Treatment Plants (STPs) has been constructed, leading to untreated sewage being released into open lands and temple areas. **(Annexure- 2, photos and Flying squad inspection report of Pollution control board)**	The PP has not provided the Approved DTCP Plan. However, one STP was observed during the site visit which was in operation **(Annexure 1)**. A small hole was observed on the boundary wall where a pipeline was connected in the hole which may lead to the disposal of sewage water or rain water to the adjacent land. The pipeline connected in the hole not yet removed or dismantled **(Annexure 1)**.
3	I wish to bring to your notice that in addition to the above as per the CMDA report **(Annexure-3 CMDA Major Violation mentioned inspection 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 and the environment. Further as per the norms, the STP should not be in the basement which has been	The PP has not provided the Approved DTCP Plan. However, one STP was observed during the site visit which was in operation **(Annexure 1)**.

	blatantly violated by the builder. Further, in order to allocate car parking, which is not in the plan, the STP has been reduced to a single plant. Thus, the Promoter SBIOACC has made unauthorized alterations against the Sanctioned Plan Approved by the DTCP, with a motive for selling the same to private individuals to allocate car parking to owners who are not eligible for car parking as per the approved CMDA plan even after receiving the notice the Builder SBIOACC started marking Car parking has been carried out for R, S, T, U block ignoring to construct remaining 3 STPs.	
4	The promoter of a development project is resisting the construction of four sewage treatment plants (STPs) as mandated by a court order. This is because the promoter has already allocated the designated STP locations for car parking **(Annexure- 4 -Car Parking Pictures)**	The PP has not provided the Approved DTCP Plan. However, one STP was observed during the site visit which was in operation **(Annexure 1)**.
5	**STP had started their operation before obtention of Consent to Operate from TNPCB.**	The PP has not provided the Consent to Operate from TNPCB during the site visit. However, the project "Unity Enclave" is in operation during the site visit.
6	**Violation of Fire Safety Measures:** The project has failed to adhere to fire safety regulations, posing a serious risk to residents. **(Annexure- 5 - Fire department compliance report)**	It was observed during the site visit that the PP has not properly installed fire protection equipment. Further, the NOC and the approval for its functionality has not provided by the PP.
7	**Inadequate Firefighting Equipment:** The project lacks adequate firefighting equipment and other protection measures.	It was observed during the site visit that the PP has not properly installed fire protection equipment. Further, the NOC and the approval for its functionality has not provided by the PP.
8	**Violation of Green Belt Development:** The project has not allocated the required plants and trees for green belt development. Non-compliance with green belt development and several environmental conditions (solid waste management, noise, water conservation, sewage water released into open lands, spoilt the water table resources, etc.). **(Annexure- 6 -Pictures of Landscape)**	The PP has developed very minimal greenbelt at the site **(Annexure 1)**.
9	**Non-Adherence to Other Conditions:** Numerous other conditions related to solid waste management, noise pollution, water conservation, and energy efficiency have also been violated. **(Annexure- 7 - to solid waste management)**	The PP has not provided any relevant documents related to solid waste management, noise pollution, water conservation, and energy efficiency.

10	**Non-Compliance with DG Set Capacity:** The project has installed DG sets of insufficient capacity, violating the approved plan. (Insufficient capacity of installed DG sets (500kva instead of 750kva)	The PP has not provided relevant information / documents in relation to DG sets and its capacity.
11	**Failure to Maintain Topsoil:** The proponent has failed to store excavated topsoil for use in landscape development, as required. **(Annexure-8 - to solid waste management)**	The PP has not provided relevant information / documents in relation to excavated topsoil.
12	**Non-Adherence to Common Facility Maintenance:** The proponent has not shown responsibility for the maintenance of common facilities, including greening, rainwater harvesting, sewage disposal, solid waste disposal, and environmental monitoring. **(Annexure- 9)**	The PP has not provided relevant information / documents in relation to common facilities, including greening, sewage disposal, solid waste disposal, and environmental monitoring. The PP has provided the rain water harvesting system **(Annexure 1)**.
13	**Non-Compliance with CSR Activities:** The proponent has not properly paid the earmarked amount for CSR activities.	The PP has not provided relevant information / documents in relation to CSR Activities.
14	**Non-Compliance with Solar Energy and Energy Conservation Measures:** The proponent has not incorporated solar energy or implemented energy conservation measures for street lighting purposes as required the promoter is not providing this essential amenity **(Annexure- 10)**	The PP has not provided relevant information / documents in relation to Solar Energy and Energy Conservation Measures.
15	**Failure to Avoid Traffic Congestion:** The project has not implemented measures to avoid traffic congestion near the entry and exit points. The public space has been inappropriately used for parking. The parking plan deviates from the Ministry of Environment, Forest, and Climate Change (MoEF) guidelines, resulting in a violation of environmental regulations **(Annexure- 11).**	The PP has not provided the Approved DTCP Plan to verify the traffic congestion near the entry and exit points. However, during the site visit, it was observed the traffic congestion near the entry and exit points from the roads adjoining the proposed project site was avoided **(Annexure 1)**. Parking was fully internalized and no public space was utilized **(Annexure 1)**.
16	**Non-Issuance of Plans while executing the allotment order/sale deed:** The proponent has not issued detailed plans to allottees regarding the location of STPs, sewer lines, and other infrastructure.	The PP has not provided relevant information / documents in relation to issuance of plans while executing the allotment order/sale deed.
17	**Non-Development of Terrace Garden:** The proponent has not developed and maintained a terrace garden as committed. **(Annexure- 12)**	It was observed during the site visit that the PP has not developed the terrace garden.
18	**Non-Compliance with Environmental Monitoring Plan (EMP):** The proponent has not used the earmarked funds for the EMP as committed.	The PP has not provided relevant information / documents in relation to Compliance of Environmental Monitoring Plan (EMP).

19	**Non-Issuance of EC Letter:** The proponent has not issued copies of the EC letter to all allottees.	The PP has not provided relevant information / documents in relation to issuance of copies of the EC letter to all allottees.
20	**Misuse of Funds:** There is a concern that the funds earmarked for environmental protection measures may be diverted for other purposes.	The PP has not provided relevant information / documents in relation to funds earmarked for environmental protection measures.

26/03/2025

Signature of the Inspecting Officer

Dr.S.Pradeepkumar
Scientist 'B'
Government of India
Regional Office
Ministry of Environment, Forest and Climate Change,
Shastri Bhavan, Haddows Road, Nungambakkam,
Chennai - 600 006, Tamilnadu.

GOVERNMENT OF INDIA

MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
Regional Office (Chennai)

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

PART-I

DATASHEET

1	Project type: River valley / Mining / Industry / Thermal / Nuclear / Other specify	:	Other Building and Construction Project
2	Schedule and category of the Project as per EIA, 2006		Schedule S. No. 8(b) Building and Construction Project
3	Category of the project as per CPCB Guidelines (Red, Orange, Green)		-
4	Name of the project and project proponent	:	SEIAA, Tamilnadu - Environmental Clearance - M/s. State Bank of India Officer Association (Chennai Circle), - Proposed Residential Development Project entitled "Unity Enclave" at S.No. 17/2, 17/3, 17/4, etc., of Mambakkam Village, Thiruporur Thaluk, Kanchipuram District, Tamil Nadu under Category "B" and Schedule S.No. 8(b)
5	Clearance Letter (S) / OM No. and Date (Chronological Order)	:	SEIAA-TN vide EC Letter No. SEIAA-TN/F - 1687/EC/8(b)/337/2013 Dt: 25.07.2014
6	Locations		
	a. Village	:	Mambakkam
	b. Taluk	:	Thiruporur
	c. District	:	Kanchipuram
	d. State	:	Tamil Nadu
	e. Latitudes / Longitudes	:	Lat 12.835841° Long 80.172096°
7	Address for Correspondence		
	(a) Address of concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers and E-mail ID)	:	M/s. State Bank of India Officers Association (Chennai Circle), 84, Rajaji Salai, Post Box No. 1991, Chennai – 600001.
	(b) Address of Executive Project Engineer / Manager (with pin	:	-

	code / fax numbers and E-mail ID)		
8	Salient features		
	(a) Present status of the project	:	Existing Blocks: Under operation
	(b) Environmental Management Plans of the project	:	The PP has set up STP, Rainwater Harvesting and DG sets facility in the existing premises.
9	Breakup of the project area		
	(a) Submergence area (forest & non forest)		-
	(b) Others		-
10	Total Plot Area	:	86319.31 m^2 (as per EC)
	Built-up Area (Including Road)	:	316187.66 m^2 (as per EC)
	Open Space available	:	-
	Green Belt Area	:	12996.48 m^2 (as per EC)
11	Financial Details		
	(a) Project cost as originally planned and subsequent revised estimates and the years of price reference	:	Rs.515 Crores
	(b) Allocations made for environmental management plans, with item wise and year wise breakup.	:	-
	(c) Actual expenditure incurred on the Project so far	:	-
	(d) Actual expenditure incurred on the Environmental Management Plans so far		-
12	Forest land requirement		
	(a) The status of approval for diversion of forest land for non-forestry use.	:	NA
13	Whether project located in Critically Polluted Area/Severely Polluted	:	NA
14	Status of Construction		
	(a) Date of commencement (Actual and/or planned)	:	-
	(b) Date of completion (actual or planned)	:	-

<table>
<tr><td>15</td><td>Production details as per EC & CTO</td><td>:</td><td><table><tr><th>Year</th><th>Total production as per EC</th><th>Total production as per CTO</th><th>Actual Production</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>It is a building and construction project.</td></tr>
<tr><td>16</td><td>Reasons for the delay if the project is yet to start.</td><td>:</td><td>-</td></tr>
<tr><td>17</td><td>KML file of the project</td><td>:</td><td>-</td></tr>
<tr><td>18</td><td>Status of Public Hearing Commitments</td><td>:</td><td>As mentioned in the EC, the project does not require public consultation as per para 7 (i) III stage (3) (d) Public Consultation of EIA Notification 2006.</td></tr>
<tr><td>19</td><td>Status of R&R</td><td>:</td><td>-</td></tr>
<tr><td>20</td><td>Date of Site Visits</td><td></td><td></td></tr>
<tr><td></td><td>(a) The date on which the project was monitored by the regional office on previous occasions, if any</td><td>:</td><td>-</td></tr>
<tr><td></td><td>(b) Date of site visit for this monitoring report</td><td>:</td><td>28/01/2025</td></tr>
<tr><td>21</td><td>Purpose of present Site visit
a. Suo moto/ Random Inspection of projects by RO/SRO
b. CCR for expansion project's EC under EIA Notification 2006
c. Verification Report (VR) of Action Taken Report (ATR) or SCN response submitted by the PP
d. Complaint received against the project
e. Reference forwarded by the Ministry which inter-alia may include PMO, VIP, Public Grievance, Parliamentary, RTI references</td><td>:</td><td>Reference forwarded by the Ministry for the Public Grievance (PG).</td></tr>
</table>

	f. Direction by Hon'ble court or by the Ministry in various Court Matter g. Direction from the Ministry in any other matter		
22	Pending litigation if any or directions issued by any regulatory authority.	:	-
23	Recommendations a. Major Non-compliance b. Minor Non-Compliance c. Violation	:	Major Non-compliance

26/03/2025

Signature of the Inspecting Officer

Dr.S.Pradeepkumar
Scientist 'B'
Government of India
Regional Office
Ministry of Environment, Forest and Climate Change,
Shastri Bhavan, Haddows Road, Nungambakkam,
Chennai - 600 006, Tamilnadu.

INSPECTION / MONITORING REPORT

Subject : SEIAA, Tamilnadu - Environmental Clearance - M/s. State Bank of India Officer Association (Chennai Circle), - Proposed Residential Development Project entitled "Unity Enclave" at S.No. 17/2, 17/3, 17/4, etc., of Mambakkam Village, Thiruporur Thaluk, Kanchipuram District, Tamil Nadu under Category "B" and Schedule S.No. 8(b) - issued - reg.

Reference : Letter No. SEIAA-TN/F - 1687/EC/8(b)/337/2013 Dt: 25.07.2014

Date of Monitoring : 28/01/2025

Present status of the Project:

The Project Proponent (PP) has obtained Environmental Clearance from SEIAA-TN vide EC Letter No.SEIAA-TN/F - 1687/EC/8(b)/337/2013 Dt: 25.07.2014 for the project *"SEIAA, Tamilnadu - Environmental Clearance - M/s. State Bank of India Officer Association (Chennai Circle), - Proposed Residential Development Project entitled "Unity Enclave" at S.No. 17/2, 17/3, 17/4, etc., of Mambakkam Village, Thiruporur Thaluk, Kanchipuram District, Tamil Nadu under Category "B" and Schedule S.No. 8(b)".*

2. The PP has obtained "Consent for establishment" from TNPCB vide CONSENT ORDER No. 6368 dated 17.04.2015 and Proceedings No. T 10 / TNPCB/ F-34341/ MMN/ OL/ W/ 2015 dated 17/04/2015 under Section 25 of the Water (Prevention and Control of Pollution)

Act, 1974, as amended in 1988 (Central Act 53 of 1988) which is valid for two years or till the industry obtains consent to operate. The PP has not provided the copy of the "Consent for establishment" obtained under Air Act.

3. The PP has not provided the copy of the Consent to Operate during the site visit. However, the project "Unity Enclave" is in operation without obtaining Consent to Operate.

4. The above project was monitored by the undersigned on 28/01/2025 along with the project proponent and the complainer. The existing project is in operation. The report is submitted on the basis of the site visit and as per the information provided by the PP. The Status of the Compliance on the stipulated conditions contained in the EC cited above is given in Part II below.

PART-II

S. No.	EC Conditions	Status as per Six Monthly Compliance Report submitted by the PP	Observations of RO Chennai
SPECIFIC CONDITIONS **Construction Phase**			
i)	'Consent to Establish' shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu before taking up any construction activity at the site.	The PP has not submitted six-monthly compliance report recently.	**Partly Complied** It was observed from the documents submitted by the PP that the PP has obtained "Consent for establishment" from TNPCB vide CONSENT ORDER No. 6368 dated 17.04.2015 and Proceedings No. T 10 / TNPCB/ F-34341/ MMN/ OL/ W/ 2015 dated 17/04/2015 under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974, as amended in 1988 (Central Act 53 of 1988) which is valid for two years or till the industry obtains consent to operate **(Annexure 2)**. The PP has not provided the copy of the "Consent for establishment" obtained under Air Act.
ii)	Structural stability of proposed building should be approved by Academic / Research Institution before taking up any construction activity at the site.		**Not Complied** It was observed from the documents submitted by the PP that the vetting of Structural design of the proposed building has been done by Division of Structural Engineering, Department of Civil Engineering, College of Engineering, Guindy, Anna University by paying Rs 16,85,400/- (DD No. 746494 dt 06.02.2014). However, the PP

			has not provided the relevant documents during the site visit.
iii)	The Project Proponent has earmarked 12996.48m^2 of the site area for green belt development, which works out to 15% of the total site area of 86319.31m^2.		**Not Complied** It was observed during the site visit that the PP has not fully developed the earmarked site area for green belt development **(Annexure 1)**.
iv)	The entire water requirement during construction phase shall be met from private tankers, as committed.		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
v)	Provision shall be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.		**Not Complied** It was observed from the documents submitted by the PP that the adequate housing provisions with all necessary infrastructures have been complied with. The temporary structures built for accommodation have been removed / demolished since. Further, a demolished structure has been observed during the site visit, however, the PP has not provided the relevant documents during the site visit.
vi)	The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.		**Not Complied** The PP has not provided the relevant documents during the site visit.
vii)	STP design should be approved by Academic / Research Institution before the issue of CTE by TNPCB.		**Not Complied** It was observed from the documents submitted by the PP that the Centre for Urbanisation, Buildings and environment (CUBE) has inspected and gave a report on the satisfactory functioning of the STP. However, the PP has not

			provided the relevant documents during the site visit.
viii)	The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of firefighting equipment, as per National Building Code including protection measures from lightning etc.		**Not Complied** The PP has not provided the relevant documents during the site visit.
ix)	All required sanitary and hygienic measures should be in place before starting construction activities and they have to be maintained throughout the construction phase.		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
x)	A First Aid Room shall be provided in the project site during the entire construction phase of the project		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
xi)	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
xii)	All the labourers to be engaged for construction should be screened for health and adequately treated before and during their employment on the work at the site.		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
xiii)	The solid waste in the form of excavated earth excluding the top soil generated from the project activity shall be scientifically utilized for construction of approach roads and peripheral roads, as reported.		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
xiv)	All the top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
xv)	Disposal of other construction debris during construction phase should not create any adverse effect on the neighbouring communities and be disposed off only in approved sites, with the		**Refer Below** Due to the absence of the construction work, it was unable

	approval of Competent Authority with necessary precautions for general safety and health aspects of the people.		to ascertain the condition during the site visit.
xvi)	Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate watercourses. The dump sites for such materials must be secured so that they should not leach into the adjacent land/lake/stream etc.		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
xvii)	Low sulphur Diesel shall be used for operating diesel generator sets to be used during construction phase. The air and noise emission shall conform to the standards prescribed in the Rules under the Environment (Protection) Act, 1986, and the Rules framed thereon.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xviii)	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xix)	Vehicles hired for bringing construction materials to the site should be in good condition and should conform to air and noise emission standards prescribed by TNPCB/CPCB. The vehicles should be operated only during non- peak hours.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xx)	Ambient air and noise levels should conform to residential standards prescribed by the TNPCB, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxi)	Fly- Ash bricks should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27th August, 2003.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxii)	Ready-mix concrete of high quality should be used in building construction and necessary cub-tests should be conducted to ascertain their quality.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxiii)	Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxiv)	Water demand during construction should be reduced by use of pre-mixed concrete, during agents and other best practices prevalent.		**Not Complied** The PP has not provided the relevant documents during the site visit.

xxv)	Fixtures for showers, toilet flushing and drinking water should be of low flow type by adopting the use of aerators/pressure reducing devises/sensor based control		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxvi)	Use of glass shall be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, high quality double glass with special reflecting coating shall be used in windows.		**Complied** It was observed during the site visit that the structure has very less percentage of use of glass **(Annexure 1).**
xxvii)	Roof should meet prescriptive requirement as per Energy Conservation Building code by using appropriate thermal insulation material, to fulfil the requirement		**Complied** It was observed during the site visit that the PP has provided the weathering course tiles as a thermal insulation material **(Annexure 1).**
xxviii)	Adequate measures to reduce air and noise pollution during construction shall be adopted, conforming to norms prescribed by the TNPCB on noise limits.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxix)	Opaque wall should meet prescribed requirement as per Energy Conservation Building Code which is mandatory for all air-conditioned spaces by use of appropriate thermal insulation material, to fulfil the requirement.		**Complied** It was observed during the site visit that the PP has not constructed the opaque wall in the structure **(Annexure -1).**
xxx)	The Project proponent is requested to indicated the probable date of commissioning of the project supported with necessary bar charts.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxxi)	Adequate fire protection equipment and rescue arrangements should be made as per the prescribed standards.		**Not Complied** It was observed during the site visit that the PP has not properly installed fire protection equipment. Further, the NOC and the approval for its functionality has not provided by the PP.
xxxii)	Proper approach road for fire-fighting vehicles and for rescue operations in the event of emergency shall be made.		**Complied** It was observed during the site visit that the PP has provided the approach road for fire-fighting vehicles and for rescue operations in the event of emergency shall be made **(Annexure 1).**
xxxiii)	Design of buildings should be in conformity with the Seismic Zone Classifications.		**Not Complied**

			The PP has not provided the relevant documents during the site visit.
xxxiv)	All ECBC norms have to be adopted.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxxv)	Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillances program of the workers should be undertaken periodically to observe and contractions due to exposure to dust and take corrective measures, if needed.		**Refer Below** Due to the absence of the construction work, it was unable to ascertain the condition during the site visit.
xxxvi)	Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly. The workers shall be provided with personnel protective measures such as masks, gloves, boots etc.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxxvii)	The amount earmarked by proponent for Environmental Monitoring Plant (EMP) of Capital cost- Rs.22.8 Lakhs and Recurring cost- Rs.22 Lakhs should be used as committed by the proponent		**Not Complied** The PP has not provided the relevant documents during the site visit.
Operation Phase			
i.	The Proponent should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage disposal, solid waste disposal and environmental monitoring including terrace gardening for a period of 10 years as committed. Within ten years after handing over the flats to all allottees a viable society or an association among the allottees shall be formed to take responsibility of continuous maintenance of all facilities with required agreements for compliance of all conditions furnished in Environment Clearance (EC) order issued by the SEIAA-TN or the Proponent himself shall maintain all the above facilities for the entire period.	Status as per Six Monthly Compliance Report submitted by the PP	**Not Complied** The PP has not provided the relevant documents during the site visit.
ii.	The Project proponent shall ensure that the required water supply should be availed from Mambakkam Village Panchayat sources and excess treated sewage should be disposed through Mambakkam Village Panchayat for development and maintaining avenue plantation, Park &		**Not Complied** The PP has not provided the relevant documents during the site visit.

	greenbelt area as committed in the Affidavit before handing over of flats to the allottees or before obtaining completion certificate, whichever is earlier. The Proponent shall avail 971 KLD of fresh water for entire period of operation. Out of 1281 KLD of treated sewage generated, the proponent shall utilize 523 KLD for flushing, 69 KLD for Green Belt/Gardening & 689 KLD of excess treated sewage water shall be disposed through Mambakkam Village Panchayat Avenue Plantation during the entire period of operation.		
iii.	There shall be no drawal of ground water.		**Not Complied** The PP has not provided the relevant documents during the site visit.
iv.	The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.		**Not Complied** The PP has not provided the relevant documents during the site visit.
v.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA, TN before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of treated effluent shall conform to the norms and standards of the Tamil Nadu State Pollution Control Board. Necessary measures should be made to mitigate the odour and mosquito problem from STP. Explore the less power consuming systems viz. baffle reactor etc. for the treatment of sewage.		**Partly Complied** The PP has not furnished the certificate from the independent expert and a report submitted to the SEIAA-TN for STP. Treated effluent emanating from the STP has been taken by the tanker lorries. Treatment of grey water also be done in the STP, there is no separate decentralized treatment has provided. As per the test report of STP water (Treated) vide TC No. 10-2024 / 3786-2448 dated 18/10/2024, the test results of the treated effluent are within the prescribed norms by TNPCB **(Annexure 2)**. During the site visit, there was no odour at the outer side of the STP. The PP adopted the Sequential Batch Reactor (SBR) for the treatment of sewage **(Annexure 1)**.
vi.	The Proponent shall install STP unit of Bar Screen Chamber, Equalisation Tank, Sequential		**Complied**

	Batch Reactor, Pre Filtration Tank, Pressure sand filter, Filter press & UV treatment as committed (STP of Capacity of 1350 KLD) and operated continuously to achieve the standards prescribed by the Tamil Nadu pollution Control Board.		It was observed during the site visit that the PP has installed STP unit of Bar Screen Chamber, Equalisation Tank, Sequential Batch Reactor, Pre Filtration Tank, Pressure sand filter, Filter press & UV treatment **(Annexure 1)**.
vii.	The Proponent shall operate STP continuously by providing DG set in case of power failure.		**Refer Below** It was observed during the site visit that there was installation of DG sets but the PP has not provided the relevant documents for continuous operation of STP by providing DG set in case of power failure.
viii.	It is the sole responsibility of the proponent that the treated sewage water disposed for green belt development/ avenue plantation should not pollute the soil/ ground water/ adjacent canals / lakes/ ponds, etc.		**Not Complied** The PP has not provided the relevant documents during the site visit.
ix.	Adequate measures should be taken to prevent odour emanating from solid waste processing plant and STP.		**Partly Complied** It was observed during the site visit that there was no separate place for solid waste processing and no odour at outer area of the STP.
x.	The Biodegradable solid waste, non-biodegradable solid waste, STP sludge, etc generated from the project activity shall be properly collected, segregated and disposed as committed, and as per the provision of Solid waste (Management and Handling) Rules, 2000.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xi.	The biodegradable municipal solid waste shall be handed over Exnora, throughout the entire period of operation as committed.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xii.	The plastic wastes shall be segregated and disposed as per the provisions of Plastic Waste (Management & Handling) Rules 2011.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xiii.	The e–waste generated should be collected and disposed to a nearby authorized e-waste centre as per e waste (Management & Handling), Rules 2011.		**Not Complied** The PP has not provided the relevant documents during the site visit.

xiv.	Diesel power generating sets proposed as source of back-up power during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. The location of the DG sets may be decided with the consultation of Tamil Nadu Pollution Control Board.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xv.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xvi.	The acoustic enclosures shall be installed at all noise generating equipment such as DG sets, air conditions systems, etc. and the noise level shall be maintained as per MoEF /CPCB/ TNPCB guidelines /norms both during day and night time.		**Complied** It was observed during the site visit that the DG sets were provided with the acoustic enclosures **(Annexure 1).**
xvii.	Spent oil from D.G sets should be stored in HDPE drums in an isolated covered facility and disposed as per the Hazardous Wastes (Management, Handling, Transboundary Movement) Rules 2008. Spent oil from D.G sets should be disposed off through registered recyclers.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xviii.	The proponent/Owner of the Flats shall ensure that storm water drain provided at the project site shall be maintained without choking or without causing stagnation and should also ensure that the storm water shall be properly disposed off in the natural drainage / channels without disrupting the adjacent public. Adequate harvesting of the storm water should also be ensured.		**Partly Complied** It was observed during the site visit that the PP provided the storm water drain and maintained. The storm water disposed in the nearable drainage owned by the local administration, however, the passage of the drainage where the storm water disposed off does not have full path, it was intermittently ended **(Annexure 1).**
xix.	The proponent should also ensure that necessary trenches for openings shall be provided at periodic intervals along the compound wall, so as to let out the storm water during rainy season, without stagnation / ponding.		**Not Complied** The PP has not provided the necessary trenches for openings shall be provided at periodic intervals along the compound wall.
xx.	The proponent / Owner of the Flats shall ensure that roof rain water run-off collected from the covered roof of the buildings, etc shall be scientifically harvested so as to ensure the		**Complied** It was observed during the site visit that the PP has provided the roof rain water run-off collected

	maximum beneficiation of rain water harvesting. It shall be stored in a sump of 1 no. of 50 KL capacity each and reused.		from the covered roof of the buildings and it was stored in a sump **(Annexure 1).**
xxi.	Rain water harvesting for surface run-off, as per plan submitted should be implemented. Before recharging the surface run off. Pre-treatment with screens, settlers etc. must be done to remove suspended matter, oil and grease, etc. The Proponent shall provide 20 nos. of bore wells / percolation pits/ etc. as committed. The bore wells / percolation pits/ etc. for rainwater recharging should be kept at least 5 mts. Above the highest ground water table.		**Not Complied** The PP has not provided the relevant documents during the site visit. However, the PP has provided the rain water harvesting system **(Annexure 1).**
xxii.	Application of solar energy should be incorporated for solar lighting shall be provided Street lighting.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxiii.	A report on the energy conservation measures conforming to energy conservation norms prescribed by the Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology; R & U factors etc and submitted to the SEIAA in three month's time.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxiv.	Energy conservation measures like installation of Energy efficient fluorescent lamp with electronic ballasts, dual switching, low loss transformers, VVF driver for Pumps should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off /spent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxv.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. Parking shall be fully internalized and no public space should be utilized. Parking plan to be as per MoEF norms.		**Complied** It was observed during the site visit that the traffic congestion near the entry and exit points from the roads adjoining the proposed project site was avoided **(Annexure 1).** Parking was fully internalized and no public space was utilized **(Annexure 1).**
xxvi.	The Proponent shall issue plans showing Separate pipelines marked with different colour with the following details		**Not Complied**

<table>
<tr><td></td><td>i. Location of STP, compost system, underground sewer line.
ii. Pipe Line conveying the treated effluent for green belt development
iii. Pipe Line conveying the treated effluent for toilet flushing
iv. Water supply pipeline
v. Gas supply pipe line if proposed
vi. Telephone cable
vii. power cable
viii. Strom water drain
ix. Rain water harvesting system
to all the allottees/owners while executing the allotment order/sale deed.</td><td></td><td>The PP has not provided the relevant documents during the site visit.</td></tr>
<tr><td>xxvii.</td><td>A First Aid Room shall be provided during operation of the project, with necessary equipment and life-saving medicines.</td><td></td><td>Complied
It was observed during the site visit that the PP has provided the first aid room (Annexure 1).</td></tr>
<tr><td>xxviii.</td><td>The green belt design along the periphery of the plot shall achieve the attenuation factor conforming to the day and night noise standards prescribed for residential land use. The green belt shall be at the places noted below within the premises, as committed by the proponent.
<table>
<tr><th>Sl. No</th><th colspan="2">Green belt along location</th><th>Area (Sq.mt)</th><th>Size (L x B) in m</th></tr>
<tr><td>1</td><td>Block I</td><td>South Side</td><td>2515.5</td><td>169.36 x 14.853</td></tr>
<tr><td>2</td><td>Block R</td><td>South Side</td><td>1398.00</td><td>47.99 x 29.13</td></tr>
<tr><td>3</td><td>Block U</td><td>South side</td><td>809.58</td><td>85.25 x 9.497</td></tr>
<tr><td>4</td><td>Transformer yard-5 & 6</td><td>South-West Side</td><td>1861.88</td><td>45.623 x 40.81</td></tr>
<tr><td rowspan="2">5</td><td rowspan="2">Periphery around Block A & Block B</td><td>North Side</td><td>774.73</td><td>144.81 x 5.35</td></tr>
<tr><td>West Side</td><td>825.12</td><td>167.47 x 4.927</td></tr>
<tr><td>6</td><td>Block C</td><td>South Side</td><td>239.00</td><td>28.55 x 8.37</td></tr>
<tr><td rowspan="3">7</td><td rowspan="3">Periphery around Block O & Block P</td><td>North Side</td><td>1652.86</td><td>40.05 x 41.27</td></tr>
<tr><td>East Slide</td><td>294.16</td><td>57.23 x 5.14</td></tr>
<tr><td>West Side</td><td>1094.478</td><td>212.52 x 5.15</td></tr>
<tr><td>8</td><td>Swimming pool</td><td>South Side</td><td>271.00</td><td>44.58 x 6.07</td></tr>
<tr><td rowspan="2">9</td><td rowspan="2">Periphery around Block L</td><td>South Side</td><td>218.111</td><td>45.63 x 4.78</td></tr>
<tr><td>East Side</td><td>396.06</td><td>46 x 8.61</td></tr>
<tr><td>10</td><td>Block M and Q</td><td>East Side</td><td>646</td><td>136.25 x 4.74</td></tr>
<tr><td colspan="3">Total Green Belt Area (15.06 %)</td><td colspan="2">12996.48 Sqm</td></tr>
</table></td><td></td><td>Not Complied
The PP has developed very minimal greenbelt at the site (Annexure 1).</td></tr>
</table>

xxix.	Incremental pollution loads on the ambient air quality, noise and water quality shall be periodically monitoring after commissioning of the project		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxx.	No construction activity of any kind shall be taken up in the OSR area. Consent of the local body concerned should be obtained for using the secondary treated sewage in the OSR area.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxxi.	The building should have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation. Landscape plan to be revised accordingly.		**Complied** It was observed during the site visit that the building have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation **(Annexure 1).**
xxxii.	A terrace garden shall be developed and maintained continuously by the Proponent as committed.		**Not Complied** It was observed during the site visit that the PP has not developed the terrace garden.
xxxiii.	The amount Rs. 12 Lakhs as a capital cost and Rs. 8 Lakhs as a Recurring cost earmarked by the proponent under CSR activity should be used only for such activities as committed by the proponent.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xxxiv.	The amount earmarked by the proponent for Environment Monitoring Plan [EMP] of Capital cost – Rs. 261.44 Lakhs and Recurring cost – Rs. 43.45 Lakhs should be used as committed by the proponent.		**Not Complied** The PP has not provided the relevant documents during the site visit.
GENERAL CONDITIONS			
i)	The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities /local administration.	Status as per Six Monthly Compliance Report submitted by the PP	**Not Complied** The PP has not provided the relevant documents during the site visit.
ii)	It is mandatory for the Project proponent to furnish to the SEIAA, Half yearly compliance report in Hard and Soft copies on 1st June and 1st December of each calendar year in respect of the conditions stipulated in the prior Environmental Clearance.		**Not Complied** The PP has not provided the relevant documents during the site visit. However, the PP has submitted the Half Yearly Compliance vide dated 07/12/2016, 12/06/2017 and 18/12/2017. Other than the above-mentioned submissions of half yearly compliance report, the Regional Office-Chennai

			MoEFCC does not have record of latest submission of half yearly compliance report.
iii)	In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained.		**The PP agreed to comply.**
iv)	A copy of the clearance letter shall be sent by the proponent to the Commissioner of Corporation/municipalities/executive officers of town panchayat/Block development officers of panchayat union whichever is applicable and the Local NGO, if any, from whom suggestions /representations, if any, have been received while processing the proposal. The clearance letter shall also be put on the website of the proponent		**Not Complied** The PP has not provided the relevant documents during the site visit.
v)	The SEIAA reserves the right to add additional safeguard measures subsequently, if non-compliance of any of the EC conditions are found and to take action, including revoking of this Environmental Clearance as the case may be		**The PP agreed to comply.**
vi)	All other statutory clearances such as the approvals for storage of diesel form Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State / Central Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project proponent form the concerned competent authorities.		**The PP agreed to comply.**
vii)	The project authorities should advertise with basic details at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at website of SEIAA, TN and a copy of the same should be forwarded to the Reginal Office of the Ministry of Environment and Forests located at Bangalore		**Not Complied** The PP has not provided the relevant documents during the site visit.
viii)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that Construction of the project has been started without obtaining Environmental Clearance, and for any other action resulting in violation of any condition stipulated in the Environmental Clearance.		**The PP agreed to comply.**

ix)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall updated the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, Bengaluru, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; SPM RSPM, SO2, Nox (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.		**Not Complied** The PP has not provided the relevant documents during the site visit.
x)	A copy of the Environmental clearance (EC) letter shall be issued to all the allottees/ owners while executing the allotment order / sale deed/ before handing over of the building to allottees.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xi)	A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive, who will report directly the Head of the Organization.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xii)	The funds earmarked for environmental protection measures should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the Ministry of Environment and Forests and its Reginal Office located at Bangalore Funds for CSR activity shall be allotted and used for that purpose and separate account shall be maintained		**Not Complied** The PP has not provided the relevant documents during the site visit.
xiii)	The Regional Office of the Ministry located at Bangalore shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/information/monitoring reports.		**The PP agreed to comply.**
xiv)	The project proponent shall submit six-monthly reports on the status of compliance of the stipulated environmental clearance conditions including results of monitored data (both in hard copes as well as by e-mail) to the Ministry of Environment and Forests, its Regional Office Bangalore, the respective Zonal Office of Central Pollution Control Board, SEIAA, TN and the State Pollution Control Board.		**Not Complied** The PP has not provided the relevant documents during the site visit.
xv)	The environmental statement for each financial year ending 31st March in From – V as is mandated to be submitted by the project		**Not Complied**

	proponent to the concerned Stated Pollution control Board as prescribed under the Environment (protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of environmental clearance conditions and shall also be sent to the Reginal Office of the Ministry of Environment and Forests, Bangalore by e-mail.		The PP has not provided the relevant documents during the site visit.
xvi)	This Environmental clearance does not imply that the other statutory/ administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental clearance.		**The PP agreed to comply.**
xvii)	The SEIAA, TN may alter/modify the above conditions or stipulate any further condition in the interest of environment protection, even during the subsequent period		**The PP agreed to comply.**
xviii)	The Environmental Clearance does not absolve the applicant/proponent of his obligation/requirement to obtain other statutory and administrative clearances form other statutory and administrative authorities.		**The PP agreed to comply.**
xix)	The SEIAA, TN may cancel the environmental clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, if it is found or if it comes to the knowledge of this SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the environmental clearance		**The PP agreed to comply.**
xx)	Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.		**The PP agreed to comply.**
xxi)	The above conditions will be enforced inter-alia, under the provisions of the Water (prevention & Control of Pollution) Act, 1974, the Air(Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability Insurance Act, 1991, along with their amendments, draft Minor Mineral a Conservation & Development Rules, 2010 framed under MMDR Act 1957, National Commission for protection of Child Reigh Rules, 20006 and rules made there under and also any		**The PP agreed to comply.**

	other orders passed by the Hon'ble Supreme Court of India/Hon'ble High Cour of Madras and any other Courts of Law, including the Hon'ble Natural Green Tribunal relating to the subject matter.		
xxii)	Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs. Union of India in Writ petition (Civil) No. 460 of 2004 as may be applicable to this project.		**The PP agreed to comply.**
xxiii)	Any appeal against this environmental clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010		**The PP agreed to comply.**

26/03/2025

Signature of the Inspecting Officer

Dr.S.Pradeepkumar
Scientist 'B'
Government of India
Regional Office
Ministry of Environment, Forest and Climate Change,
Shastri Bhavan, Haddows Road, Nungambakkam,
Chennai - 600 006, Tamilnadu.

Thiru.Goba Kumar,
Public Information Officer/
Deputy Director(I.A),

State Level Environment Impact Assessment
Authority - Tamil Nadu
No.327, 'Metros" 9th Floor,
Anna Salai, Nandanam,
Chennai – 600 035.
Telephone No. : 044-2435 9970

Lr.No. SEIAA-TN/RTIA/1224763/F.No.570/2025 Dt.11.07.2025

To

Thiru. Rakesh Kumar,D.,
Flat No.M105, Block M,
SBIOA Unity Enclave,
Mambakkam,
Chennai – 600 127.

Sir,

Sub: SEIAA – TN – RTIA – Thiru. . Rakesh Kumar,D, Chennai – Seeking Information under RTI Act – Reply furnished – Reg.

Ref: 1.RTI Petition of Thiru.Rakesh Kumar,D., Chennai dt. 23.06.2025.
2. Lr.No.SEIAA,TN/RTIA/1158173F.No.570/2025 Dt.02.07.2025
3.Letter received from Thiru Rakesh Kumar,D Chennai dated.06.07.2025 along with State Bank of India Demand Draft No.563397 dt.05.07.2025 for Rs. 12/-

With reference 1st & 2nd cited above, you have sought certain information under the RTI Act 2005. In this connection it is informed, that the available information is annexed to this letter.

Encl:As above

11/7/2025

Public Information Officer,
Deputy Director(I.A).

1117

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THIRU. A.R. RAHUL NADH, I.A.S.,
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY-TAMILNADU
9th Floor, No :327, Metors, Anna Salai,
Nandanam, Chennai-35
Phone No.044-24359973
Fax No. 044-24359975

Proc. No. 1/226048/2025 SELAA-TN/F.No.1687/2013 dated:25-04-2025

To

Thiru D. Suresh Kumar,
M/s State Bank of India Officers Association (Chennai Circle),
President No 84, Rajaji Salai,
Chennai – 600 001

Respected Sir/Madam,

Sub: SEIAA-TN issued EC for the project entitled State Bank of India Officers Association (Chennai Circle), Unity Enclave at S.F.NO.17/2, etc Mambakkam village, Thiruporur Thaluk, Kanchipuram District, Tamil Nadu- MoEF&CC Public Grievance Status Report and EC Compliance Monitoring Report – Show cause notice – reg.

Ref:

1. Environmental Clearance Lr.No. SEIAA-TN/F.No.1687/EC/8(b)/337/2013 dated 25.07.2014
2. Public Grievance status report and EC compliance Monitoring Report from MoEF&CC vide F.NO.EP/12.1/SEIAA/2016-17/72/TN/497. Dated: 26.03.2025

****

Environmental Clearance was issued for your proposed Residential Development Project entitled "Unity Enclave" at S.No. 17/2, 17/3, 17/4, 17/5A, 17/5B, 18/1, 18/2A, 18/2B, 18/3, 19/4, 19/5, 20/1, 20/2, 20/3, 21, 22, 23/1, 23/2, 23/3, 24/1, 24/2A, 24/2B, 24/2C, 24/3, 24/4,

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25/1, 25/2A, 25/2B, 25/3, 25/4, 33/1A, 33/1B1, 33/2, 33/1B2A, 33/1B2B, 34/1, 34/2, 35, 36/1, 63/2, 63/3, 63/5, 64, 68/1A, 68/1B, 68/3, 69/1A, 69/2, 72/1, 72/2, 73 of Mambakkam village, Thiruporur Thaluk, Kanchipuram District, Tamil Nadu vide ref 1st cited above.

SEIAA has received Public Grievance status report and EC Compliance Monitoring Report from MoEF&CC vide reference 2nd cited above.

On perusal of the Regional Office report, SEIAA noted that there are many non-compliances of EC conditions such as lack of green belt development, issues with waste management, rain water harvesting, solar energy, etc.

Accordingly, this **show cause** notice is issued against these violations against you. You are also directed to reply within **fifteen (15) days** of receipt of this notice as to why action should not be initiated against you under the provisions of **EIA notification, 2006**, for non-compliance with the EC conditions.

Failure to furnish an adequate response within the prescribed timeframe shall attract necessary proceedings by SEIAA-Tamil Nadu in accordance with the applicable statutory provisions and regulatory framework.

This notice is issued based on findings from the Public Grievance Status Report and the EC Compliance Monitoring Report.

For MEMBER SECRETARY
25/4/25
SEIAA - TN

Copy to:

1. The District Collector,
   Collectorate,
   Kancheepuram – 631501
2. Deputy Director General of Forests (C),
   Ministry of Environment, Forest and Climate Change,
   Integrated Regional Office, 1st Floor, Additional Office Block for GPOA, Shastri Bhawan, Haddows Road, Nungambakkam, Chennai – 600006

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State Bank of India Officers' Association
(Chennai Circle)
Registered under the Trade Union Act, 1926 Regd. No. 2/MDS

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: www.facebook.com/SBIOACC

All Correspondence to be addressed to The General Secretary

ORG / 28 /2025 **19.05.2025**

To

The Member Secretary
State Level Environment Impact Assessment Authority (SEIAA)
Nandanam, Chennai – 600 035

Subject: Reply to Show Cause Notice Ref. No. Proc No. 1 / 226048/2025 SELAA – TN/F.No 1687 dated 25.04.2025

Respected Sir,

This is about the Show Cause Notice bearing reference number **Proc No. 1 / 226048/2025 SELAA – TN/F.No 1687 dated 25.04.2025**, issued by your office regarding public grievance and EC compliance monitoring report relating to green belt development, issues with waste management, rain water harvesting, solar energy, etc. We received your communication on **08 May 2025** and sincerely acknowledge the concerns raised by the Authority. We wish to clarify the facts and submit our compliance.

We introduce ourselves as the State Bank of India Officers' Association, Chennai Circle (SBIOACC), a trade union formed and registered under the Trade Union Act of 1965 (Registration No. 2/1965). The trade union aims to contribute only to the welfare of the State Bank of India Officers at Chennai Circle. Apart from working 24/7 for the officers' cause, we also had the vision to facilitate housing projects that encouraged members to construct houses of their own. In line with the above objective and to provide affordable housing in a good location with all amenities matching those of Avant-Garde projects, our former leaders envisioned a housing project at Mambakkam Village, Chengalpattu Taluk, Kanchipuram District. It is submitted that approximately 24.33 acres were identified and purchased for the Welfare of the members in parts from 2011 to 2013. **M/S Simplex Infrastructure Ltd. was chosen as the builder/contractor, and M/S SAI Consulting Engineers was selected as the Project Management Consultant, who would oversee the entire project. Additionally, M/S Kembhavi Architecture Foundation was appointed to complete the detailed architectural engineering design, focusing on structural engineering**. The housing project was promoted on a **no-profit, no-loss basis,** and we played the role of a facilitator. The project was named **SBIOA Unity Enclave**. Only SBIOA (CC) members or their spouses are eligible to purchase the flats in the

STATE BANK OF INDIA OFFICERS' ASSOCIATION (CC) 84, RAJAJI SALAI, CHENNAI 600 001 REG. NO. 1997

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apartments. We handed over the project in 2018 to the SBIOA Unity Enclave Owners Welfare Association, and you will appreciate that they have successfully maintained the Apartment for the past seven years.

We want to submit that the public grievance submitted by Mr. Rakesh is driven by a personal vendetta against the Unity Enclave Owners' Welfare Association. He has also filed two petitions at the National Green Tribunal, OA No. 115/24 and PA No. 148/24, and the matter is still pending. Following the direction of the NGT, TNPCB has inspected Unity Enclave and issued directions for compliance. We are in the process of complying with the directives and we have extended a bank guarantee for Rs 20.00 lakhs to TNPCB. Moreover TNPCB has imposed an Environmental compensation of Rs 71.70 lakhs against which we have appealed to the appropriate authority. As per the Consent for Establishment order No. 6439 dated 17.04.2015, we have established one STP with capacity 1350 KLD. But in the DTCP plan approval it has been erroneously mentioned as 4 x 300 KLD and we have filed the revised plan for regularising the same on 10.04.2025 with competent authority.

We have taken cognisance of the issues highlighted in your letter, such as the **lack of green belt development, issues with waste management, rainwater harvesting and solar energy**. We have taken all necessary corrective measures to ensure full compliance with the conditions stipulated in the show-cause notice and the Environmental Clearance. A detailed report of actions taken is enclosed herewith for your kind perusal.

As a law-abiding trade union, we reaffirm our commitment to strict adherence to all environmental laws, guidelines, and the directives issued by SEIAA. We have also established an internal review mechanism to prevent the recurrence of similar issues. We respectfully request that the Authority kindly consider the steps taken in good faith and close the proceedings under the above-referenced notice. We remain available to provide any further clarification or documentation as required.

Thanking you,

Yours faithfully,

General Secretary

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

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Measures taken to ensure compliance of Environmental clearance:

a) **Green Belt Movement in Unity Enclave:**

To make our Unity Enclave greener, OWA initiated a movement, known as Viz. The Green Belt Movement began to plant a variety of plants and trees in addition to the original landscape developments, including gardens, parks, and other areas. Accordingly, in Phase 1, more than 300 long-term tree varieties, such as NAVAL, PUNGA, VEMBU, ATHTHI, ICHI, PANAI, etc., were planted in our 4-acre sports land area, and all are growing well.

In Phase 2, we have developed One Organic Garden, located in the Northeast corner of the campus, where more than 150 plants of various varieties, including herbal plants, are growing well.

In Phase 3, we arranged 1,000 plants (a Variety of flowers and fruit saplings) from the Tamil Nadu Forest Department and planted them across the entire campus. They are maintained well, and the results are excellent.

In addition to these, on a test basis, we have developed a Banana Garden with around 850 plants in our Sports area, and many of them are now in the yielding stage. Apart from the above, we have a proposal shortly to develop a beautiful garden at our OSR Land measuring around 1.6 acres using the treated water from the STP. We obtained a permission letter from the President, Mambakkam Panchayat.

We humbly submit that we have:

- Regularly tested and treated STP water in accredited labs, and the results conform to TNPCB standards

- Invested over ₹50 lakhs in upgrading the STP to the latest standards

- Proposed irrigating the nearby reserve forest cover using treated sewage, aligning with the "Circular Economy" concept propagated by the Central Pollution Control Board

b) **Solid Waste Management Report**:

Since 2018, SBIOA Unity Enclave has been proactive in implementing effective solid waste management practices. Our commitment to environmental sustainability is reflected in our "Zero Waste to Landfill" campaign, launched on August 15, 2023.

Key Initiatives:

1. Segregation at Source: Since inception, segregation of waste at source has been the norm, ensuring a strong foundation for solid waste management.

2. Zero Waste to Landfill Campaign: Spearheaded by volunteers with the support of our welfare association, this campaign has significantly increased the segregation of waste at source.

3. Dry Waste Management: In partnership with Bintix, a dry waste management company, we have successfully implemented a program to collect dry waste from

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individual homes every week. Residents receive Rs 4/kg for their dry waste. In the last one year, Bintix has picked up around 45 tons of dry waste.

4. Sanitary Waste Management: We have identified a government-approved agency to collect sanitary waste (approximately 50-100 kg/day) for proper disposal, which is scheduled to be implemented by May 25, 2025.

5. In-house Compost Facility: Expected to be functional by June 2025, this facility will further enhance our waste management capabilities.

6. Monthly Collection Camps: We conduct monthly collection camps to gather used clothing, footwear, e-waste, bags, and other items. Around a ton of these items are donated to NGOS or sent for recycling every month, promoting sustainability and responsible waste disposal.

Achievements:

- Significant increase in waste segregation at source
- Successful partnership with Bintix
- Progress towards "Zero Waste to Landfill" goal
- Positive impact through monthly collection camps and donations/recycling

Challenges:

- Lack of support from local panchayat
- Self-sustaining efforts despite contributing sizable revenue to the Panchayat

SBIOA UNITY ENCLAVE's commitment to environmental sustainability and effective solid waste management is evident in our initiatives and achievements. We continue to strive towards our goal of "Zero Waste to Landfill" and serve as a model for other communities.

c) <u>Alternate Energy (Solar Water Heaters)</u>

In our project, we provide two sets of Solar Water Heaters for all the 21 blocks, to supply hot water to all the flats on the 13th, 14th and 15th floors. These were handed over in 2018 and are maintained by the Owners Welfare Association. In this regard, there are no deviations at all.

d) <u>Rainwater harvesting</u>:

We have constructed 62 rainwater pits, each 4 feet in diameter, and all of them percolate up to a depth of 50 feet. Our entire premises' rainwater harvesting pits are interconnected in such a way that excess rainwater is collected in a sump and pumped out. Additionally, we have 22 rainwater pumps located in both basements at various blocks, which are ultimately collected into a dewatering sump specifically designed for this purpose and then pumped to the main sump.

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STATE BANK OF INDIA OFFICERS' ASSOCIATION

[Chennai Circle]

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www.facebook.com/SBIOACC

Circular to All Unit Secretaries / Members:

No. 56 /59 / 2014
30th August, 2014

Dear Comrades,

Important Decisions of the Executive Committee

The first meeting of the 26th Executive Committee was held on 25.08.2014 at our Mercantile Plaza, Chennai.

The Executive Committee thanked all the members for their active participation in the democratic process of electing the Office Bearers to the Association for the triennial period 2014-17. The involvement, connectivity and upholding of democracy was well appreciated.

The following important decisions have been taken in the Executive Committee.

Com. M. Mohan, DGS, presently the Co-Chairman of the housing project is nominated as the Chairman of the Housing Project.

The Housing Project Committee has been reconstituted with the following members.

1. Com. M. Mohan, DGS – Chairman (Mobile 9445000807)
2. Com. A. Krishnan, President – Member
3. Com. R. Balaji, Vice President – Member
4. Com. D. Thomas Franco Rajendra Dev, General Secretary – Member
5. Com. T. Senthi Kumar, DGS – Member
6. Com. P. Vallikannan, DGS – Member
7. Com. K. Rajaram, DGS- Member
8. Com. M. Shanmugam, DGS - Member
9. Com. K. Bavani Sankar, Treasurer – Member
10. Com. S.S.T. Madhavaraj, Dy. Treasurer – Member
11. Com. V. Sridhar, Dy. Treasurer – Member
12. Com. A.V. Joseph, Regional Secretary, Member
13. Com. A. Ravichandran, Regional Secretary, Member
14. Com. G. Selvaraj, Regional Secretary, Member

15. Com. R. Sethu, Regional Secretary, Member
16. Com. M. Asok, Regional Secretary, Member
17. Com. Er. Veeramani, Member
18. Com. M. Pandiaraj, AGM – Member
19. Com. R. Raju, AGM - Member
20. Com. D. Suresh Kumar, CM, - Member

The Housing Project Committee a/c will be operated by Com. P. Mohan, Chairman and General Secretary / Treasurer.

The existing Audit Committee will continue. The Co-Ordination Committee for documentation te be extended with two committees, one for Station Road, and one for Tambaram Town.

The Housing Committee will meet shortly and speed up the project.

It was resolved to convey our unequivocal disagreement and strong displeasure to the Federation over its letter submitted to the Management without consulting the Circles. The contents of the letter expressing regret is not acceptable to us. The action of the Management to display the letter in the SBI Times bare open its intentions of belittling the Federation.

To hold the 26th General Body of our Association at Coimbatore on the 7th November 2014 or 16th November 2014.

With greetings,

Comradely yours,

(D. THOMAS FRANCO RAJENDRA DEV)
GENERAL SECRETARY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY – TAMIL NADU

Thiru. R. Gobakumar,
Public Information Officer/
Deputy Director (Impact Assessment)

No.327, Metros 9th Floor,
Anna Salai, Nandanam,
Chennai – 600 035.
Telephone No : 044-2435 9970

Lr.No.: SEIAA-TN/RTIA/2231128/F.No.28/2026 dated: 24.02.2026

To

Sivakamasundari.R
Flat No.M-105, SBIOA unity Enclave
Mambakkam, Chennai-600127

Sir/Madam

Sub:	SEIAA-TN – Right to Information Act – 2005 – Seeking Information under RTI Act - Information furnished – Reg.
Ref:	Letter No: RTI/F.No:28/2026 Under Section 6(1) of the Right to Information Act,2005 Received form M/s.Sivakamasundari.R Flat No.M-105, SBIOA Unity Enclave Membakkam RTI application (received in this office on 10.02.2026)

*****

With reference to your application dated:10.02.2026 received under section 6(1) Right to Information Act 2005, from the M/s.Sivakamasundari.R, Flat No.M-105, SBIOA Unity Enclave Membakkam, you have sought certain details.

In this connection, it is informed that the available information is mentioned below

Information sought

A. Environmental clearance (EC) Amendment Records

1.EC Amendment –STP Design/Location/Capacity

Kindly Provide Copies of any Application, Proposal, file noting, or approval, if any, available on record with SEIAA, seeking or Granting amendment of the Environmental clearance relating to STP Design, STP location or STP Capacity in respect of SBIOA unity enclave, Mambakkam

Information Submitted

Status of Amendments: As per the available records with SEIAA-TN, there is no record of a granted amendment specifically for the redesign or relocation of the STP. The project proponent is bound by the conditions of the original Environmental Clearance.

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Information sought

2. EC Amendment –Number of STP/WTP Units

Kindly Provide Copies of any Application, Proposal, file noting, or approval, if any, available on record with SEIAA, seeking or Granting amendment of the Environmental clearance relating to the number of Sewage Treatment Plants (STP) and Water Treatment Plants (WTP) for SBIOA unity enclave, Mambakkam

Information Submitted

On verification of records maintained in this authority, no applications/ proposal/file noting/ approval relating to amendment of Environmental clearance concerning change in number of STP/WTP units in respect of SBIOA unity Enclave, Mambakkam is available on records with SEIAA.

Information sought

B. CSR-Nature Periodicity & Utilisation (as per EC)

3. CSR Obligation as per EC Records

Kindly provide copies of the Environmental clearance (EC) Conditions, Annexures, or related records maintained by SEIAA which specify the nature of CSR obligation (Capital Cost and recurring cost in respect of SBIOA unity Enclave, Mambakkam

4.Records on Periodicity of CSR (Recurring Cost)

Kindly provide copies of any guidelines, office memoranda, circulars, file noting's, or internal records relied upon by SEIAA to determine how "CSR recurring cost" is to be compiled with, including whether such recurring cost is required to be reported annually or periodically in EC compliance reports.

5. CSR Compliance Reporting Format/Practice

Kindly provide Copies of any Formats, Instructions, or standard practice followed by SEIAA for reporting of:

CSR Capital cost, and

CSR recurring cost in half – yearly EC compliance reports

Information Submitted (Q No: 3,4, &5)

The proponent must prepare an Environment Management Plan (EMP) that covers issues in the project region, indicating both physical and financial targets year-wise.

Capital vs. Recurring Costs: The EC document usually specifies an EMP budget that includes:

Capital Cost: Initial investment for environmental protection measures (e.g., STP construction, rainwater harvesting systems).

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Recurring Cost: Annual operation and maintenance (O&M) expenses for these systems. If you required specific data as per RTI Under 7(3) Rules additional charge Rs.2/- per page.

Information sought

6. Records of Acceptance /Closure of CSR Capital Cost

Kindly provide copies of any records, if available, where SEIAA has recorded completion, acceptance, or closure of the CSR capital cost (Rs.12 lakhs) obligation for SBIOA unity Enclave, Mambakkam.

7. Records of year-wise CSR Recurring Reporting

Kindly provide copies of EC Compliance reports or records, if any, available with SEIAA where CSR recurring Cost (Rs.8 Lakhs) has been reported year-wise by the project proponent /operator.

Information Submitted (Q No: 6 &7)

The proponent must prepare an Environment Management Plan (EMP) that covers issues in the project region, indicating both physical and financial targets year-wise.

Capital vs. Recurring Costs: The EC document usually specifies an EMP budget that includes:

Capital Cost: Initial investment for environmental protection measures (e.g., STP construction, rainwater harvesting systems).

Recurring Cost: Annual operation and maintenance (O&M) expenses for these systems. If you required specific data as per RTI Under 7(3) Rules additional charge Rs.2/- per page.

Capital Cost (Rs.12L) Usually a one-time expenditure intended for local infrastructure (schools, sanitation). It is "closed" once the proponent submits a Chartered Accountant (CA) Certificate or a completion report.

Recurring Cost (Rs.8L) This is an annual obligation for the life of the project or a specified period. It must be reported in the Half-Yearly Compliance Reports (submitted every June and December).

Compliance Portal Under the EIA Notification 2006, all such reports must be uploaded to the PARIVESH portal. If they are missing there, SEIAA is the primary custodian of the physical/digital copies.

The Six-Monthly Compliance Reports submitted by the proponent for the period [2024] are available. Relevant excerpts regarding. as per Section 7(3) of the RTI Act, 2005 you are requested to remit par page Rs.2/- total Page – 45.

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Information sought

C. EC Compliance Reporting (year-wise)

8.Year –wise EC Compliance Status

Kindly indicate year-wise whether the mandatory half-yearly environmental Clearance (EC) Compliance Reports (June & December) have been Submitted by the project proponent /operator of SBIOA unity Enclave, Membakkam

9.Period covered

The information may be furnished for each year from 2014 to2024, in a simple year-wise format indicating "Submitted" or "not Submitted. "

10.Copies of EC Compliance reports

kindly provide copies of all EC Compliance reports available on records with SEIAA in Respect of SBIOA unity Enclave from 25.07.2014 till date, if any

Information Submitted (Q No:8, 9 & 10)

8. Projects must submit twice- yearly compliance reports every calendar year

1.January –June 1st Compliance

2.July to December 2nd Compliance

These half –yearly reports must be Uploaded on the PARIVESH Portal the central MoEFCC/SEIAA Environment Portal the Records available in Parivesh Public domain or else if you need any specific compliance reports as per RTI Under 7(3) additional charge per page Rs.2/-

9. Copies of the available Compliance Reports, if Requested may be Provided Upon payments of copying charges as per RTI Rules.

10. Copies of the available EC Compliance Reports, if Requested may be Provided Upon payments of copying charges as per RTI Rules.

Information sought

D. SEIAA Action & TNPCB follow –up

11. Action Taken Records by SEIAA

Kindly provide Copies of any Show – Cause notices, direction, Observation, or Proceeding issued by SEIAA for non- Submission or Deficiencies in EC Compliance reports in respect of SBIOA unity Enclave Mambakkam.

12. Correspondence with TNPCB

Kindly provide copies of any correspondence, letters, or communication issued by SEIAA to the Tamil nadu Pollution Control Board in respect of SBIOA unity Enclave, Membakkam.

13. Action Taken Reports (ATR) by TNPCB

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Kindly Provide Copies of any Action Taken Reports (ATR), Compliance reports, replies, or communication received from the Tamil nadu Pollution Control Board by SEIAA in response to the above Correspondence, if available

Information Submitted (Q No:11,12&13)

Inspection and Observation (May 2024): A Joint Committee inspected the site on May 14, 2024. They observed that the Sewage Treatment Plant (STP) was constructed in the basement instead of above ground level, which is a violation of specific EC/Consent conditions.

Show-Cause and Personal Hearing (July 2025): TNPCB officials re-inspected the unit on July 31, 2025, and found the proponent had not complied with prior instructions or the directions issued during an earlier personal hearing.

Official TNPCB Reply (August 13, 2025): The TNPCB issued a formal official reply stating that they have taken cognizance of environmental violations at the site. The board noted that further "appropriate action" against the developer (SBIOACC Chennai Circle) and the Owners' Welfare Association would be initiated following the final judgment of the National Green Tribunal in cases OA No. 115 of 2024 and OA No. 148 of 2024. If required any data about that additional payment charge per page Rs.2/- for Under 7(3) RTI Act 2005

28/1/2026

Public Information Officer
SEIAA-TN

28/1/26

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TAMILNADU POLLUTION CONTROL BOARD

From	To
Er.V.Swaminathan,M.E., Public Information Officer/ Joint Chief Environmental Engineer (M), Tamilnadu Pollution Control Board, Chengalpattu Zone, No.60, 2nd Floor, Bharathiyar Street, Maraimalai Nagar, Chengalpattu District – 603 209.	Tmt.R. Sivakamasundari, Flat No.M-105, Block – M, SBIOA Unity Enclave, Mambakkam, Chennai – 600 127.

Letter No: TNPCB/JCEE(M)/CPT/RTI-0296/2025 Dated: 20 .01.2026

Sir,

Sub: TNPC Board - O/o. JCEE (M), Chengalpattu Zone – Information under the RTI Act, 2005 – Information furnished - Reg

Ref: Tmt.R. Sivakamasundari, SBIOA Unity Enclave, Mambakkam RTI Petition Dated: 24.12.2025 received this office on 29.12.2025.

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With reference to the above, the details sought by the petitioner under the RTI Act, 2005 is furnished below.

Sl.No	Information Sought for	Information furnished
1	Laboratory Inspection Report Kindly provide a certified copy of the laboratory analysis report pertaining to the inspection conducted on 17.11.2025, relating to the stagnated STP water found in the open ground at or around the SBIOA Unity Enclave project site.	The Report of Analysis of the water stagnated in the open land in M/s. SBIOA and the treated sewage sample collected from STP outlet on 17.11.2025 by the DEE, MMN contains 2 pages.
2	Details of Meetings / Personal Hearings Kindly provide the date(s) of any meeting, personal hearing, inspection review, or enquiry conducted by the Tamil Nadu Pollution Control Board with SBIOACC and/or SBIOA Unity Enclave Owners' Welfare Association (OWA) during the period from 09.01.2025 to 20.08.2025.	Minutes of personal hearing conducted at the corporate office, TNPCB, Guindy on 09.01.2025 contains 3 pages. Further, No such other details are available in this office records thereafter upto 20.08.2025

O/o. JCEE (M), TNPCB, Chengalpattu Zone, No.60, 2nd Floor, Bharathiyar Street, Maraimalai Nagar, Chengalpattu District – 603 209.

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TAMILNADU POLLUTION CONTROL BOARD

	If no such meeting or hearing was conducted, kindly state "No meeting/hearing was held during the above period."	
3	Attendance Records (if applicable) If any meeting or personal hearing was conducted during the above period, kindly provide certified copies of the attendance sheet(s) for such meeting(s)/hearing(s).	
4	Minutes/Proceedings (if applicable) If any meeting or personal hearing was conducted during the above period, kindly provide certified copies of the Minutes of Meeting/Proceedings / Hearing Notes, including any submissions received from the project proponent or the Owners' Welfare Association.	

The total number of pages is 5 which may be obtained by paying Rs.10/-(Rs.2/-Page x5).

20/1/26

Public Information Officer/
Joint Chief Environmental Engineer (M),
Tamil Nadu Pollution Control Board,
Chengalpattu zone.

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TAMILNADU POLLUTION CONTROL BOARD

From	To
Er.V.Swaminathan,M.E., Public Information Officer / Joint Chief Environmental Engineer (M), Tamilnadu Pollution Control Board, Chengalpattu Zone, No.60, 2nd Floor, Bharathiyar Street, Maraimalai Nagar, Chengalpattu District – 603 209.	Thiru D. Rakeshkumar, Flat No. M.-105, Block-M, SBIOA Unity Enclave, Mambakkam Chennai -600127

Letter No: TNPCB/JCEE(M)/CPT/RTI-2295/2025 Dated: 20.01.2026

Sir,

Sub: TNPC Board - O/o. JCEE (M), Chengalpattu Zone – Information under the RTI Act, 2005 – Information furnished - Reg

Ref: Thiru. D. Rakeshkumar, Flat No. M.-105, Block-M SBIOA Unity Enclave, Mambakkam RTI Petition Dated12.01.2026, received this office on 14.01.2026.

******

With reference to the above, the details sought by the petitioner under the RTI Act, 2005 is furnished below.

Sl. No	Information Sought for	Information furnished
1.	1. lease confirm whether any personal enquiry / hearing/meeting was conducted by TNPCB with the project proponent M/s SBIOACC (Chennai Circle) or SBIOA Unity Enclave Welfare Association after 09.01.2025 and before 20.08.2025. If yes, provide the file number, proceeding number, date(s), and purpose of such enquiry. If no, please confirm that no further personal enquiry was held during that period.	Minutes of personal hearing conducted at the corporate office, TNPCB, Guindy on 09.01.2025 contains 3 pages. Further, No such other details are available in this office records thereafter up to 20.08.2025
2.	Provide attendance records minutes of any enquiry or hearing conducted in Month of 22-12-2025, showing participants	The Attendance record of personal hearing conducted on 22.12.2025 contains 1 page.

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TAMILNADU POLLUTION CONTROL BOARD

3.	Please share me the copy of the records of discussion points (Minutes of Meeting) of hearing conducted in Month of 22-12-2025	The copy of the records of discussion points (Minutes of Meeting) of hearing conducted on 22-12-2025 contains 6 pages.

The total number of pages is 10 which may be obtained by paying Rs.20/-(Rs.2/-Page x10).

20/1/26

Public Information Officer/
Joint Chief Environmental Engineer (M),
Tamil Nadu Pollution Control Board,
Chengalpattu zone.

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TAMIL NADU POLLUTION CONTROL BOARD

RPAD

From

Thiru.S.Rajendra Babu, M.Tech, M.B.A
Appellate Authority /
Additional Chief Environmental Engineer - I
Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy,
Chennai – 600 032.

To

Thiru. D. Rakeshkumar,
Flat No – M 105 Block –M,
SBIOA Unity Enclave,
Mambakkam,
Chennai – 600 127

Letter No: TNPCB/RTIA/305346/ A-164/2025, dt. 13 .01.2026

Sub: TNPCB – RTI Act 2005 – Seeking Information under RTI Act – Personal hearing intimation – Reg.

Ref: Thiru. D. Rakeshkumar, Chennai, RTI Appeal Petition dated :22.12.2025 received on 24.12.2025

******

With reference to your Appeal Petition cited above, you have sought certain information under RTI Act 2005. In this connection, I am to inform that the information is annexed to this letter.

S Rajendra Babu 13/1

Appellate Authority

13/1/26

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Annexure

Thiru. Rakesh Kumar, Chennai, RTI Petition Dated 22.12.2025 seeking information under RTI Act, 2005 under Section 6(1) of RTI Act, 2005

S.No	Petitioner's Query	Board's Reply
1.	Please confirm whether any personal enquiry/hearing/meeting was conducted by TNPCB with the project proponent M/s SBIOACC (Chennai Circle) or SBIOA Unity Enclave Welfare Association after 09.01.2025 and before 20.08.2025.	No personal hearing conducted after 09.01.2025 and before 20.08.2025.
	* If yes, provide the file number, proceeding number, date(s), and purpose of such enquiry.	
	* If no, please confirm that no further personal enquiry was held during that period.	
2.	Please state whether any separate or additional personal hearing was conducted by TNPCB for any other person, third party, or complainant (other than Mr. Rakeshkumar D.) regarding the same SBIOA Unity Enclave/SBIOACC project between 09.01.2025 and 20.08.2025.	No separate or additional personal hearing conducted after 09.01.2025 and before 20.08.2025.
	* If yes, provide the name of the complainant/applicant, date of such hearing, purpose, and file reference.	
	* If no, please confirm that no personal hearing was conducted for any other complaint relating to the same project in the said period.	
3.	Provide copies of notices/summons/letters/emails issued to the promoter, association, or any other person for attending any such hearing during the above period.	Information not available in this office file.
4.	Provide attendance records or minutes (if available) of any enquiry or hearing conducted in this period, showing participants and brief discussion points.	Information not available in this office file.
5.	Please confirm whether TNPCB has issued any final order or decision relating to this case after 09.01.2025 and before 20.08.2025.	Information not available in this office file.
	* If yes, provide a certified copy of the order and date of issue/dispatch.	
	* If no, please specify the reason for delay and current status of the file.	
6.	Provide copies of internal notes, file entries, or communications reflecting the enquiry status or any instruction from TNPCB Head Office concerning this project during the said period.	Information not available in this office file.

9/1/26

Joint Chief Environmental Engineer – II

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TAMIL NADU POLLUTION CONTROL BOARD

RPAD

From

Thiru.S.Rajendra Babu, M.Tech, M.B.A
Appellate Authority /
Additional Chief Environmental Engineer - I
Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy,
Chennai – 600 032.

To

Thiru. D. Rakeshkumar,
Flat No – M 105 Block –M,
SBIOA Unity Enclave,
Mambakkam,
Chennai – 600 127

Letter No: TNPCB/RTIA/305346/ A-164/2025, dt. 13 .01.2026

Sub: TNPCB – RTI Act 2005 – Seeking Information under RTI Act – Personal hearing intimation – Reg.

Ref: Thiru. D. Rakeshkumar, Chennai, RTI Appeal Petition dated :22.12.2025 received on 24.12.2025

******

With reference to your Appeal Petition cited above, you have sought certain information under RTI Act 2005. In this connection, I am to inform that the information is annexed to this letter.

S Rajendra Babu 13/1

Appellate Authority

13/1/26

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Annexure

Thiru. Rakesh Kumar, Chennai, RTI Petition Dated 22.12.2025 seeking information under RTI Act, 2005 under Section 6(1) of RTI Act, 2005

S.No	Petitioner's Query	Board's Reply
1.	Please confirm whether any personal enquiry/hearing/meeting was conducted by TNPCB with the project proponent M/s SBIOACC (Chennai Circle) or SBIOA Unity Enclave Welfare Association after 09.01.2025 and before 20.08.2025.	No personal hearing conducted after 09.01.2025 and before 20.08.2025.
	* If yes, provide the file number, proceeding number, date(s), and purpose of such enquiry.	
	* If no, please confirm that no further personal enquiry was held during that period.	
2.	Please state whether any separate or additional personal hearing was conducted by TNPCB for any other person, third party, or complainant (other than Mr. Rakeshkumar D.) regarding the same SBIOA Unity Enclave/SBIOACC project between 09.01.2025 and 20.08.2025.	No separate or additional personal hearing conducted after 09.01.2025 and before 20.08.2025.
	* If yes, provide the name of the complainant/applicant, date of such hearing, purpose, and file reference.	
	* If no, please confirm that no personal hearing was conducted for any other complaint relating to the same project in the said period.	
3.	Provide copies of notices/summons/letters/emails issued to the promoter, association, or any other person for attending any such hearing during the above period.	Information not available in this office file.
4.	Provide attendance records or minutes (if available) of any enquiry or hearing conducted in this period, showing participants and brief discussion points.	Information not available in this office file.
5.	Please confirm whether TNPCB has issued any final order or decision relating to this case after 09.01.2025 and before 20.08.2025.	Information not available in this office file.
	* If yes, provide a certified copy of the order and date of issue/dispatch.	
	* If no, please specify the reason for delay and current status of the file.	
6.	Provide copies of internal notes, file entries, or communications reflecting the enquiry status or any instruction from TNPCB Head Office concerning this project during the said period.	Information not available in this office file.

9/1/26

Joint Chief Environmental Engineer – II

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TAMIL NADU POLLUTION CONTROL BOARD

From

Er. G. Kesavamoorthy,M.Tech.,
Public Information Office/
District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Adigalar Street,
Maraimalai Nagar,
Chengalpattu District-603 209.

To

Thiru. D.Rakeshkumar,
Flat No.M105 Block- M,
SBIOA Unity Enclave,
Mambakkam
Chennai - 600127.

Letter No. DEE/TNPCB/MMN/F.9546/RTI/2025 Dt.29.12.2025

Sir,

Sub: O/o. DEE - TNPCB – MMN – Information Under the RTI Act, 2005 -Reg.

Ref: Your Letter Dated: 02.12.2025.

- - -

With reference to the above, the details as sought by the petitioner under the RTI Act, 2005 is furnished as below.

Sl. No.	Information furnished
1	No Information available in this office records.
2	The information sought by the petitioner contains 2 pages in total and therefore as per RTI Act 2005 Rs. 4/- (2 pages x Rs.2) has to be given in the name of District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar by draft or cash in person to obtain the information.
3	The information sought by the petitioner contains 1 page in total and therefore as per RTI Act 2005 Rs. 2/- (1 pages x Rs.2) has to be given in the name of District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar by draft or cash in person to obtain the information.
4 & 5	No Information available in this office records

29/12/25

Public Information Officer/
District Environmental Engineer,
Tamilnadu Pollution Control Board,
Maraimalainagar.

29/12

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TAMIL NADU POLLUTION CONTROL BOARD

From

Er. G. Kesavamoorthy,M.Tech.,
Public Information Office/
District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Adigalar Street,
Maraimalai Nagar,
Chengalpattu District-603 209.

To

Thiru. D.Rakeshkumar,
Flat No.M105 Block- M,
SBIOA Unity Enclave,
Mambakkam
Chennai - 600127.

Letter No. DEE/TNPCB/MMN/F.9545/RTI/2025 Dt.29.12.2025

Sir,

Sub: O/o. DEE - TNPCB – MMN – Information Under the RTI Act, 2005 -Reg.

Ref: Your Letter Dated: 02.12.2025.

- - -

With reference to the above, the details as sought by the petitioner under the RTI Act, 2005 is furnished as below.

Sl. No.	Information furnished
1	The information sought by the petitioner contains 12 pages in total and therefore as per RTI Act 2005 Rs. 24/- (12 pages x Rs.2) has to be given in the name of District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar by draft or cash in person to obtain the information.
2,3,4,5,6,8 & 9	No information available in this office records
7	The information sought by the petitioner contains 37 page in total and therefore as per RTI Act 2005 Rs. 74/- (74 pages x Rs.2) has to be given in the name of District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar by draft or cash in person to obtain the information.

29/12/25

Public Information Officer,
District Environmental Engineer,
Tamilnadu Pollution Control Board,
Maraimalainagar.

29/12

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IN THE HIGH COURT OF JUDICATURE AT MADRAS
(SPECIAL ORIGINAL JURISDICTION)

W.P.No.25974 of 2024

1.State Bank of India Officer's Association
Chennai Circle (SBIOACC),
Rep by its General Secretary,
Chennai Circle,
Promoter of Unity Enclave Project,
State Bank of India Administrative Office,
No.86, Rajaji Salai,
Chennai.

2.SBIOA Unity Enclave Owner's Welfare
Association (SBIOAUEOWA),
(Registration No.61/2016),
Represented by President,
Medavakam Road,
Mambakkam,
Chennai-600 127

....Petitioners

-Vs-

1.The State of Tamil Nadu,
rep by its Secretary to Government,
Housing and Urban Development Department,
Fort St.George, Secretariat,
Chennai-600 009.

2.The Assistant Director,
District Town and Country Planning Department,
Chengalpet.

3.The Member Secretary,
Chennai Metropolitan development Authority,
Egmore, Chenna-600 008.

Supervisor /P1
District Town And Country Planning
Chengalpattu District

Assistant Director
District Town and Country Planning Office
Chengalpattu District 603 111

4.The President,
Mambakkam Pachayat,
Mambakkam,
Chennai-600 126.

5.Sivakamu Sundari Rajendran,
M-105, SBIOA Unity Enclave,
Medavakkam Road,
Mambakkam-600 127

...Respondents

STATUS REPORT FILED BY THE 2nd RESPONDENT

I, G. Raghul Kumar, aged about 30 years, presently discharging my duties as Assistant Director/Member Secretary, District Town and Country Planning, Chengalpattu District do hereby solemnly affirm and sincerely state as follows;

1. I respectfully submit that I am the 2nd Respondent herein and as such I am well acquainted with the facts of the case from the records available in this office. I am filing this Status Report before this Hon'ble Court in accordance with the order dated 19.03.2025 passed in W.P.No.25974 of 2024.

2. I respectfully submit that this Hon'ble Court by an order dated 19.03.2025 has specifically directed as follows:

"4. In this context, the second respondent-Assistant Director, District Town and Country Planning Authority, Chengalpet is directed to conduct inspection and survey the unauthorised constructions and deviations etc., and file a report within a period of one week before this Court".

Supervisor /PA
District Town And Country Planning
Chengalpattu District

Assistant Director
District Town and Country Planning Office
Chengalpattu District-603 111.

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3. I respectfully submit that pursuant to the dated 19.03.2025 passed by this Hon'ble Court, the subject premises was inspected on 27.03.2025, with the presence of representatives of the Petitioner, Respondents and official staffs of this Respondent office. The following observations & Violations were found which are listed below:

(i) As per the approved plan, the width of the passage is mentioned as 29.49 m, whereas at the site, the width measured is as 15.85m. The remaining portion is constructed with GF+3 floors commercial building (Commercial building not belongs to SBIOACC).

(ii) One open Diesel Generator is provided on the northern side of the Commercial block and another open Diesel Generator provided on the southern side of block-S.

(iii) Additional Car parking spaces are allocated to occupiers in front of line which are kept vacant in the approved plan.

(iv) The EWS blocks - S, T & U have been modified form 1 BHK to 2.5 BHK. As per the approved plan, there was 10 dwelling units and now it has been modified to 5 dwelling units in each floor. This is the major deviation & violation and car parking also provided to them which are not in approved plan.

(v) As per approved plan, 4 Nos. of Sewerage Treatment Plant are shown but only one Sewerage Treatment Plant is provided and 4 Water Treatment Plant are shown but in the site, only 3 Water Treatment Plant are provided.

(vi) As per the approved plan, the provision of solid waste disposal point is shown. But, this area along with other areas has been transferred to TNEB for providing substation.

Supervisor/PA
District Town And Country Planning
Chengalpattu District

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(vii) The OSR area shown on the south west corner of the R-block has not been demarcated with proper fencing/compound wall.

4. I respectfully submit that at the outset, it is pertinent to state that due to the aforesaid violations, the Petitioner's association seeking regularization cannot be considered. Hence, necessary action will be taken by this Respondent as per the provisions of the Town and Country Planning Act 1971 to remove the unauthorised deviations and in accordance with the orders and directions passed by this Hon'ble Court.

It is therefore prayed that this Hon'ble Court may be pleased to accept the status report and pass appropriate orders as this Hon'ble Court may deem fit and proper in the circumstances of the case and thus render justice.

Solemnly affirmed at Chennai
On this 28th day of March 2025
and signed his name in my presence.

Supervisor
District Town And Country Planning
Chengalpattu District

Before Me,

Assistant Director
District Town and Country Planning Office
Chengalpattu District-603 111.

IN THE HIGH COURT OF

JUDICATURE AT MADRAS
(SPECIAL ORIGINAL
JURISDICTION)

W.P.No.25974 of 2024

STATUS REPORT FILED BY THE 2ND RESPONDENT

SPECIAL GOVERNMENT PLEADER

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 19-03-2025

CORAM

THE HONOURABLE MR JUSTICE S. M. SUBRAMANIAM
AND
THE HONOURABLE MR.JUSTICE K.RAJASEKAR

WP No. 25974 of 2024
AND
WMP NO. 28356 OF 2024,WMP NO. 28355 OF 2024,CONT P NO. 143 OF 2024

1. State Bank Of India Officers
Association Chennai Circle
(SBIOACC)
Rep By Its General Secretary, Chennai
Circle, Promoter Of Unity
Administrative Office, No.86, Rajaji
Salai, Chennai. and another

2.SBIOA Unity Enclave Owners
Welfare Association (sbioaueowa)
(registered No.61/2016) Rep By
President Medavakkan Road,
Mambakkam, Chennai-127.

Petitioner(s)

Vs

1. The State Of Tamil Nadu
Rep By Its Secretary To Government,
Housing And Urban Development
Department, Fort St. George,

https://www.mhc.tn.gov.in/judis

WEB COPY

Secretariat, Chennai-09.

2.The Assistant Director
District Town And Country Planning
Department, Chengalpet.

3.The Member Secretary
Chennai Metropolitan Development
Authority, Egmore, Chennai-08.

4.The President
Mampakkam Panchayat, Mampakkam,
Chennai- 126.

5.Sivakami Sundari Rajendran
M-105, Sbioa Unity Enclave
Medavakkam Rad, Mambakkam- 127.

Respondent(s)

WMP No. 28356 of 2024

1. State Bank Of India Officers
Association Chennai Circle
(SBIOACC)
Rep By Its General Secretary, Chennai
Circle, Promoter Of Unity
Administrative Office, No.86, Rajaji
Salai, Chennai.

2.SBIOA Unity Enclave Owners
Welfare Association (sbioaueowa)
(registered No.61/2016) Rep By
President Medavakkan Road,
Mambakkam, Chennai-127.

Petitioner(s)

https://www.mhc.tn.gov.in/judis

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Vs

1. The State Of Tamil Nadu
Rep By Its Secretary To Government,
Housing And Urban Development
Department, Fort St. George,
Secretariat, Chennai-09.

2.The Assistant Director
District Town And Country Planning
Department, Chengalpet.

3.The Member Secretary
Chennai Metropolitan Development
Authority, Egmore, Chennai-08.

4.The President
Mampakkam Panchayat, Mampakkam,
Chennai- 126.

5.Sivakami Sundari Rajendran
M-105, Sbioa Unity Enclave
Medavakkam Rad, Mambakkam- 127.

Contemnor(s)

WMP No. 28355 of 2024

1. State Bank Of India Officers
Association Chennai Circle (sbioacc)
Rep By Its General Secretary, Chennai
Circle, Promoter Of Unity
Administrative Office, No.86, Rajaji
Salai, Chennai.

2.Sbioa Unity Enclave Owners Welfare
Association (sbioaueowa)
(registered No.61/2016) Rep By
President Medavakkan Road,

https://www.mhc.tn.gov.in/judis

WEB COPY

Mambakkam, Chennai-127.

Petitioner(s)

Vs

1. The State Of Tamil Nadu
Rep By Its Secretary To Government,
Housing And Urban Development
Department, Fort St. George,
Secretariat, Chennai-09.

2.The Assistant Director
District Town And Country Planning
Department, Chengalpet.

3.The Member Secretary
Chennai Metropolitan Development
Authority, Egmore, Chennai-08.

4.The President
Mampakkam Panchayat, Mampakkam,
Chennai- 126.

5.Sivakami Sundari Rajendran
M-105, Sbioa Unity Enclave
Medavakkam Rad, Mambakkam- 127.

Contemnor(s)

CONT P No. 143 of 2024

1. SMT.Sivakamasundari Rajendran
M-105,SBIOA Unity Enclave,
Medavakkam Road, Mambakkam 600
127, Chengalpattu District.

Petitioner(s)

https://www.mhc.tn.gov.in/judis

Vs

WEB COPY

1. Thiru. B. Ganesan, I.A.S.,
THE COMMISSIONER Directorate
Town and Country Planning, No. 7,
Anna Salai , Chennai 02

2.Thiru. K. Chandrasekar
THE REGIONAL ASSISTANT
DIRECTOR Directorate Town and
Country Planning, No. 124, GST Road,
Periyar Shopping complex,
Chengalpattu 603 001

3.Thiru. Anshul Mishra, I.A.S.,
THE MEMBER SECRETARY,
Chennai Metropolitan Development
Authority, No.1, Gandhi Irwin Road,
Egmore, Chennai 600008.

4.The State Bank Of India Officer's
Association Chennai Circle (sbioacc)
(Promoter of Unity Enclave Project)
Represented by its General Secretary,
84, Rajaji Salai, Chennai - 600 001.

5.Latha Christdhas
W/o. P.Chirstdhas, S-072, SBIOA Unity
Enclave, Mambakkam, Chennai - 600
127.

6.S.Elancheran
S/o.Mr.K.Sundararaj, S-125, SBIAO
Unity Enclave, Mambakkam, Chennai -
600 127.

7.S.Krishnamoorthhy
S/o.J.K.Subramanian, S-045, SBIOA

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Unity Enclave, Mambakkam, Chennai - 600 127.

8.S.Sekar
S/o.G.Srinivasan S-013, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

9.M.Periyakaruppan
S/o.P.Muthukannan, U-024, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

10.Rita Moses
W/o.ETC Moses, T-061, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

11.R.Ganesh Moorthy
S/o.A.Rajendran S-042, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

12.B.Balakrishnan,
S/o.B.Balaguruswamy, T063, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

13.C.N.Gopi Prasad,
S/o.A.Narayanan, By POA
Mr.A.Narayanan, S/o.M.N.Arumugam

14.M.Karthik
S/o.K.D.Murali T034, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

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15.A.Ameer Jafarullah Khan
S/o.A M A Khan U044. SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

16.K.C.Muralidharan
S/o.Mr.Kannan Chakravarthy, U051, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

17.N.Rajesh
S/o A.Narayanan POA
Mr.A.Narayanan, S/o.M.N.Arumugam, T085, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

18.SHANMUGAPRIYA
D/o. G.V.Sathyanarayanan Murthy, U145, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

19.S.Venkatakrishnan
S/o.T.K.Srinivasan, U022, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

20.P.Vijayaraghvan,
Mr.V.Pandiarajan U111, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

21.P.Alaguvelsamy
S/o.S.Ponnusamy S-065, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

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22.P.Balachndra Bhat
S/o.Mr.S.Purushothama Bhat, 34,
SBIOA Unity Enclave, Mambakkam,
Chennai - 600 127.

23.K.Preethi Kirthi
W/o.Anoop S.Nair, S-144, SBIOA
Unity Enclave, Mambakkam, Chennai -
600 127.

24.R.Rjasekar
S/o.Mr.N.Ramasamy, U032, SBIOA
Unity Enclave, Mambakkam, Chennai -
600 127.

25.A.Paulraj
S/o.M.Antonhy S153, SBIOA Unity
Enclave, Mambakkam, Chennai - 600
127.

26.P.Subramanian,
S/o.Mr.S.Paramasivan T051, SBIOA
Unity Enclave, Mambakkam, Chennai -
600 127.

27.K.Rethinakumar
S/o.A.Kalyanasundaram, S062,SBIOA
Unity Enclave, Mambakkam, Chennai -
600 127.

28.K.Ravichandran
S/o.Mr.A.Kalyanasundaram, U021,
SBIOA Unity Enclave, Mambakkam,
Chennai - 600 127.

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29.T.Baskaran
S/o.Thomas T015, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

30.Mr.S.Sampathkumar
S/o.A.P.Subramanian S111, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

31.M.Muthukrishnan
S/o.R.K.Mani, T041, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

32.S.Elakiya
D/o.A.Sekar T134, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

33.S.Viajayalakshmi
W/o.S.Sampathkumar, S035, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127.

34.M.Ajjan Muthaiah
S/o.M.Mohan, C.Balamurugan, S/o.Chandramugam, T035, SBIOA Unity Enclave, Mambakkam, Chennai - 600 127. (Impleaded as 4th to 34 th Respondents as per the Order of the Hon'ble Court made in Sub Appl.No. 225 of 2024 in Cont.P.No. 143 of 2024, dated 26.04.2024)

Contemnor(s)

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WP No. 25974 of 2024

PRAYER

Calling for the records relating to the impugned proceedings in notice Na.Ka. No. 1209/ 2023 /CHE.MA3 dated 22.08.2024 of the 2nd Respondent herein and quash the same and pass.

WMP No. 28356 of 2024

PRAYER

to grant interim stay of all further proceedings pursuant to the impugned proceedings in notice Na.Ka. No. 1209/ 2023 /CHE.MA3 dated 22.08.2024 of the 2nd Respondent herein pending disposal of the above writ petition.

WMP No. 28355 of 2024

PRAYER

to permit the Petitioners to join and file a single writ petition.

CONT P No. 143 of 2024

PRAYER

TO PUNISH THE RESPONDENTS FOR CONTEMPT OF THE ORDERS PASSED BY THIS HON'BLE COURT IN W.P.No. 5932 OF 2023 DATED 28.02.2023.

WP No. 25974 of 2024

For Petitioner(s): Mrs.AL.Ganthimathi for
Mr.L.Palani Muthu

For Respondent(s): M/s.E.Veda Bagath Singh
Special Government Pleader for
R1, R2 and R4
Mr.R.Sivakumar
Standing Counsel for R3
Mr.A.Sittrarasu for R5

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ORDER

(Order of the Court was made by S.M.Subramaniam J.)

Final notice for vacating the unauthorised premises was issued by the Assistant Director, District Town and Country Planning, Chengalpattu District on 22.08.2024. However, there is no further action initiated to complete the enforcement actions in pursuance of the final notice issued.

2. The learned Senior Counsel Mrs.AL.Ganthimathi appearing on behalf of the writ petitioners would submit that as per G.O.Ms.No.31, Housing and Urban Development Department dated 31.01.2020, the petitioners have paid the shelter charges.

3. A perusal of the above Government Order shows that the said order would be applicable for the urban poor and for their rehabilitation. The petitioner is State Bank of India Officers' Association Chennai Circle. The members of the association are officers. In the present case, the State Bank of India Officers' Association acted as a promoter for developing the building project and sold the units to its own members. That being so, action already initiated must be pursued by following the procedures.

4. In this context, the second respondent-Assistant Director, District Town and Country Planning Authority, Chengalpet is directed to conduct inspection

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and survey the unauthorised constructions and deviations etc., and file a report within a period of one week before this Court.

5. Post on 28.03.2025 under the caption 'for orders'.

(S.M.SUBRAMANIAM J.) **(K.RAJASEKAR J.)**

19-03-2025

Index:Yes/No
Speaking/Non-speaking order
Internet:Yes
Neutral Citation:Yes/No

ss

WP No. 25974 of 2024

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To

1.The Secretary to Government
Housing And Urban Development
Department, Fort St. George,
Secretariat, Chennai-09.

2.The Assistant Director
District Town And Country Planning
Department, Chengalpet.

3.The Member Secretary
Chennai Metropolitan Development
Authority, Egmore, Chennai-08.

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S.M.SUBRAMANIAM J.
AND
K.RAJASEKAR J.

SS

WP No. 25974 of 2024
AND WMP NO. 28356 OF 2024,
WMP NO. 28355 OF 2024,
CONT P NO. 143 OF 2024

19-03-2025

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அனுப்புநர்
மேல்முறையீட்டு அலுவலர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
D-பிளாக், நான்காம் தளம்,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
வேதநாராயணபுரம், வெண்பாக்கம்,
செங்கல்பட்டு - 603 111.
தொலைபேசி எண்.044 - 27422144
E-mail : ddcgldistrict@gmail.com

பெறுநர்
Thiru. S. Jayakumar,
Flat No.144, Block-N,
SBIOA Unity Enclave,
Mambakkam,
Chennai - 600 127.

ந.க.எண்.1504/2025/ செமா.3 நாள் : 17.07.2025

ஐயா,

பொருள்: **தகவல் அறியும் உரிமைச்சட்டம் 2005 - மாவட்ட நகர் ஊரமைப்பு உதவி இயக்குநர் அலுவலகம், செங்கல்பட்டு - தகவல் அறியும் உரிமைச்சட்டம் 2005-ன் கீழ் விவரங்கள் கோரியது - தொடர்பாக.**

பார்வை : மனுதாரர் திரு. S. ஜெயக்குமார், என்பவரது மேல்முறையீட்டு மனு நாள் : 18.06.2025

****

தகவல் அறியும் உரிமைச்சட்டம் 2005-ன் கீழ் பார்வையில் கண்டுள்ள மனுதாரர் கடிதத்தில் கோரிய தகவலுக்கு கீழ்காண் பதில் அனுப்பப்படுகிறது.

வினா எண். 1-க்கான பதில் :-

No such rule or Act provision (or) G.O. (or) Circular for regularise the Building constructed with violations & Deviation from DTCP approved plan by getting two-thirds of consent

வினா எண். 2- க்கான பதில் :-

Not Applicable.

வினா எண். 8- க்கான பதில் :-

File No.1209/2023/CD3 Dt : 27.04.2023

வினா எண். 3, 4, 5, 6 (ம) 7- க்கான பதில் :-

வினா எண்.1-க்கான பதில் இதற்கு பொருந்தும்.

வினா எண். 9- க்கான பதில் :-

Shelter fund not paid by Applicant.

வினா எண். 10- க்கான பதில் :-

Online Application No. SWP/BPA/495975/2025
கோப்பு ஒப்புதலின்றி திருப்பப்பட்டது நாள் : 17.06.2025

17/7/25

மேல்முறையீட்டு அலுவலர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
செங்கல்பட்டு மாவட்டம்.

17.7.2025

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: **06.06.2024**

CORAM:

THE HONOURABLE MR.**JUSTICE R.SUBRAMANIAN**

AND

THE HONOURABLE MR.**JUSTICE R.SAKTHIVEL**

Civl Miscellaneous Second Appeal Nos.48, 52, 53, 54, 55, 57, 58, 59, 60, 61, 63 and 65 of 2022
and Connected Miscellaneous Petitions

State Bank of India Officers Association
Chennai Circle (SBIOACC)
Rep. by its General Secretary Shri R.Balaji
No.84, Rajaji Salai, Parrys Corner, Chennai. ...Appellant in CMSA

No.48 of 2022

Vs

1. Padma Srinivasan .... 1st Respondent in CMSA No.48 of 2022

2. M.Mohan,
Ex.Chairman SBIOACC
Q-156, SBIOA Unity Enclave,
Mambakkam-Medavakkam Road,
Mambakkam, Chengalpattu District.
Pincode 600 127. ... 2nd Respondent in CMSA No.48 of 2022

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These Civil Miscellaneous Second Appeals are filed under Section 100 of the Code of Civil Procedure read with Section 58 of TNRERA Act, 2017, to set aside the the common order dated 05.01.2022 in Appeal Nos.22 of 2021 on the file of Appellate Tribunal.

For Appellants : Mr.S.Mukunth, Senior Counsel
for M/s.Sarvabhauman Associates
(in all the petitions)

For 1st Respondent : Mr.R.Sittrarasu, for R1
in CMSA Nos.48, 53, 54, 55, 58, 59, 60, 61, 63 and 65 of 2022

Mrs.Vasudha Thiagarajan, for R1
in CMSA Nos.52 and 57 of 2022

Mr.N.Bhuvaneswaran,
for R2 in all the petitions

C O M M O N J U D G M E N T

(Judgment of the Court was delivered by R.SUBRAMANIAN, J.)

Challenge in these Appeals is to the order of the Appellate Authority constituted under the Real Estate (Regulation and Development)

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Act, 2016, hereinafter referred to as "the Act"),

2. The short background facts that are necessary for the disposal of the Appeals are as follows:

The appellant which is the Chennai Circle to the State Bank of India Officers Association had with an object of benefitting the employees of State Bank of India and their kith and kin promoted a Housing Project. It had purchased vast extent of land by collecting money from its members in its name and has entered into construction agreements with its members and others, who are allowed to purchase flats in the project. Problems arose during the implementation of the construction project and several of the allottees chose to move the Tamil Nadu Real Estate Regulatory Authority complaining that the project has not been completed and there are several lapses on the part of the promoter viz. the appellant in completion of the project.

3. The complaints were resisted by the appellant mainly contending that it cannot be termed as a promoter within the meaning of Section 2(zk) of the Act, since its role is only to facilitate construction on

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behalf of the members and whatever was done by the Association was only on behalf of the members with the approval of the members. Therefore, it cannot be termed as a promoter strictly within the meaning of the term promoter defined under Section 2(zk) of the Act.

4. The Regulatory Authority rejected the contention and concluded that in view of the wide language in which the definition is couched, the appellant would answer the description as a promoter and therefore, it would be liable to perform the obligations that are statutorily imposed upon a promoter under Section 11 of the Act. Upon such finding, the Authority issued a slew of directions aimed at implementation of the project as envisaged in the agreements. Aggrieved by the directions, the Appeals were preferred by the appellant before the Appellate Authority viz. the Tamil Nadu Real Estate Appellate Tribunal (TNREAT). The Tribunal after examining the rival contentions rejected the claim of the appellant and dismissed the Appeals, hence these Civil Miscellaneous Second Appeals.

5. While admitting the Appeals, the following questions of law were framed.

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1.Whether the Appellate Tribunal is correct in directing the Appellant without impleading the 3rd party contractors who are the actual builders/ promoters as they are proper and necessary parties;

2.Whether Appellate Tribunal is correct in terming the Appellant as a promoter under Section 2 of the TNRERA Act when the Appellant did not perform in a commercial nature as a promoter.

6. We have heard Mr.S.Mukunth, learned Senior Counsel appearing for M/s. Sarvabhauman Associates, for the appellant in all the Appeals, Mrs. Vasudha Thiagarajan, learned counsel appearing for the first respondent in CMSA Nos.52 and 57 of 2022, Mr.Sittrarasu, learned counsel appearing for the first respondent in all the other Appeals and Mr.P.N.Bhuvaneswaran, learned counsel appearing for the second respondent in all the Appeals.

7. There are two Civil Miscellaneous Petitions in CMP Nos.11214 and 11217 of 2024 for impleading. While CMP No. 11214 of 2024 is by the

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SBIOA Unity Enclave Owners Welfare Association and CMP No.11217 of 2024 is by an individual owner. The sum and substance of the Appeals lies in very short campus. In view of the limited scope of the questions of law that have been framed in these Appeals, we do not think the proposed parties are either necessary or proper parties to these Appeals. They being third parties to the proceedings before the Tribunal and the Regulatory Authority cannot canvas the correctness of the orders in these Appeals filed by the appellant. Hence these Petitions for impleading are dismissed.

8. The questions of law read as follows:

Whether the Appellate Tribunal is correct in directing the Appellant without impleading the 3rd party contractors who are the actual builders/ promoters as they are proper and necessary parties;

Whether Appellate Tribunal is correct in terming the Appellant as a promoter under Section 2 of the TNRERA Act when the Appellant did not perform in a commercial nature as a promoter.

Since both are interconnected and answer to the first question will be dependent on the answer to the second question both are taken up together.

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9. The only contention of the learned Senior Counsel for the appellant is that it cannot be termed as a promoter as it has acted for on behalf of its members. The term promoter is defined under Section 2(zk) of the Act, which reads as follows:

> *2 (zk) "**promoter**" means,—*
>
> *(i) a person who constructs or causes to be constructed an independent building or a building consisting of apartments, or converts an existing building or a part thereof into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees; or*
>
> *(ii) a person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or 8*
>
> *(iii) any development authority or any other public body in respect of allottees of—*
>
> *(a) buildings or apartments, as the case may be,*

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constructed by such authority or body on lands owned by them or placed at their disposal by the Government; or

(b) plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots; or

(iv) an apex State level co-operative housing finance society and a primary co-operative housing society which constructs apartments or buildings for its Members or in respect of the allottees of such apartments or buildings; or

(v) any other person who acts himself as a builder, coloniser, contractor, developer, estate developer or by any other name or claims to be acting as the holder of a power of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or

(vi) such other person who constructs any building or

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apartment for sale to the general public.

***Explanation**.—For the purposes of this clause, where the person who constructs or converts a building into apartments or develops a plot for sale and the person who sells apartments or plots are different person, both of them shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified, under this Act or the rules and regulations made thereunder*;

The definition is so widely worded that it would take in any person who carries out developmental activities in any land either with or without construction for the purposes of sale to others would become a promoter, whether it is done for on behalf of the members of an association which takes up those activities or not is not really material. The profit motive is also not relevant. If it is shown that a person as defined under Section 2(zg) of the Act takes up any development work in respect of any land with an object of developing it and selling it to others then it would automatically become a promoter under Section 2(zk) of the Act.

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10. The definition of a person in Section 2 (zg) is an inclusive one and Clause (vi) of the said Sub Section includes an Association of persons or a body of individuals whether incorporated or not. It is therefore, crystal clear that an Association of persons which takes up a development work on behalf of its members will also become a promoter. It is seen from the facts that were placed before the Original Authority as well as the Appellate Tribunal that the appellant Association has purchased vast extent of land in its name and had entered into construction agreements with its members as well as others, who are allottees of the flats in the project and has agreed to sell a particular undivided share to each of the allottees. This activity is squarely covered under Sub Clause 1 of Section 2(zk). Therefore, the inescapable conclusion is that the appellant is a promoter within the meaning of Section 2(zk) and it is obliged to perform its duties as enumerated under Section 11 of the Act.

11. Once the second question is answered against the appellant, it automatically follows that the contractors, who are engaged by the appellant, are not promoters they only remain as contractors and they cannot be termed

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as promoters within the meaning of Section 2(zk) of the Act. If they are not promoters within the meaning of Section 2(zk) of the Act, they are wholly unnecessary parties to the proceedings before the Tribunal. It is for the appellant Association to comply with the directions issued by the Regulatory Authority as confirmed by the Appellate Tribunal either through the same contractors or through others.

12. In view of the above, we see no merit in the Appeals, the Appeals are accordingly **dismissed**. Since it is stated that some progress is made towards compliance with the directions of the Original Authority as confirmed by the Tribunal, we desist from imposing costs on the appellant.

(R.SUBRAMANIAN, J.) (R.SAKTHIVEL, J.)
06.06.2024

Index: No
Internet: Yes
Speaking order
Neutral Citation: No
jv

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To

1. The Tamil Nadu Real Estate
   Appellate Tribunal (TNREAT)
   Chennai.

2. The Tamil Nadu Real Estate
   Regulatory Authority (TNRERA)
   (Tamil Nadu, Andaman & Nicobar Islands)
   Egmore, Chennai 600 008.

3. The Section Officer,
   V.R.Section,
   Madras High Court.

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R.SUBRAMANIAN, J.
and

R.SAKTHIVEL, J.

(jv)

Civl Miscellaneous Second Appeal Nos.48, 52, 53, 54, 55, 57, 58, 59, 60, 61, 63 and 65 of 2022
and Connected Miscellaneous Petitions

06.06.2024

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TAMILNADU REAL ESTATE REGULATORY AUTHORITY
07 AUG 2024
TNRERA
CHENNAI

BEFORE THE HON'BLE ADJUDICATING OFFICER,
TNRERA, CHENNAI
C.No. 26of 2024

(Tmt.) R. Sivakamasundari
Flat No. M105, SBIOA Unity Enclave
Mambakkam- Medavakkam Road,
Mambakkam, Chengalpattu District
Pincode600 127
Email. r.ramya@gmail.com

...Complainant

AND

State Bank of India Officers' Association, Chennai circle(SBIOACC)
(The promoter of SBIOA Unity Enclave Project, Mambakkam,
(Chengalpet District pin 600127)
No. 84, Rajajisalai, Parryscornor
Chennai 600 001, Ph.044 25220225
(Represented by its General Secretary Thiru.A.V.Joseph)
Email. unityenclave.sbioacc@gmail.com

...Respondent

COUNTER STATEMENT FILED BY THE RESPONDENT

The Respondent submits as follows;-

1. The address for service and process upon the Respondent is upon their CounselM/s. SARVABHAUMAN ASSOCIATES & SAM JAYARAJ HOUSTON, N.KRISHNA KUMAR, VISHNU PRASAD AND R.PRAVEEN Advocates having Office at Oriental Building, No. 47, Armenian Street, Parrys, Chennai- 1.

2. At the outset this Respondent denies all the allegations contained in the Complaint as false, baseless and misleading in material facts and put Complainant to strict proof of the same. The Respondent states that the present complaint is not maintainable in as much as the fact that the relief sought by the complainant is hopelessly barred by limitation. That apart this Respondent cannot be held liable since the Respondent is not involved as a promoter or builder.

3. The Respondent is filing this counter statement to the issues which are common in all the complaints without individually countering every complainant's case. It is pertinent to note that there are (1800)Members who are in occupation of the Apartments who do not have any grievance against this

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Respondent. The Complainant with a malafide motive and with an intention to defame and tarnish the image of the Respondent, has chosen to file the complaints with baseless allegations. The issues involved in the present Complaint including the jurisdiction of RERA.

4. The Respondent, State Bank of India Officers Association Chennai Circle (SBIOACC) is a trade union formed and registered under the Trade Union Act in the year 1965. The Respondent states that any officer of SBI working in the area of operation of Chennai Circle or on deputation to corporate Centre of any agencies in the geographical area of Chennai circle subscribing to the objects of the Association and who is not a member of any other trade union shall be eligible to become a member. The termination of membership is automatic when the member ceases to be in the service as officer in State Bank of India; when the member resigns or retires (on Superannuation or voluntarily or under any scheme formulated by State Bank of India) from the services of the State Bank of India or when the member joins any other association registered under Trade Union Act. The Copy of the Bye law is annexed as **(Annexure B11).**

5. The trade union is aimed to contribute only for the welfare of the Officers of State Bank of India at Chennai . Some of the objectives of the Association are as follows :

a. To organize and unite all officers of the State Bank of India and to regulate their relations with their employers;

b. To secure to the member's fair conditions of the life and service;

c. To try to redress their grievances;

d. To try to prevent any reduction of salaries, wages and allowances and if possible, to obtain an advance thereof whenever circumstances allow;

e. To endeavour to settle disputes between employers and employees amicably so that a cessation of work may avoided.

f. To endeavour to arrange with the employers and / or to raise and administer a separate fund by contributions from members or otherwise against sickness, unemployment, infirmity, old age, accident and death and to make such other arrangements as may be feasible and to assist community development programmes as may be deemed necessary.

g. To endeavour to provide legal assistance to members in respect of matters arising out of or incidental to their employment.

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h. To endeavour to obtain information relating to banking industry in India and abroad;

i. To receive grants from Public Institutions / Government agencies and public to run schools / colleges / hospitals and to conduct educational programmes / courses;

j. To receive grants from the Central Board of Workers Education and other similar organisations for conducting Trade Union Education and research Programmes;.....

...n. To acquire, purchase, hire, sell, lease whole or part of any buildings for the furtherance of the objects of the Association...

....q. To promote housing projects to encourage members to construct houses of their own..,etc.,

6. The Respondent in line with the above objective and to provide affordable housing in good location with all amenities matching Avant-grade projects had decided to formalize a housing project at Mambakkam Village, Chengalpat Taluk, Kanchipuram District situate in various Survey numbers. It is submitted that about(21.33)Acres was identified and purchased for the *Welfare of the members* in parts from the year 2011 to 2013. The Respondent states that the housing project was promoted on a **no profit no loss** basis.

7. The project was named a Unity Enclave. Only SBIOA(CC) members/~~spouses~~ are eligible to buy the apartments. UDS can be registered in the name of the members or their spouses/children's name jointly. Some of the main Unique features of the project is that it has allotted about 85,600sqft of space owned by the residents towards the utilization of Super Market, Banks, Hospital , Shops and the rent received from the complex space would be used towards maintenance so that the members/owners will only have to pay less maintenance charges. Further 4.525 Acresof additional land has been earmarked for sports activities to encourage health and fitness for the members. Another highlighting feature is the that the SBIOA Education Trust has establisheda school in the adjacent land thereby completing the presence of all the necessary amenities.

8. The Respondent states that the Executive Committee had formed a Housing Committee to carry and monitor the project. The Bidders were invited and 2

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concerns were finalized out of which Larsen and Toubro were entrusted with the preparation of concept design. The Respondent states that it has only acted as Trade Union promoting for the welfare of its members by engaging the services of experts.Through bidding, **M/s Simplex Infrastructure Ltd** was chosen as the builder/contractor and **M/s SAI Consulting Engineers** was chosen asthe Project Management Consultant who would monitor entire project and **M/s Kembhavi Architecture Foundation** (structural engineering) to complete the detailed architectural engineering design.

9. The above Companies are solely responsible for the planning, development and construction of the entire project. The Respondent states that on behalf of it's members which includes the Complainant's(Father was an Officer and not herself) also, it had merely engaged the services through individual agreements with each of the expert companies. Further the agreements only make the above expert companies liable in case of any defect or dispute in their area of service/expertise as pointed out by the members. The agreements entered between the aforementioned companies are annexed as **Exhibit B4 , B5 and B6.**

10. Without prejudice to the pending of the Appeal before the Hon'ble High Court, the following submissions are made. There is no jurisdiction to entertain the complaint since the construction of the apartment has been completed as early as the year 2017; the keys have been handed over to the flat owners during May 2018 and is exempted under Section 3(2)(b) of The Real Estate (Regulation And Development) Act, 2016 and is structurally complete as per Rule 2(h)(iii) of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017.

11. The Exhibits B12 to B14 would show the compliance of the rules. The Respondent states that the project area falls outside the purview of CMDA and hence completion certificate will not be issued. The property has been assessed to tax based on the completion certificate from the Architect which has been submitted to the appropriate authorities. The flats have been energized by EB and assessment of Property Tax had been done, paid for the year 2017-18. **Exhibit B10**, the property tax receipt is enclosed as proof.

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12. The respondent denies all the allegations made in para 4 (b) as false and baseless. The Complainant needs to prove the same as alleged. **Since the Construction Company M/s.Simplex and M/s.Sai Consultancy - Project Management Consultant are not impleaded they are not agreeing to go beyond the construction agreement period. Since the Agreements between construction companies and SBIOACC were executed even prior to the commencement of RERA.** In fact the Respondent had intimated the Complainants and other members that the Defect Liability Period could not be extended by circular Exhibit B9 Page 63 of the typedset.

13. The Respondent states that this **Hon'ble Authority after considering all the documents had passed a detailed interim order dated 25.01.2023 in the group of batch cases including this complainant.** This Authority had passed the following order:

".....Weighing the contentions of the complainants and the respondent it has become essential to implead the necessary parties namely, ***M/s. Larsen and Toubro, M/s. SAI Consulting Engineers, M/s. Kembhavi Architecture Foundation and M/s. Simplex Infrastructure Ltd. Accordingly, the above four are impleaded and notice maybe send to these impleaded respondents by the complainants in CCPNos.74,75,76,77,78,79,80,81,82,83,84 and 85 of 2021 which stand posted to 21.02.2023.The complainants will suitably amend the complaints. Further evaluation of the complaints would be made only after hearing the contentions of the new respondents..."***

14. The respondent further submits that the issues raised by the Complainant cannot be competently rectified or answered by this Respondent as it is not the builder.

15. The Respondent states that the Project has been built with quality materials. The materials were purchased by the Purchasing Committee formed to facilitate the purchase of quality materials in a transparent and cost effective manner. The same is evident from circulars Exhibit B7 at page no.55 &56 of the typedset. The Respondent states that they had intimated the Complainant and other members that the maintenance of the UE housing project from 01.02.2019 will be the responsibility of the Unity Enclave Owners Welfare Association and the entire expenses will be borne by them. The above circular is found as Exhibit

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B9 Page 65 of the typedset. As stated above the Respondent is not a builder and had engaged 3rd party contractors to complete the project and only they are liable.

16. The Respondent states that they have not collected any amount as maintenance from the Complainant. The Complainant has paid the amount directly to the Unity Enclave Owners Welfare Association. The Respondent had intimated the Complainant and other members that the maintenance of the UE housing project from 01.02.2019 will be the responsibility of the Unity Enclave Owners Welfare Association and the entire expenses will be borne by them. The above circular is found as Exhibit B9 Page 65 of the typedset. The advance maintenance charges paid by the complainants are received to adjust for one year's maintenance from the date of their occupation. Further the Complainant had paid the maintenance charges directly to the association as found in their typedset CCP.No.75 of 2021 page 103 para 5.

17. The Respondent states that it is a representative of the members/homebuyers who had entered into agreement with builder/contractor, M/s Simplex Infrastructure for the construction of the project. The agreements entered by the Respondent with the above mentioned companies. Hence the Respondent cannot be directed to register the project and moreover the averment that the project would come under the purview of RERA cannot be sustained since it was structurally complete and was assessed to tax before the commencement of the TNRERA Act.

18. The respondent states that the observations made in Appeal Nos. 8, 18-28 and 39 to 2021, TNREAT, dated 05.01.2022.The Hon'ble Appellate Authority,RERA, had made the following observations.

"....24. Admittedly this real estate project conceived for the welfare of the members of the State Bank Officers Association Chennai Circle only. All the members of the said association contributed funds for the purchase of the land and for construction. It is on the concept of Temple Big Car Festival. At the time of

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'festival to bring the Big Temple Car around all the streets with deity all the people will participate to pull the car. As such in this scheme all the members of the association contribute funds as per their requirement of house and complete the project. The office bearers of the association are managing the funds and executing the project. This project is not like the private builders project. The office bearers of this project are also not the experts in the real estate sector and they are also the officers of the bank and they are also one among the allottees. **The real promoter is the builder, unfortunately, who was not added in the complaint by the allottees. Most of the reliefs were claimed against the builder alone. Even though the appellant/SBIOACC has stated in their counter about the responsibility of the builder and non-impleading of the builder, the allottees have not taken any steps to implead the necessary party the builder and impleaded the unnecessary party the appellant/ExMChairman…."**.

From the above it is clear that the Appellate Forum had clearly noted the lapse on the part of the complainants in non-impleading of the 3rd party builders despite the reliefs sought by them can only be executed by them.

19. It is pertinent to note that the Respondent has handed over the Club House to the Homeowner's Association on 27.04.2024. The Association had passed a resolution dated 28.04.2024 stating that all the pending works are completed. The Club House is in full functioning. The Complainant has sought the main reliefs and the response are as follows:

Relief sought by the complainant	Respondent's answer to the relief sought
a) Directing the respondent to execute the rectification of sale deed infavore of the complainant for the remaining extent of 109.90 sq.ft. and to convey the residual land measuring 3 acres only to the	**This parcel of land of 4.525 acres was earmarked for sports activities for the common use of the project. For the betterment of the common use and to avoid any future litigation, in the registered sale deed, executed by all the owners including**

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contributed allottees	the complainant, it is clearly mentioned that the ownership of this land vests with Owners Association. To fulfil the Respondent's commitment, a Gift Deed for 3.94.5 acres of land was executed on 01.02.2024 and handed over the land to the Owners Welfare Association. The Sale deed was executed in the year 25.04.2016 and the query has been raised in the year 2024 after a lapse of 8 years which is not maintainable.
b) Direct the respondent to complete the construction of the commercial complex in full and register it as single project.	To avoid any future complications of combining the Residential and Commercial property, the Respondent took a judiciary decision to separate the commercial complex, and the ownership of commercial property vests with the Owners Welfare Association by registered sale deed executed by all the owners including the Complainant. The Commercial Complex is almost completed. The process for allotment has started.
c)Cancellation of transfer of excess land 32 cents gifted to TAGEDCO which can be utilized for solid waste disposal etc…,	Without giving sufficient land for substation one can't get EB power for flats and common areas. In the year 2013 as per the existing law,the Respondent gifted 46 cents of land only to TANGEDCO, but subsequently, TANGEDCO sent a notice stating that the gifted land was not sufficient, which was settled in the EB Ombudsmen in the Respondent's favour.
d) Cancellation of registration of flats sold to the Public & and to initiate criminal action for selling unapproved flats.	It is not permissible under law for TNRERA to adjudicate on cancellation of registered documents. As per Section 31 of the Specific Relief Act only a civil court is empowered. There is no such case.
f) To order for commissioning of another three STP	As per the Tamil Nadu Pollution Control Board Consent to Establish order, the need

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	of STP is 1283 KLD for the entire project. However, the project has 1350 KLD STP. At present the actual inflow to the current STP is only 700 KLD eventhough 1800 flats are occupied against 1875 flats.

The Complainant has raised issues and the response are as follows:

S.No.	Issues raised by the complainant	Respondent's answer to the relief sought
1.	Difference in UDS promised 575.78 Sqft in Sale Agreement but Conveyed on 468.88 Sqft as per sale deed 25.04.2016	The residential area UDS is given in the name of individual owners and for better use and to avoid future litigation,the Sports Land meant for common usage is in the name of the Owners WelfareAssociation in which only the owners are members. If any owner sells their flats will automatically become non-member of this association and those who purchased the flat become automatically members of this association according to the Bye-law of this association. All the owners are accepting this by way of executing a Registered sale deed.
2.	S,T,U Blocks (EWS) are 1BHK flats of 150 each block clubbed into 2.5BHK 450 flats into 225 in violation of approved plan	There is no Area violation and also floor violation. The purchaser of two adjacent flats have made it into one flat by not constructing one wall between the two flats.
3.	Car parking as per approved plan only 1757 but Respondent permitted 1875	This project was developed by the contribution of the members as per their flat area. All the owners have paid the same amount of Rs.2975/- per Sq.ft including Car parking, EB, 85,600 sq.ft of Commercial Complex,4.525 acres of Sports land, and all amenities. Hence all are eligible for closed Car parking.

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		Car parking was allotted in the approved Car parking area only and Car parking areas are not allowed for any other purpose.
4.	Shed constructed in common area usage and hence it is encroachment	This temporary shed was constructed in an aloof area to cater to the need of members who want additional Car parking and the Owners Welfare Association may collect charges for the common fund. It is purely temporary nature.
5.	Commercial area and club house not yet completed. Income loss	Club House was completed and handed over to the Owners Welfare Association and is put in use. The delay was due to the builder. Commercial Complex AC work & electrical work are completed and the painting work is in progress. EB HT connection already applied waiting for the approval of TANGEDCO. Commercial Complex will be completed in all respects within one or two month.
6.	Commercial complex is within project as one as per approval but Respondent separated it	To avoid any future complications of combining the Residential and Commercial property, the Respondent took a judiciary decision to separate the commercial complex, and the ownership of commercial property vests with the Owners Welfare Association by registered sale deed executed by all the owners including the Complainant.
7.	Seepage and leakage in flats and basements	The project was Completed in 2017 and handed over in May 2018, more than 6 yearsago. This was maintained by the Owners Welfare Association since then.
8.	Approved plan and construction agreement	As per the Tamil Nadu Pollution Control Board Consent to Establish

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	promised 4 STP's but only one commissioned now	order, the need of STP is 1283 KLD for the entire project. However, the project has 1350 KLD STP. At present the actual inflow to the current STP is only 700 KLD eventhough 1800 flats are occupied against 1875 flats. All other three are WTP's
9.	High Tension power lines for common area and commercial complex not yet obtained	**Wrong information with a wilful and malafide intention.** **Common area HT connection obtained in the year 2020 Service No is : 099094111419**
10.	Tamilnadu pollution control board conditions were not complied	**No deviation at all which was proved by the inspection report of CENTRE FOR URBANIZATION, BUDINGS & ENVIRONMENT (CUBE , IIT)**
11.	Common are land not been conveyed to the Association	**3.94.5 out of 4.525 acres of land has been already transferred to the Owners Welfare Association on 01.02.2024, the remaining land registration is pending because of the complainant, her Husband, and fourothers' (out of 1873 owners) false complaints to SRO Guduvanchery.**
12.	Respondent refused to hand over original title deeds parent documents and original agreements relating to the project	**Absolutely False, the complainant is put to strict proof of the same.** **Actually, all the approved drawings have been already handed over to the Owners Association and the original documents are in the SBI, Rajajisalai Branch locker and the operation of the locker is with the President of the Owners Welfare Association.**
13.	Respondent sold flats when interim stay ordered by the Hon'ble high Court	**Flats have been sold to complete the project as per the RERA judgment only.**

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20. At the outset the reliefs sought by the Complainant are TIME BARRED and hit by limitation.The allegations regarding sale deed dated 25.04.2016 are made after **LAPSE OF 8 YEARS**and admittedly barred by limitation. The Complainant states that she has taken possession of her apartment in the year 2018 but had filed the present allegations after **A LAPSE OF 6 YEARS**. The Complaint is nothing but an attempt to paint a bad picture on the association by a group of erstwhile members of the association. The activities and happenings of the housing project were duly communicated to the flat owners through various communications viz.Circulars, information in the housing site created, emails sent from time to time on various dates, prove the allegations are baseless and not borne by the facts. The **Annexures** would prove the fact. As submitted in our reply, the SBIOA(CC) is the facilitator and done the act on behalf of the members. The Respondent is neither a builder nor carried the activity on profit motive, the entire flats were offered to the members on at cost basis.

For all the reasons stated above it is therefore prayed that this Hon'ble Court maybe pleased to dismiss the complaint as against this Respondent with costs and pass such other or further orders as this Hon'ble Court may deem fit and proper in the circumstances above and thus render justice.

DATED AT CHENNAI ON THIS THE 7th DAY OF AUGUST 2024

COUNSEL FOR RESPONDENT RESPONDENT

VERIFICATION

I A Senthil Ramesh General Secretary, State Bank of India Officers' Association, Chennai circle(SBIOACC), dohereby verify on behalf of the Respondent that the contents of the above paragraphs are true to the best of my knowledge and that I have not suppressed any material facts.

DATED AT CHENNAI ON THIS THE 6th DAY OF AUGUST 2024

TRUE COPY

DEPONENT

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

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CERTIFIED TO BE TRUE COPY

ADMINISTRATIVE OFFICER
TN REAL ESTATE REGULATORY AUTHORITY

TNRERA, CHENNAI

Case No. C. 26/.....2024

Application Date.....5.8.....2025

Fee Deposited on.....23.6.25

Copy Made Ready on 2.9.2025

Copy Delivered on..2.9.....2025

ADMINISTRATIVE OFFICER

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BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
(Tamil Nadu, Andaman & Nicobar Islands)
at Egmore, Chennai – 600 008
[Under the Real Estate (Regulation and Development) Act, 2016]

C.No.26 of 2024

13th day of August 2025

Coram : Dr. L.Subramanian, I.A.S.,(Retd.), Hon'ble Member
Adv. M. Krishnamoorthy, Hon'ble Member

Tmt. R. Sivakamasundari ... Complainant

Versus

State Bank of India Officers' Association (SBIOACC) Chennai Circle Represented by its General Secretary, Thiru A.V. Joseph] Respondent

This complaint came up for final hearing before this Authority in the presence of M/s. V.B. Selvaganapathy, A. Sittrarasu - Counsel for Complainant and M/s. Sarvabhauman Associates - Counsel for Respondent and upon hearing both the parties this Authority passes the following order.

FINAL ORDER

AVERMENTS OF THE COMPLAINANT:

The case of the Complainant is that he had purchased a flat No. M-105 in the "SBIOA Unity Enclave, Mambakkam Project", developed by the Respondent. The Respondent is an Association of persons registered under Indian Trade Union Act, 1926 who promoted the Housing Project in the name of "SBIOA Unity Enclave Project". The members of the Association are Officers of State Bank of India, Chennai Circle.

2) The Complainant submitted that promotion of Housing Project is not an object for the Trade Union as per the provisions of the Act and there is also a limitation in spending the General Fund of the Association. The Complainant alleged that the Respondent sold flats to outsiders/public (other than the members) and collected Rs.5000/- as service charge from each allottee. The Complainant also alleged that the Respondent had willfully not revealed these facts to Principal Commissioner of GST regarding GST exemption as Registered Union importing doctrine of Mutuality.

3) The Complainant submitted that the Respondent purchased 28.855 acre of land out of allottees' money, but the Respondent utilized only 21.33 acre for the Unity Enclave Housing Project and got approval vide DTCP No.243/2013 dated 03.12.2013 for construction of 21 blocks comprising 2,100 dwelling units (each block with 90 flats in A to Q blocks, 120 flats of one BHK in 'R' block, and 150 flats each in 'S', 'T', and 'U' blocks); a Commercial Complex building of 7 floors + Ground floor; Club House building with Ground + 4 floors; and stilt and 2 basements for car parking.

4) The Complainant further submitted that the Respondent conveyed only 20.87 acre out of the 21.33 acre of land (Building constructed in 17.75 acre + Panchayat for roads 0.08 acre + OSR 2.54 acre + TANGEDCO 0.50 acre), leaving out 0.46 acre of Commercial Complex land. The residual land 7.985 Acre out of 28.855 acre has not been conveyed so far to the allottees as per the agreements.

5) The Complainant further alleged that the promised date of handing over was on 01.03.2017, but the Respondent handed over the flats only in June 2018, with unusable commodity without any basic amenities viz, EB Power, water, lift, and facilities like commercial complex, Club House, Car

parking, no proper disposal of waste water, solid waste as promised vide Schedule 'D' and Schedule 'E' of Construction Agreement and as per the sanctioned plan.

6) The Complainant made several allegations regarding deviations and violations in the project by the Respondent. According to the Complainant, some of these violations are stated below:

i. The Respondent failed to convey the UDS of land as per the Sale Agreement dated 21.08.2013,
ii. The Respondent has violated the sanctioned plan and allotted the commercial complex car parking and visitor's car parking and sold the common usage area to the individual owners,
iii. The Respondent have not yet completed the Commercial Complex and Club House and fraudulently separated the Commercial Complex land (0.46 acre) from the UDS of land by violating the DTCP Approval No.243/2013,
iv. As per the DTCP Approval, 17 cents of land has been earmarked for TANGEDCO, but the Respondent has gifted 49.90 cents in violation of sanctioned plan and gifted the land earmarked for Solid Waste Disposal Yard, Transformer Yard, and Landscaping to TANGEDCO,
v. The Respondent had promised in the construction agreement to provide 4 STPs, but commissioned only one STP.

7) The Complainant also stated that some of the issues were already adjudicated in Complaint No.4 to 15 of 2020, in which he is not a party. For the issues that were not addressed, the Complainant filed the present complaint.

RELIEFS SOUGHT FOR:

a. Direct the Respondents to execute a Rectification Sale Deed in favour of the Complainant for the remaining extent of 109.90 sq.ft undivided share as promised in Sale Agreement. The residual land measuring 3 acre in Sonalur and Mambakkam Villages purchased out of allottees money should also be conveyed as UDS specifically only to the allottees who contributed for the purchase of land.
b. Direct the Respondent to complete the construction of the Commercial Complex in full and register the Land and Building as UDS proportionately as it was in the single project and has single approval, at their cost.
c. Cancelation of transfer of excess land 32 cents gifted in violation of sanctioned plan to TANGEDCO, so that the solid waste disposal could be done as per the regulation of Pollution Control Board, provide for landscaping and Transformer Yard.
d. Cancelation of registration of flats sold to the public against the Bank's Regulations and conditions in their project Approval for loaning.
e. Regularization of flats and initiation of criminal action against the Respondent for having sold unapproved flats in 'S', 'T' and 'U' blocks while the Hon'ble TNRERA order is subsisting.
f. To order for commissioning another 3 Sewage Treatment Plants as in the DTCP plan Approval.

RESPONDENT'S AVERMENTS :

8) The Respondent avers that State Bank of India Officers Association Chennai Circle (SBIOACC) is a trade union formed and registered under the

Trade Union Act in the year 1965. It is aimed to contribute only for the welfare of the Officers of State Bank of India at Chennai and to promote housing projects to encourage members to construct houses of their own.

9) For the purpose of providing housing to its members, the Association initiated and formalized a housing project in Mambakkam Village, Chengalpat Taluk, Kanchipuram District during the period from 2011 to 2013. The project was promoted on a 'no profit no loss' basis in the name of "SBIOA Unity Enclave".

10) The Respondent avers that the Association has functioned solely in its capacity as a Trade Union. All other services, such as construction, project management, and architectural engineering design, were assigned to the respective expert service providers namely, M/s Simplex Infrastructure Ltd., M/s SAI Consulting Engineers, M/s Kembhavi Architectural Foundation. The above said companies are solely responsible for the planning, development and construction of the project. Since, they are not impleaded as party to the complaint, this Authority passed an interim order dated 25.01.2023, to implead them as a necessary parties in the group of batch case in CCP.Nos.74,75,76,77,78,79,80,81,82,83,84 and 85 of 2021.

11) The Respondent further avers that they had intimated the Complainant and other members that the Association is responsible for maintaining the project from 01.02.2019, entire expenses will be borne by them and also states that they are not a builder and had engaged 3rd party contractors to complete the project.

12) The Respondent avers that they have not collected any amount as maintenance from the Complainant, it was paid directly to the SBIOACC Unity Enclave Welfare Association. The Respondent only received the

advance maintenance charges from the Complainants to adjust for one year's maintenance from the date of their occupation.

13) The Agreements entered between the construction companies and the Respondent (SBIOACC) were executed prior to the commencement of RERA Act. Hence, the Respondent avers that they cannot be directed to register the project with RERA and the project would not come under the purview of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as 'the Act') since it was structurally complete and was assessed to tax before the commencement of the Act.

14) The Respondent also cited the Hon'ble Tamil Nadu Real Estate Appellate Tribunal order dated 05.01.2022, in A.No.8,18-28 and 39 of 2021 states that "*the allottees have not taken any steps to implead the necessary party the builder and impleaded the unnecessary party the appellant/Ex-Chairman".*

15) The Respondent avers that they had handed over the Club House to the SBIOACC Unity Enclave Welfare Association on 27.04.2024, in view of that a resolution was passed on 28.04.2024 stating that all the pending works are completed. Hence, the Club House is in full functioning condition.

16) The Respondent denied the allegation made by the Complainant regarding the issue of remaining extent of undivided share of land in 4.525 acre, the said land was earmarked for sports activities for the common use of the project and the ownership of the land vests with the SBIOACC Unity Enclave Welfare Association. The Respondent executed a gift deed on 01.02.2024, for 3.94.5 acre of land and handed over to the SBIOACC Unity Enclave Welfare Association, however, the sale deed was executed to the Complainant in the year of 2016 after a lapse of 8 years this complaint was filed in the year of 2024. Therefore, the Respondent stated that the complaint is barred by limitation and not maintainable.

17) The issue regarding completion of construction of the commercial complex, the Respondent took a judicious decision to separate the commercial complex, and the ownership of commercial property vests with the SBIOACC Unity Enclave Welfare Association by registered sale deed executed by all the owners including the Complainant and stated that the construction of the commercial complex is almost completed.

18) The allegation regarding the excess land of 32 cents gifted to TANGEDCO by the Respondent, which can be utilized for solid waste disposal was denied by the Respondent stating that in the year of 2013 as per the existing law, 46 cents of land was gifted, but subsequently, TANGEDCO sent a notice stating that the gifted land was not sufficient, which was settled in the EB Ombudsmen in the Respondent's favour.

19) The Cancellation of registration of flats sold to the public is not permissible under law for TNRERA to adjudicate in this regard. The issue regarding commissioning of 3 more STPs as in the DTCP plan approval, the Respondent states that as per the Tamil Nadu Pollution Control Board 'Consent To Establish' order, 1,283 KLD capacity STP is needed for the entire project but, it has 1,350 KLD capacity STP. Even though, 1,800 flats are occupied at present, the actual inflow to the current STP is only 700 KLD.

20) The Respondent denied some other allegations made by the Complainant and states that the reliefs sought by the Complainant are time barred by limitation. However, the Respondent is neither a builder nor carried the activity on profit motive, the entire flats were offered to the members on at cost basis.

21) This Authority after examining the Compliant, the Counter filed by the Respondent and the written arguments submitted by both parties, has carefully heard the oral arguments from both sides.

22) The Complainant's father is an Officer of the State Bank of India and, the Complainant purchased a flat, bearing No. M-105 in the Respondent's project "SBIOA Unity Enclave", located at Mambakkam, Vandalur Taluk, Chengalpattu District, which was promoted by the Respondent. The project received DTCP approval vide DTCP No.243/2013 dated 03.12.2013. An Agreement for Sale of undivided share of land was executed between the parties on 21.08.2013, and subsequently a Construction Agreement was executed on 06.09.2013.

23) The Respondent is a registered trade union with the objective of providing affordable housing to the members of the State Bank of India, Chennai Circle, on a 'no profit no loss' basis. To execute the project, the Respondent engaged third party entities. M/s Simplex Infrastructures Ltd was appointed as the builder/contractor, M/s Sai Consulting Engineers was designated as the project management consultant responsible for monitoring the entire project, and M/s Kembhavi Architecture Foundation was engaged for architectural engineering and design services. Therefore, the Respondent's main contention is that it does not fall within the category of a builder or promoter.

24) The issue pertains to whether the Respondent would falls within the definition of a "Promoter" under section 2 (zk) of the Real Estate (Regulation and Development) Act, 2016. Section 2 (zk) of the Act read as follows:

> *"promoter" means,—*
>
> *(i) a person who constructs or causes to be constructed an independent building or a building consisting of apartments, or converts an existing building or a part thereof into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees; or*

(ii) a person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or

(iii) any development authority or any other public body in respect of allottees of— (a) buildings or apartments, as the case may be, constructed by such authority or body on lands owned by them or placed at their disposal by the Government; or (b) plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots; or

iv) an apex State level co-operative housing finance society and a primary co-operative housing society which constructs apartments or buildings for its Members or in respect of the allottees of such apartments or buildings; or

(v) any other person who acts himself as a builder, coloniser, contractor, developer, estate developer or by any other name or claims to be acting as the holder of a power of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or

(vi) such other person who constructs any building or apartment for sale to the general public.

Explanation.—For the purposes of this clause, where the person who constructs or converts a building into apartments or develops a plot for sale and the persons who sells apartments or plots are different persons, both of them shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified, under this Act or the rules and regulations made thereunder;

25) A plain reading of the above section clearly indicates that the Respondent constructed apartments for the purpose of sale and therefore squarely falls within the definition of a "promoter". The same was affirmed by the Hon'ble High Court of Madras in CMSA.No. 48, 52, 53, 54, 55, 57, 58, 59, 60, 61, 63 and 65 of 2022, wherein it was held that the Respondent, SBIOACC, falls under the category of "promoter".

"The definition is so widely worded that it would take in any person who carries out developmental activities in any land either with or without construction for the purposes of sale to

others would become a promoter, whether it is done for on behalf of the members of an association which takes up those activities or not is not really material. The profit motive is also not relevant. If it is shown that a person as defined under Section 2(zg) of the Act takes up any development work in respect of any land with an object of developing it and selling it to others then it would automatically become a promoter under Section 2(zk) of the Act.

The definition of a person in Section 2 (zg) is an inclusive one and Clause (vi) of the said Sub Section includes an Association of persons or a body of individuals whether incorporated or not. It is therefore, crystal clear that an Association of persons which takes up a development work on behalf of its members will also become a promoter. It is seen from the facts that were placed before the Original Authority as well as the Appellate Tribunal that the appellant Association has purchased vast extent of land in its name and had entered into construction agreements with its members as well as others, who are allottees of the flats in the project and has agreed to sell a particular undivided share to each of the allottees. This activity is squarely covered under Sub Clause 1 of Section 2(zk). Therefore, the inescapable conclusion is that the appellant is a promoter within the meaning of Section 2(zk) and it is obliged to perform its duties as enumerated under Section 11 of the Act."

26) Moreover, the third party entities engaged for availing their services are termed as contractors, not promoter. The Respondent is

solely responsible for the entire project and is therefore, treated as a promoter.

27) Regarding the shortage of UDS of land, as per the agreements, the Complainant states that the UDS of land as promised in the Sale Agreement dated 21.08.2013, was 575.78 sq.ft but only 468.88 sq.ft of UDS of land has been conveyed as per the Sale Deed No.4449/2016 dated 25.04.2016.

28) The same issue pertaining to the same project, was already adjudicated in another complaint filed by the some other allottees in C.No. 4 to 15 of 2020. It was held that the land in the project, apart from the 21.33 acre, had already been executed in favour of the SBIOACC Unity Enclave Welfare Association (Association of Allottees). In the same complaint, the Authority directed the Respondent to convey the land measuring 4.525 acre, the Commercial Complex, Club House and other parcel of lands purchased using the sale consideration paid by the allottees, to the SBIOACC Unity Enclave Welfare Association on or before 31.12.2020.The Complainants in above mentioned complaint also sought a direction to register the Respondent's project "SBIOA Unity Enclave". Accordingly, the Respondent is directed to register the project with TNRERA on or before 31.12.2020.

29) The Respondent in his counter, admitted that a gift deed for 3.945 acre of land was executed on 01.02.2024 and the land was handed over to the SBIOACC Unity Enclave Welfare Association. However, the Complainant, in his rejoinder stated that the shortage of UDS of land should have been conveyed to the allottees, not to the SBIOACC Unity Enclave Welfare Association. Therefore, the direction issued by this Authority in C.No. 4 to 15 of 2020 have attained finality.

Subsequently, the Hon'ble Tamil Nadu Real Estate Appellate Tribunal in A.No.8, 18 to28 of 2021, confirmed the TNRERA order dated 05.11.2020.

30) The issue regarding the completion of Commercial complex, the Respondent stated in his counter affidavit and written arguments that ownership of the Commercial Complex vests with the SBIOACC Unity Enclave Welfare Association through a registered sale deed, and stated that the Commercial Complex is almost complete. However, it is evident from his statement that the Commercial Complex has not yet been handed over. In its earlier direction, this Authority had also directed the Respondent to complete all common amenities, including Club House and Commercial Complex, and hand over to the SBIOACC Unity Enclave Welfare Association on or before 31.12.2020. Despite the expiry of the stipulated time, the Respondent has still not handed over the Commercial Complex.

31) The issue regarding cancelation of transfer of 32 cents of excess land gifted to TANGEDGO in violation of the approved plan and the commissioning of 3 more Sewage Treatment Plants (STPs) as in the DTCP approval was observed by the DTCP as per the direction from the Hon'ble High Court of Madras in W.P.No.5932 of 2022 and issued a notice for compliance of planning permission in respect of unauthorized development carried out in contravention of planning permission vide letter No.1209/2023/CD3 dated 22.05.2023.

32) The violations which were observed by the Directorate of Town and Country Planning (DTCP) during the inspection conducted on 15.03.2023, were to be rectified within 30 days, failing which appropriate action would be taken under the provisions of the Tamil Nadu Town and Country Planning Act, 1971. The Respondent's

submissions regarding these issues are not acceptable. As per Act, the Respondent promoter is obligated to adhere strictly to the sanctioned plans. Any deviation from the approved plans constitutes a violation, and the promoter is liable to be penalized in accordance with the provisions of the Act.

33) Furthermore, the Respondent has violated the sanctioned plans with respect to car parking and modification in the number of dwelling units, as observed during the inspection conducted by the DTCP. The Respondent has not rectified these issues. As far as the Respondent Association is concerned, it was formed to provide housing units to its members for their welfare. However, violations of the sanctioned plans directly impact the allottees and constitute a breach of the law.

34) The Respondent's project "SBIOA Unity Enclave" is an ongoing project, and this Authority, by order dated 05.11.2020 in C.No. 4 to 15 of 2020, directed that it be registered with the Authority on or before 31.12.2020. However, the project has not yet been registered with TNRERA, thereby violating section 3 of the Act. Accordingly, this Authority invoking section 59(1) of the Act, imposes a penalty of Rs.3,00,000/-, and for contravening the section 14 of the Act, this Authority imposes a penalty of Rs.2,00,000/- under section 61 of the Act.

Hence this Authority,

i. directs the Respondent to register the project "SBIOA Unity Enclave" with this Authority on or before 31.10.2025.

ii. directs the Respondent to complete the construction of the Commercial Complex in full and hand over to the SBIOACC Unity Enclave Welfare Association on or before 31.10.2025,if not done already.

iii. directs the Respondent to rectify the violations observed by the DTCP as stated in its letter No.1209/2023/CD3 dated 22.05.2023, on or before 31.10.2025.

iv. directs the Respondent to pay the penalty imposed by this Authority, as mentioned in paragraph No. 34, on or before 31.10.2025, if fails the Authority will depute the Additional Director or any other officer of TNRERA to initiate proceedings for issuing a recovery warrant to the concerned District Collector for the recovery of the penalty amount imposed.

With the above direction, the complaint is disposed off.

Sd/-...13.08.2025
MEMBER (K), TNRERA

Sd/-...13.08.2025
MEMBER (LS), TNRERA

/TRUE COPY/

13/8/25

ADMINISTRATIVE OFFICER, TNRERA

Copy to: Additional Director-I, TNRERA

2024 INSC 990

REPORTABLE

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. 14604 OF 2024
(Arising out of SLP (C) No.36440 of 2014)

RAJENDRA KUMAR BARJATYA AND ANOTHER ... APPELLANT(S)

VERSUS

U.P. AVAS EVAM VIKAS PARISHAD & ORS. ... RESPONDENT(S)

CIVIL APPEAL NO. 14605 OF 2024
(Arising out of SLP (C) No.1184 of 2015)

RAJEEV GUPTA AND OTHERS ... APPELLANT(S)

VERSUS

U.P. AVAS EVAM VIKAS PARISHAD & ORS. ... RESPONDENT(S)

J U D G M E N T

R.MAHADEVAN, J.

1. Leave granted.

2. Challenging the final judgment and order dated 05.12.2014 passed by the High Court of Judicature at Allahabad[1] in Writ-C.No.46342 of 2013, the appellants herein, who are third parties to the proceedings, have preferred the

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VISHAL ANAND
Date: 2024.12.17
16:50:05 IST
Reason:

[1] Hereinafter shortly referred to as "the High Court"

present appeals.

3. The aforesaid writ petition was filed by the Respondent No.1 seeking for issuance of a Writ of Mandamus to direct the Respondent Nos.2 to 4 to stop the illegal / unauthorized commercial construction on residential plot no.661/6, Shastri Nagar Yojna No.7, Meerut, and to provide police force to execute the order of demolition dated 31.05.2011 passed by the competent authority viz., Executive Engineer, Construction Division-8, U.P. Avas Evam Vikas Parishad, Sector 9, Shastri Nagar, Meerut.

4. By the judgment and order impugned herein, the High Court allowed the above writ petition with the following directions and observations:

> *(a) The District Magistrate, Meerut and the Senior Superintendent of Police Meerut shall remain present on the date and time to be notified by the petitioner-Avas Evam Vikas Parishad for the purposes of demolition of unauthorized constructions. Such demolitions must be effected on or before 31st December, 2014.*
> *(b) Criminal proceedings should be launched against respondent nos.4 and 5 as well as against the officers, who were In-charge of the office of Awas Vikas Parishad at the relevant time including the Chief Engineer and the Executive Engineer when these constructions had come up.*
> *(c) The Chief Secretary, U.P. Lucknow shall ensure that the departmental proceedings are also initiated against the officers of Awas Evam Vikas Parishad responsible for the situation, which has been created. The Housing Commissioner shall also ensure that all like nature of unauthorized constructions are similarly dealt with without any discrimination and without any favourtism. For the purpose, he shall ensure that the highest officer posted in the office of Awas Evam Vikas Parishad at Meerut is made personally responsible for giving notice to the owner/persons in possession of the unauthorized occupations. The proceedings must be decided and appropriate action be taken within two months from the date of receipt of a certified copy of this order. There should be no complaint to this Court that any person has been treated favourably in the matter of demolition of the unauthorized*

constructions.

(d) We also direct the Chief Secretary, U.P. Lucknow to ensure that the district authorities at Meerut are responded to the request of Awas Evam Vikas Parishad in the matter of demolition with all promptness and with full force.
(e) We make it clear that all unauthorized constructions have to be dealt with in same manner."

5. At the outset, it is imperative to note the relevant background facts leading to the present litigation. The Respondent No.5 by name, Veer Singh was originally allotted a plot bearing No.661/6, situated in Bhoomi Vikas, Grisathan Yojna No.7, Sector No.6, Phase-1, Shastri Nagar, Meerut, U.P.[2] by the Respondent No.1 on 30.08.1986. Possession was also handed over to him on 15.06.1989. In respect of the subject property, the Respondent No.1 executed a freehold deed dated 06.10.2004 in favour of the Respondent No.5 with specific condition that the property shall be used only for residential purposes. Contrary to the same, the Respondent No.5 with the assistance of his power of attorney agent by name, Vinod Arora i.e., Respondent No.6, started raising illegal commercial construction on the subject property without obtaining any sanction / approval from the Respondent No.1. Though show cause notices were issued to him, he neither responded to the same nor took any steps against the illegal construction, which compelled the competent authority to pass the order of demolition of the illegal / unauthorized construction on the subject property on 31.05.2011. However, the Respondent No.1 was unable to execute the said

[2] Hereinafter shortly referred to as the "subject property"

order, due to lack of co-operation from the local as well as police authorities. Therefore, they preferred the Writ Petition bearing No.46342 of 2013, which was allowed by the High Court, by order dated 05.12.2014, which is assailed in these appeals by the appellants herein, who are the owners of the commercial shops, which are stated to have been illegally / unauthorizedly constructed on the subject property by the Respondent Nos.5 and 6.

6. The common submissions made by the learned counsel appearing for the appellants in these appeals are that admittedly, shops in the subject property have been in existence for the past 24 years; and the Respondent No.1 had converted the subject property from leasehold to freehold by the registered document dated 06.10.2004 on "As is where is basis" and as per clause 6(a) of the said deed, the Respondent No.1 had accepted the construction made on the subject property and they were fully aware of the same from its inception. That apart, through registered sale deeds, all the appellants herein had purchased the shops constructed on the subject property for valuable consideration and have been occupying the premises since then and earning their livelihood. However, the Respondent No.1 without issuing notice under section 82 of the U.P. Avas Evam Vikas Parishad Adhiniyam, 1965[3] to the appellants, erroneously took steps to demolish the entire construction in the subject property by treating the same as illegal and unauthorized one and also obtained the demolition order

[3] For short, “the Act”

from the High Court, which is arbitrary, illegal and in violation of the principles of natural justice. In support of the same, the learned counsel placed reliance on the decision of this Court in *Municipal Corporation, Ludhiana v. Inderjeet Singh*[4], wherein, demolition of commercial property was carried out by Municipal Corporation, without serving proper notice on the respondent i.e., notice was served on a dead person and in such circumstances, it was observed by this Court that '*had a proper show cause notice been served upon the first respondent, he could have shown that the alleged violation of the provisions of the Act is of negligible character, which did not warrant an order of demolition.'*

6.1. Elaborating further, the learned counsel for the appellants submitted that without issuing notice to the appellants and occupants of the shops, the High Court has ordered demolition of the entire construction in the subject property. According to the learned counsel, the High Court, before ordering demolition, should have directed the authorities to explore the possibility of regularizing the alleged illegal construction in the subject property. It is also submitted by the learned counsel that there were initially about 15 to 20 shops and now, there are more than 600 commercial establishments run in the area earmarked as 'Central Market', but the Respondent No.1 failed in its statutory duty to keep pace with the booming development and therefore, this situation has arisen. It is further

[4] (2008) 13 SCC 506

alleged that the Respondent No.1 adopted a pick and choose policy, whereby the construction made on the subject property was cherry picked for demolition, whereas in the entire vicinity of the Central market, buildings like this have blossomed and mushroomed. The learned counsel ultimately, submitted that the right of the Respondent No.1 to seek demolition is barred by delay and laches and they were negligent and acted hand in glove with the people responsible for such sorry state of affairs and that, in terms of Sections 92 to 94 r/w Sections 3, 7 and 8 of the Act, the State Government has full rights and control over the Respondent No.1, but they failed to exercise the same in proper perspective. Resultantly, due to no fault on the part of the appellants, their valuable rights are jeopardized and prejudiced at the hands of the Respondent No.1, who are acting in collusion and connivance with dishonest builders and land grabbers. Stating so, the learned counsel prayed to set aside the impugned order passed by the High court and allow these appeals.

7. On the other hand, the learned counsel appearing for the Respondent No.1 made detailed submissions reiterating the averments stated in the counter affidavit. According to him, U.P. Avas Evam Vikas Parishad viz., Respondent No.1 is the Housing Board of the State of Uttar Pradesh, an autonomous body created under the statute and governed by the U.P. Avas Evam Vikas Parishad

Adhiniyam, 1965[5]. With a view to eliminate housing problem and have a planned development in the District of Meerut, they floated a scheme called "Shastri Nagar Yojna No.7". In the said scheme, plots were carved out and categorized as residential and commercial as per usage. The residential plots could be used only for constructing the residential house and no commercial activity was permitted on the said plots. However, the Respondent No.5 started raising illegal commercial construction on the plot allotted to him, without obtaining any sanction from the competent authority. Though the Respondent No.1 sent show cause notices / communication to the Respondent No.5 to stop the illegal construction and get the same regularized, the Respondent No.5 did not respond to the same and he continued to construct the shops for commercial purposes. Therefore, the competent authority rightly passed the order of demolition of the unauthorized construction. But the said order was not enforced by the Respondent No.1, due to non-co-operation of the local as well as police authorities. Finally, the Respondent No.1 approached the High Court by filing the writ petition stating that the subject property was patently in violation of the statutory provisions applicable and it has to be demolished. The High Court after taking note of the facts and circumstances of the case, rightly passed the impugned order, which need not be interfered with by this Court.

7.1. In reply to the contentions raised on the side of the appellants, the learned counsel for the Respondent No.1 made the following submissions:

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[5] For short, "the Act"

(i) The Respondent No.5 got the property converted from leasehold to freehold on the basis of the fabricated construction completion certificate.

(ii) Unauthorized construction was made only by the original allottee i.e., Respondent No.5 and not the appellants. Further, the Respondent No.1 did not know about the change of interest *qua* the subject property as it was never intimated to them. Moreover, the appellants were aware of the unauthorized construction and notices issued to stop the same, at the time of purchasing the shops itself. In such circumstances, there was no need for the appellants to be arrayed as parties before the High Court in adherence to the principles of natural justice.

(iii) The Respondent No.1 from the year 1990 onwards had served several notices on the Respondent No.5, directing him to stop the unauthorized construction, but he never paid heed to any of the notices and continued to raise the unauthorized construction. Therefore, it is incorrect to state that the Respondent No.1 lost its right to demolish the said unauthorized construction on the ground of delay and laches.

(iv) The appellants' right over the shops was created in pursuance of the change in usage of plot and unauthorized construction raised by the original allottee, which was never approved by the Respondent No.1 and therefore, in no way, their rights are being infringed by the Respondent No.1. Further, it cannot be said that the action of the Respondent No.1 is barred by the principles of acquiescence and estoppel.

(v) The violations made by Respondent No.5 are deliberate, designed and motivated and it is not a case where the violations are marginal or insignificant or that it had crept in accidentally. It is only after complying with all the requirements of law that a violation would qualify for regularization. Therefore, there is no illegality or infirmity in the order of the High Court directing demolition of the unauthorized construction.

(vi) Nevertheless, the appellants always have a remedy to sue the Respondent No.5 for return of money and/or damages.

(vii) After carrying out all kinds of development activities in different sectors of the Scheme, the Respondent No.1 allotted commercial properties, wherever required, by way of auction sale and commercial activities are taking place on such properties and therefore, it is wrong to state that the Respondent No.1 failed in its duty to provide planned development in the area.

(viii) An illegal act, more so, when it was done deliberately, does not become legal only because certain length of time has passed.

Thus, it is submitted by the learned counsel that the appeals filed by the appellants may be dismissed by this Court.

8. The learned counsel for the Respondent Nos.2 to 4 made his submissions supporting the case of the Respondent No.1 in entirety. Placing reliance on the counter affidavit filed by the respondent authorities, it is submitted by the learned counsel that they are ready to provide all the protection and facilities to the Respondent No.1 to demolish the unauthorized construction as ordered by

the High Court. Therefore, the learned counsel prayed for appropriate orders in these appeals.

9. During the pendency of these appeals, the Respondent No.5 died, his legal heirs were brought on record as Respondent Nos.5.1 to 5.6, and the cause title was accordingly amended. Despite the service of notice, none appeared on behalf of the legal heirs of the deceased Respondent No.5. *Qua* the Respondent No.6, who also died during the pendency of these appeals, it was recorded by this Court on 24.03.2022[6] in SLP(C)No.36440 of 2014 that considering the status of the parties and the subject matter in issue, there was no requirement to substitute the legal representatives of the deceased Respondent No.6. In such circumstances, we have to examine the stand of the Respondent No.5 as was placed before the High Court. It was stated by the Respondent No.5 therein that after allotment, the Respondent No.5 executed a power of attorney in respect of the subject property in favour of the Respondent No.6, who raised the illegal / unauthorized commercial construction on the same. He categorically admitted that the construction was made without any sanctioned map / plan by the Respondent No.6. However, he has no objection, if the construction is demolished and he shall not claim any compensation from the Respondent

[6] It has been pointed out that respondent No. 6 in these petitions, Shri Vinod Arora S/o Late K.L. Arora, has expired. It has also been pointed out that he has been a party in these matters in his capacity as power of attorney holder of the other private i.e., respondent No. 5.
Looking at the status of the parties and the subject matter of these petitions, as at present, we see no reason to require substitution of legal representatives of the deceased respondent.
Learned counsel for the parties may file short notes on their submissions while also clarifying the position at site, as existing today.
List these matters for final hearing at the admission stage on 27.04.2022.

No.1. Thus, according to the Respondent No.5, the Respondent No.6 was the original owner of the shops which were constructed on the subject property on the strength of the power of attorney executed by the Respondent No.5. Whereas, it was stated by the Respondent No.6 before the High Court that it was the Respondent No.5, who had raised construction of the shops and had sold the same to the different persons.

10. Heard the learned counsel appearing for the appellants as well as the Respondent No.1 and the Respondent Nos.2 to 4 and also perused the materials available on record carefully and meticulously.

11. This Court on 17.12.2014[7] in SLP(CC) No.21102 of 2014[8], granted an order of *status quo* in respect of the shop nos.6 and 10 situated in the subject property on condition that the appellants deposit a sum of Rs.10,00,000/- on or before 23.12.2014. The said order was duly complied with by the appellants. Thereafter, as per the order dated 22.01.2015 passed by this Court, the deposited amount was kept in interest bearing account. It is revealed from the latest office report dated 18.11.2024 that amount of Rs.10,00,000/- deposited by the

[7] The notice shall be issued, subject to the petitioner depositing a sum of Rs.10,00,000/- before this Court by 23"" December, 2014.
Status quo, existing as on today, qua the Shop Nos.10 and 6, Ground Floor, Plot No.661/ 6, Bhoomi Vikas, Grisathan Yojna No. 7, Sector No.6, Phase-I, Shastri Nagar, Meerut, U.P., of the petitioner Nos.1 and 2 respectively, shall be maintained till the next date of hearing.

[8] Arising out of which is SLP(C) No.36440 of 2014

appellants in SLP(C)No.36440 of 2014, was kept in an interest-bearing Fixed Deposit with UCO Bank, Supreme Court Compound, which is being renewed from time to time and is now bearing the next date of maturity on 10.05.2025.

12. This Court also granted an order of *status quo* on 05.01.2015[9] in SLP(CC) No.21820 of 2014[10]. Subsequently, at the instance of the appellants, on 30.11.2018[11], the said order was clarified by this Court to the effect that it confined to the shops of the seven appellants in the subject property.

13. Concededly, the appellants are third parties to the writ proceedings. They have come up with these appeals stating that they are the most affected persons by the order passed by the High Court and will be deprived of their livelihood if the same is implemented. It is the principal contention of the learned counsel appearing for the appellants that the shops have been in existence for the past 24 years and the appellants are the owners of the same by virtue of the registered

[9] Permission to file special leave petition is granted.
Issue notice, returnable within eight weeks.
Status quo, existing as on today, shall be maintained until further orders.

[10] Arising out of which is SLP (C) No.1184 of 2015

[11] I.A. No. 98823/2017 is for seeking a clarification of the order of this Court dated 5.1.2015 so that the status quo as directed should be maintained in respect of the shops of the seven petitioners in the special leave petition.
Our attention has been drawn to the fact that an order was passed by this Court on 17.12.2014 in another special leave petition bearing SLP(C) No. 36440/2014 to that effect.
Hence, we direct that the order of status quo dated 5.1.2015 shall stand confined to the shops of the seven petitioners in plot No. 661/6 in Bhumi Vikas, Grihsthan Yojana No.7, Sector-6, Phase-I, Shastri Nagar, Meerut, U.P.
The I.A. is, accordingly, disposed of.
List the matter in the second week of January, 2019 along with SLP(C) No. 36440/2014.

sale deed and the Respondent No.1 was fully aware of the construction made on the subject property from its inception. However, without issuing any notice to the appellants and occupants of the shops, the order of demolition came to be passed and hence, it is arbitrary, illegal and in violation of the principles of natural justice.

14. The facts remain undisputed are that the Respondent No.5 was allotted the subject property on 30.08.1986 and possession was handed over to him on 15.06.1989. The Respondent No.1 had executed a sale deed cum free hold deed in favour of the Respondent No.5 in respect of the subject property, on 06.10.2004. It is alleged by the Respondent No.1 that the said deed was executed by the Respondent No.1 based on the fabricated construction completion certificate produced by the Respondent No.5 and he with the assistance of the Respondent No.6, after possession, started to construct commercial shops, without obtaining sanctioned map / plan / approval from the competent authority. Clause 6-B of the said deed dated 06.10.2004 specifically stated that the property shall be used only for the residential purposes. It was also clearly mentioned in Clause 8 that the said property shall not be used for any purposes other than residential purposes and the Registered intending buyer shall always follow the rules and bylaws of the Council in respect of the property sold. However, there was no material available to prove that the Respondent No.5 was in possession of the sanctioned plan in respect of the construction made on the subject property or that he submitted any application

before the authority concerned seeking sanction / approval for such construction and the same was pending. It is also pertinent to mention at this juncture that the Respondent Nos.5 and 6 before the High Court categorically admitted that the construction of the commercial shops was made without there being any sanctioned plan from the competent authority. The survey report produced by the Respondent No.1 relating to Scheme No.7, Shastri Nagar, Meerut, would further disclose that there are 6379 sanctioned residential properties, in which 860 plots have been used for commercial purpose. Therefore, it is crystal clear that the Respondent Nos.5 and 6 without obtaining sanctioned plan / approval from the competent authority, illegally / unauthorizedly constructed the shops on the subject property, for commercial purposes and sold to the appellants and others for valuable consideration.

15. Undoubtedly, the competent authority under section 83 of the Act, is empowered to remove the unauthorized construction. As stated earlier, in this case, the plot allotted to the Respondent No.5 was residential in nature and the same was illegally used for commercial purpose and therefore, the construction raised on the subject property was liable to be removed by the competent authority. However it is the specific case of the appellants that the Respondent No.5 started to construct the commercial shops in the year 1990 itself, i.e., immediately after taking possession of the subject property and the Respondent No.1 was fully aware of such construction made by the Respondent No.5, from

its inception, but they did not take immediate steps against the same. It can be reasonably inferred that the Respondent No.1 was aware of the construction made on the subject property at the beginning itself, which prompted them to issue show cause notice dated 19.09.1990 to the Respondent No.5 to stop the illegal construction and take appropriate steps. Without giving reply to the same, the Respondent No.5 continued to raise illegal commercial construction on the plot allotted to him. Thereafter, *vide* letter dated 27.09.2002, the Respondent No.1 instructed the Respondent No.5 to get the illegal construction regularized. But the Respondent No.5 did not respond to the same and he continued the illegal construction of some more shops on the subject property. Therefore, the Respondent No.1 sent a notice dated 09.02.2004 to the Respondent No.5 stating that the plot allotted to him was being illegally used for commercial purpose and hence, the construction raised on the subject property was liable to be removed under section 83 of the Act. Even thereafter, the Respondent No.5 failed to reply to the said notice, which compelled the competent authority to pass an order of demolition dated 23.03.2005 for removal of unauthorized construction. However, the said order could not be executed by the Respondent No.1. In the meanwhile, the shops constructed on the subject property were purchased by the appellants herein and others, which was not intimated to the Respondent No.1 by the Respondent No.5. It is also evident from the records that in the year 2011, the Respondent No.5 again started to raise the illegal construction on the subject property, which was

objected to by the Respondent No.1 by issuing notice dated 20.04.2011 and directing him to immediately stop the unauthorized construction and show cause as to why the same should not be demolished. However, there was no reply on the side of the Respondent No.5. Finding no other alternative, the competent authority by exercising powers under section 83 of the Act, passed the order dated 31.05.2011 to demolish the said illegal construction raised on the subject property. Thus, from 1990 onwards, though the Respondent No.1 had periodically issued notices for removal of unauthorized constructions, it did not lead to actual removal/ demolition. Despite sufficient opportunities being granted to Respondent Nos.5 and 6 they did not utilize the same and continued the illegality. Such parties cannot plead estoppel. Even otherwise, we are of the view that there cannot be any estoppel against law. The lapses on the part of the authorities will not vest any person with a right to put up construction without planning approval and in violation of the conditions regarding usage. However, the fact that the notices issued by the authorities between 1990 to 2013 did not culminate into demolition, would speak volumes about the lackadaisical attitude of the authorities and that also smacks of collusion with the violators. Therefore, the fact that the building has stood over 24 years will not clothe the appellants with any right in law and hence we do not find any force in the contentions of the counsel for the appellants alleging delay and latches.

16. As regards the allegation raised by the appellants that without issuing any notice, the order of demolition came to be passed against them, the records

reveal that before passing the order of demolition dated 30.05.2011 by the competent authority, the Respondent No.1 sent show cause notice dated 20.04.2011 to the Respondent No.5 pointing out the raising of commercial construction illegally on the plot allotted for residential use, that too, without sanctioned map / plan and permission accorded. Subsequently, the copy of the notice served on the Respondent No.5 was pasted on the notice board. But the Respondent No.5 failed to appear before the authority concerned to put forth his stand. Therefore, the Respondent No.1 passed the order dated 31.05.2011 for demolishing the unauthorized construction, but the same did not take place.

16.1. Even thereafter, the Respondent No. 5 continued to raise illegal commercial construction, which led the Respondent No.1 to lodge a First Information Report on 29.07.2013 and also sought for assistance from Respondent No. 4 for demolition. However, on account of the fact that there was no assistance from the police, the demolition could not be proceeded with. It is thereafter that the Respondent No.1 approached the High Court by filing the writ petition. It is clear from the above narration of facts that there has been no violation of the principles of natural justice and the Respondent No.1 after sending notices to the original allottee i.e., Respondent No.5 took steps to remove the unauthorized construction made on the subject property. Therefore, the action impugned now is not *de novo* action, but only continuation of the earlier line of events as stated above.

16.2 As regards the rights of the appellants, independent from that of Respondent No.5, are concerned, we are unable to believe that the appellants did not even verify the original allotment order before purchase of the property to know the permissible use of the property and the factum of existence or otherwise of any approval in respect of the commercial building purchased by them. In this regard, the doctrine of Caveat Emptor would require the buyer to perform all acts within his capacity to ascertain the title of the seller and the defects in the property. Further, Sub-section (1) (a) of Section 55 of the Transfer of Property Act makes it clear when the buyer with ordinary care is not able to ascertain the material defect in the property or in the seller's title, it becomes the duty of the seller to disclose the same though it is the primary responsibility is on the buyer to ascertain the defects in the property and the title. In the present case, it appears that neither the appellants as buyers nor the Respondent No. 5 as seller have performed their obligations under the law. Having said this, it is pertinent to mention here that some notices have also been issued after the appellants have come into occupation of the premises. Thus, the contention of the appellants that they were not put on notice and that the orders are in violation of the principles of natural justice, is a fig leaf of a defence that can hardly have any basis in law.

17. The deed dated 06.10.2004 said to have been executed by the

Respondent No.1 granting freehold right to the Respondent No.5 while simultaneously issuing notices against unauthorized constructions, does not inspire the confidence of this court. In any event the said grant is also subject to a condition that it shall be used for residential purpose and hence it cannot be treated as a licence to construct the shops without any sanction/approval. That apart, the registration of the property would not in any way amount to regularizing the unauthorized construction. The power to take action against an unauthorized construction is independent and not in anyway connected to the Registration Act. Seen from any angle the appellants cannot claim that the construction of shops was in accordance with law.

18. Notably, the High Court, in the order impugned herein, clearly observed that the officials who are responsible for ensuring planned land development and for ensuring that no unauthorized/illegal constructions take place, themselves start colluding with the land mafias. A situation has been created, where the authority itself is forced to approach the High Court for a writ of mandamus to the district police to provide help in the matter of demolition of the unauthorized constructions, which have been raised within the jurisdictional territory of the authority concerned. Having held thus, and also considering the stand of the Respondent Nos.5 and 6 that they have no objection for demolition of the unauthorized construction, the High Court passed the order of demolition with direction to the authorities. We find no reason much less valid reason to

interfere with the well-reasoned order passed by the High Court.

19. In a catena of decisions, this Court has categorically held that illegally of unauthorized construction cannot be perpetuated. If the construction is made in contravention of the Acts / Rules, it would be construed as illegal and unauthorized construction, which has to be necessarily demolished. It cannot be legitimized or protected solely under the ruse of the passage of time or citing inaction of the authorities or by taking recourse to the excuse that substantial money has been spent on the said construction. The following decisions are of relevance and hence cited herein below to drive home the point that unauthorized constructions must be dealt with, with an iron hand and not kid gloves.

(i) In *K. Ramadas Shenoy v. Chief Officers, Town Municipal Council*[12], after having found that the impugned resolution sanctioning plan for conversion of building into a cinema was in violation of the Town Planning Scheme and hence, it has no legal foundation, this Court held that the High Court was wrong in not quashing the resolution on the surmise that money might have been spent. The relevant passage reads as follows:

> *"29. The Court enforces the performance of statutory duty by public bodies as obligation to rate payers who have a legal right to demand compliance by a local authority with its duty to observe statutory rights alone. The scheme here is for the benefit of the public. There is special interest in the performance of the duty. All the residents in the area have their personal interest in the*

[12] (1974) 2 SCC 506

performance of the duty. The special and substantial interest of the residents in the area is injured by the illegal construction.

30. The High Court was not correct in holding that though the impeached resolution sanctioning plan for conversion of building into a cinema was in violation of the Town Planning Scheme yet it could not be disturbed because Respondent No.3 is likely to have spent money. An excess of statutory power cannot be validated by acquiescence in or by the operation of an estoppel. The Court declines to interfere for the assistance of persons who seek its aid to relieve them against express statutory provision. Lord Selborne in Maddison v. Alderson [1883] 8 App. Cases 467 said that courts of equity would not permit the statute to be made an instrument of fraud. The impeached resolution of the Municipality has no legal foundation. The High Court was wrong in not quashing the resolution on the surmise that money might have been spent. Illegality is incurable.

31. For the foregoing reasons, the appeal is accepted. The order of the High Court leaving resolution dated 19 June, 1970 being Annexure 'D' to the petition undisturbed is set aside. The resolution dated 19 June, 1970 being Annexure 'D' to the petition before the High Court is quashed. The parties will pay and bear their own costs."

(ii) *Dr.G.N. Khajuria and others v. Delhi Development Authority and others*[13]**,** in which, the Authority concerned misused the power and allotted the plot earmarked for park for a nursery school. This Court vehemently condemned the same and ordered for cancellation of the said allotment, besides recommending penal action against the authority concerned. The relevant paragraphs are extracted below:

"8. We, therefore, hold that the land which was allotted to Respondent 2 was part of a park. We further hold that it was not open to the DDA to carve out any space meant for park for a nursery school. We are of the considered view that the allotment in favour of Respondent 2 was misuse of power, for reasons which need not be adverted. It is, therefore, a fit case, according to us, where the allotment in favour of Respondent 2 should be cancelled and we order accordingly. The fact that Respondent 2 has put up some structure stated to be permanent by his counsel is not relevant, as the same has been done on a plot of land allotted to it in contravention of law. As to the submission that dislocation

[13] (1995) 5 SCC 762

from the present site would cause difficulty to the tiny tots, we would observe that the same has been advanced only to get sympathy from the Court inasmuch as children, for whom the nursery school is meant, would travel to any other nearby place where such a school would be set up either by Respondent 2 or by any other body.
9. The appeal is, therefore, allowed by ordering the cancellation of allotment made in favour of Respondent 2. It would be open to this respondent to continue to run the school at this site for a period of six months to enable it to make such alternative arrangements as it thinks fit to shift the school, so that the children are not put to any disadvantageous position suddenly.

10. Before parting, we have an observation to make. The same is that a feeling is gathering ground that where unauthorised constructions are demolished on the force of the order of courts, the illegality is not taken care of fully inasmuch as the officers of the statutory body who had allowed the unauthorised construction to be made or make illegal allotments go scot free. This should not, however, have happen for two reasons. First, it is the illegal action/order of the officer which lies at the root of the unlawful act of the citizen concerned, because of which the officer is more to be blamed than the recipient of the illegal benefit. It is thus imperative, according to us, that while undoing the mischief which would require the demolition of the unauthorised construction, the delinquent officer has also to be punished in accordance with law. This, however, seldom happens. Secondly, to take care of the injustice completely, the officer who had misused his power has also to be properly punished. Otherwise, what happens is that the officer, who made the hay when the sun shined, retains the hay, which tempts others to do the same. This really gives fillip to the commission of tainted acts, whereas the aim should be opposite."

(iii) In *M.I. Builders (P) Ltd. v. Radhey Shyam Sahu*[14], this court in clear terms, held that there is no alternative to the construction which is unauthorised and illegal to be dismantled. The relevant paragraphs read thus:

"13. There is no alternative to the construction which is unauthorised and illegal to be dismantled. The whole structure built is in contravention of the provisions of law as contained in the Development Act. The decision to award contract and the agreement itself was unreasonable. The construction of the underground shopping complex, if allowed to stand, would perpetuate an illegality. Mahapalika could not be allowed to benefit from the illegality. A decision of this Court in Seth Badri Prasad and others vs. Seth Nagarmal and

[14] (1999) 6 SCC 464

others (1959 (1) Supp. SCR 769 at 774) was referred to, to contend that the court could not exclude from its consideration a public statute and since the construction of the underground shopping complex was wholly illegal it had to be dismantled. No question of moulding a relief can arise as the builder made construction on the basis of the interim order of this Court and at its own risk."

"73. The High Court has directed dismantling of the whole project and for restoration of the park to its original condition. This Court in numerous decisions has held that no consideration should be shown to the builder or any other person where construction is unauthorised. This dicta is now almost bordering the rule of law. Stress was laid by the appellant and the prospective allottees of the shops to exercise judicial discretion in moulding the relief. Such a discretion cannot be exercised which encourages illegality or perpetuates an illegality. Unauthorised construction, if it is illegal and cannot be compounded, has to be demolished. There is no way out. Judicial discretion cannot be guided by expediency. Courts are not free from statutory fetters. Justice is to be rendered in accordance with law. Judges are not entitled to exercise discretion wearing the robes of judicial discretion and pass orders based solely on their personal predilections and peculiar dispositions. Judicial discretion wherever it is required to be exercised has to be in accordance with law and set legal principles. As will be seen in moulding the relief in the present case and allowing one of the blocks meant for parking to stand, we have been guided by the obligatory duties of the Mahapalika to construct and maintain parking lots."

"81. A number of cases come to this Court pointing to unauthorised constructions taking place at many places in the country by builders in connivance with the corporation/municipal officials. In a series of cases, this Court has directed demolition of unauthorised constructions. This does not appear to have any salutary effect in cases of unauthorised construction coming to this Court. While directing demolition of unauthorised construction, the court should also direct an enquiry as to how the unauthorised construction came about and to bring the offenders to book. It is not enough to direct demolition of unauthorised construction, where there is clear defiance of law. In the present case, but for the observation of the High Court, we would certainly have directed an enquiry to be made as to how the project was conceived and how the agreement dated 4-11-1993 came to be executed."

(iv) In *Esha Ekta Apartments Coop Housing Society Limited v. Municipal Corporation of Mumbai*[15]**,** it was observed by this Court that the courts are expected to refrain from exercising equitable jurisdiction for regularisation of

[15] (2013) 5 Supreme Court Cases : (2013) 3 Supreme Court Cases (Civil) 89

illegal and unauthorised constructions and the relevant passage of the said decision is extracted below:

> *"1. In the last five decades, the provisions contained in various municipal laws for planned development of the areas to which such laws are applicable have been violated with impunity in all the cities, big or small, and those entrusted with the task of ensuring implementation of the master plan, etc. have miserably failed to perform their duties. It is highly regrettable that this is so despite the fact that this Court has, keeping in view the imperatives of preserving the ecology and environment of the area and protecting the rights of the citizens, repeatedly cautioned the authorities concerned against arbitrary regularisation of illegal construction by way of compounding and otherwise."*
>
> *"8. At the outset, we would like to observe that by rejecting the prayer for regularisation of the floors constructed in wanton violation of the sanctioned plan, the Deputy Chief Engineer and the appellate authority have demonstrated their determination to ensure planned development of the commercial capital of the country and the orders passed by them have given a hope to the law-abiding citizens that someone in the hierarchy of administration will not allow unscrupulous developers/builders to take law into their own hands and get away with it."*
>
> *"56. We would like to reiterate that no authority administrating municipal laws and other similar laws can encourage violation of the sanctioned plan. The courts are also expected to refrain from exercising equitable jurisdiction for regularisation of illegal and unauthorised constructions else it would encourage violators of the planning laws and destroy the very idea and concept of planned development of urban as well as rural areas."*

(v) The aforesaid view was reiterated in *Supertech Limited v. Emerald Court Owner Resident Welfare Association and others*[16] by holding that illegal constructions have to be dealt with strictly to ensure compliance with rule of law. The relevant paragraphs read as under:

> *"159. The rampant increase in unauthorised constructions across urban areas, particularly in metropolitan cities where soaring values of land place a premium on dubious dealings has been noticed in several decisions of this Court. This state of affairs has often come to pass in no small a measure because of the collusion between developers and planning authorities.*

[16] (2021) 10 SCC 1

160. From commencement to completion, the process of construction by developers is regulated within the framework of law. The regulatory framework encompasses all stages of construction, including allocation of land, sanctioning of the plan for construction, regulation of the structural integrity of the structures under construction, obtaining clearances from the different departments (fire, garden, sewage etc.,) and the issuance of occupation and completion certificates. While the availability of housing stock, especially in metropolitan cities, is necessary to accommodate the constant influx of people, it has to be balanced with two crucial considerations - the protection of the environment and the well-being and safety of those who occupy these constructions. The regulation of the entire process is intended to ensure that constructions which will have a severe negative environmental impact are not sanctioned. Hence, when these regulations are brazenly violated by developers, more often than not with the connivance of regulatory authorities, it strikes at the very core of urban planning, thereby directly resulting in an increased harm to the environment and a dilution of safety standards. Hence, illegal construction has to be dealt with strictly to ensure compliance with the rule of law.

161. The judgments of this Court spanning the last four decades emphasise the duty of planning bodies, while sanctioning building plans and enforcing building regulations and bye-laws to conform to the norms by which they are governed. A breach of the planning authority of its obligation to ensure compliance with building regulations is actionable at the instance of residents whose rights are infringed by the violation of law. Their quality of life is directly affected by the failure of the planning authority to enforce compliance. Unfortunately, the diverse and unseen group of flat buyers suffers the impact of the unholy nexus between builders and planners. Their quality of life is affected the most. Yet, confronted with the economic might of developers and the might of legal authority wielded by planning bodies, the few who raise their voices have to pursue a long and expensive battle for rights with little certainty of outcomes. As this case demonstrates, they are denied access to information and are victims of misinformation. Hence, the law must step in to protect their legitimate concerns."

(vi) In *Kerala State Costal Zone Management Authority vs. Maradu Municipality*[17], it was once again reiterated that illegal and unauthorised constructions put up with brazen immunity, cannot be permitted to remain. The relevant passage of the said decision is quoted below:

"107. At this stage, we must deal with the argument raised before us by the company. It is submitted that a world class resort has been put up which will

[17] (2021) 16 SCC 822

> *promote tourism in a State like Kerala which does not have any industries as such and where tourism has immense potential and jobs will be created. It is submitted that the Court may bear in mind that the company is eco-friendly and if at all the Court is inclined to find against the company, the Court may, in the facts of this case, give direction to the company and the company will strictly abide by any safeguards essential for the preservation of environment.*
>
> *108. We do not think that this Court should be detained by such an argument. The Notification issued under the Environment (Protection) Act is meant to protect the environment and bring about sustainable development. It is the law of the land. It is meant to be obeyed and enforced. As held by the Apex Court, construction in violation of the Coastal Regulation Zone Regulations is not to be viewed lightly and he who breaches its terms does so at his own peril. The fait accompli of constructions being made which are in the teeth of the Notification cannot present, but a highly vulnerable argument. We find that the view taken by the Kerala High Court in aforesaid decision is appropriate. Permission granted by the Panchayat was illegal and void. No such development activity could have taken place. In view of the findings of the Enquiry, Committee, let all the structures be removed forthwith within a period of one month from today and compliance be reported to this Court."*

(vii) In *State of Haryana v. Satpal*[18], it was held that the High Court committed a very serious error in directing to legalise the unauthorized occupation and possession made by the original writ petitioners on payment of market price and hence, it deserved to be quashed. The operative portion of the judgment is reproduced below:

> *"19. Under the circumstances, the High Court has committed a very serious error in directing to legalise the unauthorised occupation and possession made by the original writ petitioners on payment of market price. Even the other directions issued by the High Court are not capable of being implemented, namely, to segregate the vacant land from the residential house and which can be separated and utilised for earmarked purpose i.e. school premises. The unauthorised construction is in such a manner and even some areas are not used for residential purpose and some of the area is covered by vegetation and therefore, it is not possible to segregate and separate the same, which can be used for school premises. There is no other panchayati land and/or other land, which is available, which can be used as school premises/playground. The adjacent land belongs to some private persons and they are not ready to part with their land to be used as school premises/playground.*

[18] (2023) 6 SCC 643

20. In view of the above and for the reasons stated above, the impugned judgment and order passed by the High Court and the directions issued (reproduced hereinabove) directing to legalise the unauthorised occupation and possession made by the original writ petitioners on the land, which is earmarked for school premises/playground is unsustainable and the same deserves to be quashed and set aside and is accordingly quashed and set aside. However, the original writ petitioners are granted 12 months' time to vacate the land, which is occupied by them unauthorisedly and if within one year from today, they do not vacate the lands in question, the appropriate authority is directed to remove their unauthorised and illegal occupation and possession."

(viii) Finally, in a recent decision in *Re: Directions in the matter of demolition of structures*[19], while determining a question whether the executive should be permitted to take away the shelter of a family or families as a measure for infliction of penalty on a person, who is accused in a crime under our constitutional scheme, this Court has extensively analysed all the aspects and issued certain directions to the authorities. The penultimate paragraphs read as under:

*"**IX. DIRECTIONS***

90. In order to allay the fears in the minds of the citizens with regard to arbitrary exercise of power by the officers/officials of the State, we find it necessary to issue certain directions in exercise of our power under Article 142 of the Constitution. We are also of the view that even after orders of demolition are passed, the affected party needs to be given some time so as to challenge the order of demolition before an appropriate forum. We are further of the view that even in cases of persons who do not wish to contest the demolition order, sufficient time needs to be given to them to vacate and arrange their affairs. It is not a happy sight to see women, children and aged persons dragged to the streets overnight. Heavens would not fall on the authorities if they hold their hands for some period.

91. At the outset, we clarify that these directions will not be applicable if there is an unauthorized structure in any public place such as road, street, footpath,

[19] 2024 SCC OnLine SC 3291

abutting railway line or any river body or water bodies and also to cases where there is an order for demolition made by a Court of law.

A. NOTICE

i. No demolition should be carried out without a prior show cause notice returnable either in accordance with the time provided by the local municipal laws or within 15 days' time from the date of service of such notice, whichever is later.

ii. The notice shall be served upon the owner/occupier by a registered post A.D. Additionally, the notice shall also be affixed conspicuously on the outer portion of the structure in question.

iii. The time of 15 days, stated herein above, shall start from the date of receipt of the said notice.

iv. To prevent any allegation of backdating, we direct that as soon as the show cause notice is duly served, intimation thereof shall be sent to the office of Collector/District Magistrate of the district digitally by email and an auto generated reply acknowledging receipt of the mail should also be issued from the office of the Collector/District Magistrate. The Collector/DM shall designate a nodal officer and also assign an email address and communicate the same to all the municipal and other authorities in charge of building regulations and demolition within one month from today.

v. The notice shall contain the details regarding:

a. the nature of the unauthorized construction.

b. the details of the specific violation and the grounds of demolition.

c. a list of documents that the noticee is required to furnish along with his reply.

d. The notice should also specify the date on which the personal hearing is fixed and the designated authority before whom the hearing will take place;

vi. Every municipal/local authority shall assign a designated digital portal, within 3 months from today wherein details regarding service/pasting of the notice, the reply, the show cause notice and the order passed thereon would be available.

B. PERSONAL HEARING

i. The designated authority shall give an opportunity of personal hearing to the person concerned.

ii. The minutes of such a hearing shall also be recorded.

C. FINAL ORDER

i. Upon hearing, the designated authority shall pass a final order.

ii. The final order shall contain:

a. the contentions of the noticee, and if the designated authority disagrees with the same, the reasons thereof;

b. as to whether the unauthorized construction is compoundable, if it is not so, the reasons therefor;

c. if the designated authority finds that only part of the construction is unauthorized/noncompoundable, then the details thereof.

d. as to why the extreme step of demolition is the only option available and other options like compounding and demolishing only part of the property are not available.

D. AN OPPORTUNITY OF APPELLATE AND JUDICIAL SCRUTINY OF THE FINAL ORDER.

i. We further direct that if the statute provides for an appellate opportunity and time for filing the same, or even if it does not so, the order will not be implemented for a period of 15 days from the date of receipt thereof. The order shall also be displayed on the digital portal as stated above.

ii. An opportunity should be given to the owner/occupier to remove the unauthorized construction or demolish the same within a period of 15 days. Only after the period of 15 days from the date of receipt of the notice has expired and the owner/occupier has not removed/demolished the unauthorized construction, and if the same is not stayed by any appellate authority or a court, the concerned authority shall take steps to demolish the same. It is only such construction which is found to be unauthorized and not compoundable shall be demolished.

iii. Before demolition, a detailed inspection report shall be prepared by the concerned authority signed by two Panchas.

E. PROCEEDINGS OF DEMOLITION

i. The proceedings of demolition shall be video-graphed, and the concerned authority shall prepare a demolition report giving the list of police officials and civil personnel that participated in the demolition process. Video recording to be duly preserved.

ii. The said demolition report should be forwarded to the Municipal Commissioner by email and shall also be displayed on the digital portal.

92. Needless to state that the authorities hereinafter shall strictly comply with the aforesaid directions issued by us.

93. It will also be informed that violation of any of the directions would lead to initiation of contempt proceedings in addition to the prosecution.

94. The officials should also be informed that if the demolition is found to be in violation of the orders of this Court, the officer/officers concerned will be held responsible for restitution of the demolished property at his/their personal cost in addition to payment of damages."

20. In the ultimate analysis, we are of the opinion that construction(s) put up in violation of or deviation from the building plan approved by the local

authority and the constructions which are audaciously put up without any building planning approval, cannot be encouraged. Each and every construction must be made scrupulously following and strictly adhering to the Rules. In the event of any violation being brought to the notice of the Courts, it has to be curtailed with iron hands and any lenience afforded to them would amount to showing misplaced sympathy. Delay in directing rectification of illegalities, administrative failure, regulatory inefficiency, cost of construction and investment, negligence and laxity on the part of the authorities concerned in performing their obligation(s) under the Act, cannot be used as a shield to defend action taken against the illegal/unauthorized constructions. That apart, the State Governments often seek to enrich themselves through the process of regularisation by condoning/ratifying the violations and illegalities. The State is unmindful that this gain is insignificant compared to the long-term damage it causes to the orderly urban development and irreversible adverse impact on the environment. Hence, regularization schemes must be brought out only in exceptional circumstances and as a onetime measure for residential houses after a detailed survey and considering the nature of land, fertility, usage, impact on the environment, availability and distribution of resources, proximity to water bodies/rivers and larger public interest. Unauthorised constructions, apart from posing a threat to the life of the occupants and the citizens living nearby, also have an effect on resources like electricity, ground water and access to roads, which are primarily designed to be made available in orderly development and

authorized activities. Master plan or the zonal development cannot be just individual centric but also must be devised keeping in mind the larger interest of the public and the environment. Unless the administration is streamlined and the persons entrusted with the implementation of the act are held accountable for their failure in performing statutory obligations, violations of this nature would go unchecked and become more rampant. If the officials are let scot-free, they will be emboldened and would continue to turn a nelson's eye to all the illegalities resulting in derailment of all planned projects and pollution, disorderly traffic, security risks, etc.

21. Therefore, in the larger public interest, we are inclined to issue the following directions, in addition to the directives issued by this Court in *Re: Directions in the matter of demolition of structures* (supra):

(i) While issuing the building planning permission, an undertaking be obtained from the builder/applicant, as the case may be, to the effect that possession of the building will be entrusted and/or handed over to the owners/beneficiaries only after obtaining completion/occupation certificate from the authorities concerned.

(ii) The builder/developer/owner shall cause to be displayed at the construction site, a copy of the approved plan during the entire period of construction and the

authorities concerned shall inspect the premises periodically and maintain a record of such inspection in their official records.

(iii) Upon conducting personal inspection and being satisfied that the building is constructed in accordance with the building planning permission given and there is no deviation in such construction in any manner, the completion/occupation certificate in respect of residential / commercial building, be issued by the authority concerned to the parties concerned, without causing undue delay. If any deviation is noticed, action must be taken in accordance with the Act and the process of issuance of completion/occupation certificate should be deferred, unless and until the deviations pointed out are completely rectified.

(iv) All the necessary service connections, such as, Electricity, water supply, sewerage connection, *etc.*, shall be given by the service provider / Board to the buildings only after the production of the completion/occupation certificate.

(v) Even after issuance of completion certificate, deviation / violation if any contrary to the planning permission brought to the notice of the authority immediate steps be taken by the said authority concerned, in accordance with law, against the builder / owner / occupant; and the official, who is responsible

for issuance of wrongful completion /occupation certificate shall be proceeded departmentally forthwith.

(vi) No permission /licence to conduct any business/trade must be given by any authorities including local bodies of States/Union Territories in any unauthorized building irrespective of it being residential or commercial building.

(vii) The development must be in conformity with the zonal plan and usage. Any modification to such zonal plan and usage must be taken by strictly following the rules in place and in consideration of the larger public interest and the impact on the environment.

(viii) Whenever any request is made by the respective authority under the planning department/local body for co-operation from another department to take action against any unauthorized construction, the latter shall render immediate assistance and co-operation and any delay or dereliction would be viewed seriously. The States/UT must also take disciplinary action against the erring officials once it is brought to their knowledge.

(ix) In the event of any application / appeal / revision being filed by the owner or builder against the non-issuance of completion certificate or for

regularisation of unauthorised construction or rectification of deviation etc., the same shall be disposed of by the authority concerned, including the pending appeals / revisions, as expeditiously as possible, in any event not later than 90 days as statutorily provided.

(x) If the authorities strictly adhere to the earlier directions issued by this court and those being passed today, they would have deterrent effect and the quantum of litigation before the Tribunal / Courts relating to house / building constructions would come down drastically. Hence, necessary instructions should be issued by all the State/UT Governments in the form of Circular to all concerned with a warning that all directions must be scrupulously followed and failure to do so will be viewed seriously, with departmental action being initiated against the erring officials as per law.

(xi) Banks / financial institutions shall sanction loan against any building as a security only after verifying the completion/occupation certificate issued to a building on production of the same by the parties concerned.

(xii) The violation of any of the directions would lead to initiation of contempt proceedings in addition to the prosecution under the respective laws.

22. As far as the present case is concerned, we pass the following orders:

(i)The order of the High Court shall stand confirmed.

(ii)The appellants are directed to vacate and handover the vacant premises to the respondent authorities within a period of three months from the date of receipt of a copy of this judgment.

(iii)On such surrender, the respondent authorities shall take steps to demolish the unauthorised construction made on the subject property, within a period of two weeks therefrom.

(iv)All the authorities shall provide necessary assistance to the Respondent No.1 to execute the order of the High Court in its letter and spirit.

(v)Appropriate criminal as well as departmental action shall be taken against the erring officials / persons concerned in line with the order of the High Court and a report shall be filed before this Court.

(vi)The amount deposited by the appellants in SLP (C)No. 36440 of 2014 be refunded to them, along with accrued interest.

23. With the aforesaid observations and directions, these appeals stand dismissed. There is no order as to costs. Pending application(s), if any, shall stand disposed of.

……J.
[J.B. Pardiwala]

……J.
[R. Mahadevan]

NEW DELHI
DECEMBER 17, 2024.

NOTE:

1) The Registrar (Judicial) is directed to circulate a copy of this Judgment to the Registrar General of all the High Courts, so as to enable the High Courts to refer it, while considering the disputes relating to unauthorised construction, deviation / violation of building permission, plan, *etc*.

2) The Registrar (Judicial) is also directed to circulate a copy of this Judgment to the Chief Secretaries of all the States / Union Territories. All the State / UT Governments shall issue circulars to all the local authorities / Corporations, intimating them about the directions issued by this Court and for strict compliance.

Gmail

Rakeshkumar D <nanarakeshkumar@gmail.com>

Request for Immediate Regulatory Action – Unauthorized Disposal of Treated Sewage Water by SBIOA Owners' Welfare Association, Mambakkam

Rakeshkumar D <nanarakeshkumar@gmail.com> Tue, Dec 2, 2025 at 8:48 PM
To: rg.ngt@nic.in, registrar-ngtsz@gov.in, delmmn@tnpcb.gov.in, grievance@tnpcb.gov.in, jceemcpt@tnpcb.gov.in, us.petitions@rb.nic.in, DEE MMN TNPCB <deemmn@tnpcb.gov.in>, chairman@tnpcb.gov.in, MS TNPCB <memsec@tnpcb.gov.in>

From:

Mr. Rakeshkumar D
Flat No. M-105, Block M
SBIOA Unity Enclave
Mambakkam, Chennai – 600127
Mobile: 9840336039

To:

1. The Chairman
2. The Member Secretary
3. The Superintending Engineer
4. The District Environmental Engineer

Tamil Nadu Pollution Control Board

Subject: Request for Immediate Enforcement – Unauthorized and Non-Compliant Disposal of Treated Sewage Water by SBIOA Owners' Welfare Association, Mambakkam

Respected Sir/Madam,

I respectfully submit the following for your immediate enforcement action:

As per the **Minutes of the Executive Committee Meeting** of SBIOA Owners' Welfare Association, Mambakkam, dated **19.11.2025** (**Annexure – 1**), the Association has **officially acknowledged** that excess treated sewage water from the Sewage Treatment Plant (STP) is being **disposed of to agricultural lands** at a cost of **₹850 per lorry load**.

> He now touched upon the disposal of excess STP treated water and said that the Government Authorities' instruction is to reuse the treated water in the garden areas but some people continuously made complaints to the TNPCB regarding this. We paid Rs 850 per lorry load to dispose of the treated water to the agricultural lands but these people wanted us to spend Rs 3,000 per load for transporting the same to the Perungudi STP maintained by the Government Authorities. They wanted us to spend more of our maintenance payment made by our owners.

(snippet of minutes 19-11-2025) Page 4

This written admission **conclusively confirms** that the treated sewage water is **not** being transported to the Government-approved Perungudi Decanting Station, contrary to earlier representations made to authorities.

In addition, the following documentary evidence is submitted for regulatory verification:

- TNPCB Notice dated 10.06.2024 directing disposal only to Perungudi Decanting Station (**for reference**)
- RTI responses confirming that **no treated sewage water** from SBIOA Unity Enclave was received at Perungudi STP (**Annexure – 3**)
- Resolution passed by **Sonallur Gram Sabha** opposing improper disposal (**Annexure – 4**)
- Complaint submitted by **Ponmar Panchayat President and Ward Members** to the Police, pending action (**Annexure – 5**)

The above evidence clearly establishes continued unauthorized disposal and false compliance reporting, amounting to the following statutory violations:

1. Unauthorized discharge / off-site disposal of treated sewage water
2. Non-compliance with **reuse obligations** mandated in TNPCB Consent
3. Misrepresentation of compliance status before statutory authorities
4. Violation of **Section 24(1)** of the Water (Prevention and Control of Pollution) Act, 1974
5. Violation of statutory directions issued under the Environment (Protection) Act, 1986

This representation is being made after **substantial civic effort** to ensure environmental integrity.

Additional Request – Disclosure Before Hon'ble NGT

I also request TNPCB to **place the above compliance status and enforcement actions on record** before the Hon'ble National Green Tribunal, Southern Zone, Chennai, in:

- **O.A. No. 115 of 2024**
- **O.A. No. 148 of 2024**

This will ensure that the Hon'ble Tribunal is informed of the **actual STP water disposal practices since inception of the project (2018)** being followed and justice is upheld in public interest.

Requested Action

I kindly request TNPCB to:

✓ Initiate prosecution under applicable environmental laws
✓ Direct immediate cessation of unauthorized disposal
✓ Place compliance status on record before Hon'ble NGT
✓ Ensure strict monitoring and adherence to TNPCB Consent conditions

Your timely intervention is vital to protect environmental health and uphold statutory compliance.

RTI information is based on officially recorded documents from statutory authorities. If any clarification is required, I remain willing to assist TNPCB to the extent of information available with me.

Thank you.

Yours sincerely,
Mr. Rakeshkumar D
Owner-Resident– SBIOA Unity Enclave

Place: Chennai
Date: 02/12 / 2025

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7 attachments

Sonallur president complaint (1).jpeg
122K

Sonallur president complaint (2).jpeg
124K

OWA Minutes Date 19.11.2025..pdf
313K

21..Ponmar complaint Translated.pdf
377K

Sonallur Gram Sabha resolution.pdf
3695K

Annexure 2 DECANTING RTI.pdf
2200K

Perungudi CMWSSB from 1st may to Aug 20 (1).pdf
913K

Gmail

Rakeshkumar D <nanarakeshkumar@gmail.com>

Subject: Request for Recording of Major Environmental Non-Compliances and Promoter Accountability in Ongoing Enforcement Action

Rakeshkumar D <nanarakeshkumar@gmail.com> Mon, Dec 8, 2025 at 10:05 AM
To: grievance@tnpcb.gov.in, forsec@tn.gov.in, secy-moef@nic.in, mefcc@gov.in, DEE MMN TNPCB <deemmn@tnpcb.gov.in>, tnseiaa@gmail.com, tnseiaa@tn.gov.in, complaint@tnpcb.gov.in, MS TNPCB <memsec@tnpcb.gov.in>, chairman@tnpcb.gov.in, tnpcb-chn@gov.in, Jceemcpt@tnpcb.gov.in, seiaamstn <seiaamstn@gmail.com>, RO CHENNAI <ro.moefccc@gov.in>, shruti rai bhardwaj <shruti.rai@nic.in>, Pankaj Verma <pankaj.verma@nic.in>, Dr Bhardwaj Adiraju <bhardwaj.adiraju@gov.in>, "ritin.raj ritin.raj" <ritin.raj@gov.in>, Pinky Taneja <pinky.taneja@govcontractor.in>, paranjays <paranjay.s@nic.in>
Cc: dvac@nic.in

REPRESENTATION – DATED 08.12.2025

Subject: Request for Recording of Major Environmental Non-Compliances and Promoter Accountability in Ongoing Enforcement Action

Reference: O.A. No.115 of 2024 (SZ) & O.A. No.148 of 2024 (SZ), Pending before the Hon'ble National Green Tribunal (Southern Zone), Chennai

From	To
Thiru. D. Rakesh Kumar Flat No. M-105, Block-M SBIOA Unity Enclave Mambakkam, Chennai – 600127 ,Mobile: 9840336039	1. The Chairman Tamil Nadu Pollution Control Board 76, Mount Road, Guindy, Chennai – 600032 2. The Member Secretary Tamil Nadu Pollution Control Board 76, Mount Road, Guindy, Chennai – 600032 3. The Joint Chief Environmental Engineer (Chengalpattu Zone) Tamil Nadu Pollution Control Board 2nd Floor, No. 60, Bharathiyar Street, Maraimalai Nagar, Chennai – 603 209 Email: jceemcpt@gmail.com 4. The District Environmental Engineer Tamil Nadu Pollution Control Board Maraimalai Adigalar Street, Maraimalai Nagar, Chennai – 603 209

Copy to

1. **Director**, MoEF&CC Regional Office – Southern Zone, Chennai , Ministry of Environment, Forest and Climate Change ,Regional Office (Southern Zone) 1st Floor, Additional Office Block for GPOA, Shastri Bhavan, Haddows Road, Nungambakkam, Chennai – 600006

2. **Chairman**, SEIAA – Tamil Nadu ,State Environment Impact Assessment Authority (SEIAA), Tamil Nadu 3rd Floor, Panagal Building, No.1, Jeenis Road, Saidapet, Chennai – 600015.

3.DVAC Chennai

Respected Sir/Madam,

Executive Summary:
This representation brings to record major and continued violations of Environmental Clearance, Consent to Establish, and DTCP approvals by the Promoter of SBIOA Unity Enclave, resulting in illegal STP operation since 2018, environmental risk, and misleading submissions before TNPCB and the Hon'ble Courts. Enforcement

accountability lies solely on the Promoter as per High Court ruling. Immediate action is required under judicial oversight of the Hon'ble NGT. The violations listed herein are continuing offences under the Water Act, 1974 and the Environment (Protection) Act, 1986, thereby requiring immediate enforcement response.

I hereby submit this representation in continuation of the proceedings before the Hon'ble National Green Tribunal (SZ), Chennai in O.A. No.115 of 2024 and O.A. No.148 of 2024, concerning the statutory non-compliances in the construction and operation of the Sewage Treatment Plant (STP) at SBIOA Unity Enclave, Mambakkam. The following matters require immediate enforcement action by the Hon'ble Board, based on documentary evidence already on record.

1. Statutory Consent Conditions Acknowledged by TNPCB
As per Consent to Establish (CTE) Order No. 6429 dated 17.04.2015 and Joint Committee Report dated 29.08.2024:
(a) The STP (1350 KLD) must be located above ground level.
(b) DG Sets must be installed as per approved specifications.
These conditions remain valid and fully binding on the Promoter.

2. Unauthorized Alteration of Mandatory Conditions
Subsequent submissions have removed or altered the above conditions without authority under the Water Act, 1974 or the Environment (Protection) Act, 1986, and without any statutory amendment to CTE/EC. This inconsistency must be rectified.

3. TNPCB's Official Position Confirms No Power to Modify Consent Conditions
TNPCB Letter No. T4/TNPCB/F.19084/RL/MMN/2025 dated 06.05.2025 confirms that consent conditions cannot be modified by TNPCB except through due statutory process including EC amendment. Removal of mandatory conditions is contrary to TNPCB's own written position.

4. Major Non-Compliances Under EC/CTE/DTCP Approvals
The following violations to be formally recorded:

1. STP constructed in Basement-2, contrary to CTE approval
2. Only **One UNAUTHORISED STP** + 3 WTPs provided instead of 4 STPs + 4 WTPs approved DTCP Plan and Major Violation are recorded in DTCP Inspections.
3. The earmarked location STP places in the DTCP approved plan has been sold as car parking to 225 + 120 Units who are not eligible for car parking violating the DTCP plan and recorded as violation
4. Residential occupation commenced on 15.05.2018 without CTO and essential environmental safeguards
5. Unapproved and fabricated STP layout submitted during consent obtainment
6. The Promoter has violated the General Conditions as well as multiple specific conditions of Environmental Clearance, resulting in major non-compliances under the EC granted vide Letter No. SEIAA-TN/F-1687/EC/8(b)/337/2013 dated 25.07.2014. A detailed non-compliance report is enclosed herewith for reference and enforcement action.

5. Promoter Accountability Affirmed by Hon'ble High Court

Hon'ble Madras High Court judgment dated 06.06.2024 in CMSA Nos.48 etc. of 2022 establishes that:
1.SBIOA Officers' Association (Chennai Circle) is the Promoter under Section 2(zk) of the RERA Act.
2.Promoter alone is responsible for statutory compliance.
3.Contractors cannot be treated as promoters.
So I humbly request Liability therefore cannot be shifted to the Owners Welfare Association or residents.

6. False Submissions and Promoter Misrepresentation

The following facts establish a continuous pattern of intentional misrepresentation by the Promoter and its authorized representatives, with the objective of evading statutory compliance obligations:

6.1 Prior Knowledge of CTO Requirement Proven by Bank Guarantee

- A **₹10,00,000 Bank Guarantee** was furnished on **08.04.2015** by the Promoter's authorized signatory **Mr. M. Mohan** for issuance of Consent to Establish (CTE).
- This clearly establishes **full knowledge** of consent requirements from the very beginning. *(Ref: Annexure-2)*

6.2 False Claim of "Unawareness" Recorded in TNPCB Minutes

- Recorded in TNPCB Meeting Minutes dated **09.01.2025**:

"Unaware of obtaining CTO from TNPCB."

- This statement contradicts documentary evidence and deliberately misleads the Board.
  (Ref: Annexure-4)

6.3 Continuous Representation Showing Promoter Liability

Mr. M. Mohan has continuously represented and exercised control over the 800-crores project:
(i) Authorized signatory for CTE & Bank Guarantee (08.04.2015)
(ii) Chairman of Housing Committee during entire construction & handover
(iii) Formed OWA **before residents became lawful owners** (illegal formation)
(iv) Currently serving second term as Secretary of OWA
➞ Demonstrates **continuity of promoter role and control**

6.4 Illegal Handover and Operation of STP Without CTO

- Flats handed over **without basic environmental infrastructure**
- At the time of residential handover in May 2018, no Sewage Treatment Plant was installed or operational. The so-called STP was only in an incomplete, makeshift stage, with no functional sewage treatment infrastructure on site. Consequently, all generated sewage was being discharged directly into open land without any treatment. Despite this, the Promoter commenced residential occupation and continued discharge of sewage into the environment **without any functional STP and without obtaining CTO** from TNPCB.
- A makeshift and **unauthorized underground structure** was later put into use in violation
- This constitutes **a continuing offence** under the Water Act, 1974, and demonstrates wilful and ongoing environmental violation by the Promoter.
- **STP has been operated illegally since handover -2018 to till date**
  ➞ Continuous offence under Water Act, 1974
  (Ref: Annexure-12)

6.5 STP Safety Violations & Unauthorized Environmental Operations

DEE – Maraimalai Nagar officially recorded that the STP:

- Was **constructed underground** without safety approvals
- Has **no qualified STP operator** during inspections
- Operates **without OCEMS** monitoring
- Has poor **sewage & sludge handling**
  ➞ Ongoing contamination risk under Water Act & EPA, 1986
  (Ref: Annexure-12)

6.6 Misrepresentation of Land Ownership to TNPCB

- Promoter/OWA falsely claimed **stagnation land was recently purchased by OWA** before PCB
- **Sub-Registrar refused registration** citing:

"**Refusal to register forged document and other document prohibited by law**" – Order dated 22.06.2024
➞ Clear attempt to **evade regulatory action**
(Ref: Annexure-10)

The above facts confirm **full knowledge, deliberate suppression, and intentional evasion of statutory obligations** by the Promoter, amounting to cheating of the Hon'ble Board and the residents.

7. Mandatory Enforcement Duty of TNPCB
Under the Water (Prevention and Control of Pollution) Act, 1974 and Environment (Protection) Act, 1986, TNPCB is required to enforce compliance, record violations and initiate prosecution in case of continued breaches. **The Promoter has failed to comply with the three mandatory conditions recorded in the TNPCB Technical Sub-Committee Minutes dated 17.03.2015. These conditions, however, were not reflected in subsequent TNPCB inspection reports or submissions before the Hon'ble Courts, which raises a reasonable concern that critical compliance requirements have been overlooked. A corrective review is therefore urgently warranted to ensure accurate reporting and strict enforcement in accordance with the Technical Sub-Committee file dated 17.03.2015.**

8. Request for Participation in Further TNPCB Proceedings

I respectfully request that I be included in all future meetings, discussions, inspections, and compliance proceedings conducted by TNPCB concerning this matter. I shall remain available to appear in person before the Hon'ble Board on Mondays and Fridays, to provide any clarification, evidence, or supporting documentation required for enforcement action and accurate recording of compliance status in reports to the Hon'ble NGT.

PRAYER

In view of the above, I request that TNPCB:

1. Restore mandatory above-ground STP and DG set compliance requirements in all TNPCB submissions.
2. Record all major non-compliances under EC/CTE/DTCP approvals in the final Joint Committee report.
3. Attribute enforcement and criminal liability solely to the Promoter, SBIOA Officers' Association (Chennai Circle), including its authorised office-bearers who were responsible for representing and ensuring statutory compliance during the period of construction, consent obtainment, and subsequent operation of the STP.
4. Correct the misleading positions recorded in TNPCB Minutes dated 09.01.2025.
5. Provide a reasoned written response within 15 days, considering active judicial supervision by the Hon'ble NGT.

This representation is submitted in the interest of environmental protection, public safety, and the integrity of statutory enforcement.

Thanking you,
Yours faithfully,

Thiru. D. Rakesh Kumar

Annexure Index – SBIOA Unity Enclave Environmental Violations (sent Via Email)

Annexure No.	Document Title	Key Regulatory Purpose	Date
Annexure-1	TNPCB Technical Sub-Committee Minutes (Recommendation for CTE)	Establishes mandatory STP + DG conditions	17.03.2015
Annexure-2	Promoter's Bank Guarantee Submission Letter signed by Mr. M. Mohan (	Proves Promoter knowledge of consent requirements	08.04.2015
Annexure-3	Consent to Establish (CTE) / ENVIRONMENTAL CLEARANCE (EC)Letter No.SEIAA-TN/F — 1687/ EC/8(b)/337/2013 Environmental Certificate	Approved Documents	17.04.2015/25.7.2014
Annexure-4	OA 115 of 2024 – TNPCB Meeting Minutes	TNPCB acknowledges illegal operation without CTO	2024
Annexure-5	Madras High Court Judgment confirming SBIOACC as Promoter	Establishes legal promoter accountability under RERA	06.06.2024
Annexure-6	Contempt Order of Hon'ble Court	Confirms non-compliance by Promoter	01.08.2024
Annexure-7	DTCP Approved Plan – 4 STPs & 4 WTPs	Shows original statutory infrastructure requirement	Original DTCP Approved Plan
Annexure-8	Original DTCP Approved STP Plan	Confirms above-ground STP infrastructure	Original DTCP Approved Plan
Annexure-9	Fabricated STP Plan Submitted to PCB	Demonstrates fraud and misrepresentation	Fabricated Plan

Annexure No.	Document Title	Key Regulatory Purpose	Date
Annexure-10	Gooduvanchery ROS - “Refusal to register forged document and other document prohibited by law”Order	Misrepresentation of Land Ownership for Compliance Evasion	22.06.2024
Annexure-11	MoEF&CC RO Compliance Monitoring Letter – Non-Compliance Findings	Central regulatory findings against Promoter	March 2025
Annexure-12	OA 148 of 2024 – Joint Committee Inspection Report	Confirms STP violation, illegal operation, safety lapses	2024

Annexure-13 Latest inspection report DTCP 27-03-2025

Annexure-14 CMDA-REPORT 08-05-2023

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13 attachments

Annexure-5.Madras High Court Judgment confirming SBIOACC as Promoter 6 6 2024.pdf
250K

Annexure-2 Promoter’s Bank Guarantee Submission Letter signed by Mr. Mohan.pdf
1171K

Annexure-6 .Contempt Order -01.08.2024.pdf
181K

Annexure-7.1APPROVED PLAN BY DTCP -4 STP AND 4 WTP DETAILS.pdf
1672K

Annexure-8.ORIGINAL DTCP APPROVED STP PLAN.pdf
727K

Annexure-5 OA 115 of 2024 Minutes .pdf
1496K

Annexure-11 MoEF&CC Regional Office Compliance Monitoring Letter -Non Complaince Report.pdf
651K

Annexure-9.FABRICATED STP PLAN SUBMITTED TO PCB.pdf
1647K

Annexure-12 OA 148 of 2024 Inspection Report of Joint Committee.pdf
2006K

Annexure-10.GOODUVANCHERY ROS.pdf
1518K

Annexure-1. TNPCB Technical Sub-Committee Minutes .pdf
2521K

Latest inspection report DTCP (1).pdf
4709K

Annexure-14 CMDA-REPORT 08-05-2023.pdf
6461K

Gmail

Rakeshkumar D <nanarakeshkumar@gmail.com>

Complaint Petition – Request for Night Flying Squad Inspection for Illegal Sewage Discharge and False Reporting

Rakeshkumar D <nanarakeshkumar@gmail.com> Fri, Oct 17, 2025 at 7:05 PM
To: Suvisesham Jayakumaar <s.jayakumaar@gmail.com>

Complaint Petition – Request for Night Flying Squad Inspection for Illegal Sewage Discharge and False Reporting

Date: 17.10.2025

From:
Rakeshkumar D.
Flat No. M-105, Block M,
SBIOA Unity Enclave, Mambakkam,
Chennai – 600127.
Mobile: 9840336039
Email: [your email ID]

To:
The District Environmental Engineer,
Tamil Nadu Pollution Control Board,
Maraimalai Adigalar Street,
Maraimalai Nagar, Chennai – 603209.
Email: deemmn@tnpcb.gov.in

Subject: *Urgent Request for Surprise Night Flying Squad Inspection – Illegal STP Sewage Decanting and False Compliance Reporting by SBIOA Unity Enclave Owners' Welfare Association and Promoter SBIOACC*

Sir/Madam,

I am the owner of **Flat No. M-105, SBIOA Unity Enclave, Mambakkam**, and a whistleblower who has consistently brought to light the **illegal sewage discharge and environmental violations** committed jointly by the **Promoter (SBIOACC)** and the **SBIOA Unity Enclave Owners' Welfare Association**.

Despite multiple complaints and explicit directives issued by TNPCB, as well as conditions under the **Consent to Establish (CTE)** for the Sewage Treatment Plant (STP), the Association continues to **illegally dispose untreated or partially treated sewage water into open grounds near the DABC Forest area**, instead of transporting it through **GPS-fitted CMWSSB-authorised tankers**, as mandated by TNPCB's letter dated **10.06.2024**.

---

1. Request for Night Flying Squad Inspection

I **humbly request** the Board to conduct an **urgent surprise flying squad inspection** at around **10:00 p.m.** near the **DABC Forest area (adjacent to SBIOA Unity Enclave, Mambakkam)**, where **illegal sewage decanting and open ground discharge** continue to occur under cover of darkness.

I have attached **photographic evidence** showing **recent sewage water dumping** at night in the open ground near DABC Forest. These activities are deliberately carried out after dark to evade the attention of residents and regulatory authorities.

To ensure full transparency, I am available at the TNPCB office every **Monday and Friday evening**, and I remain available on all other days for communication. I will be ready to **accompany the TNPCB flying squad** to the exact location for **on-site identification and confirmation** of the illegal sewage discharge activities.

---

2. False Information Submitted to TNPCB

It is also brought to your kind notice that both the **Promoter (SBIOACC)** and the **SBIOA Unity Enclave Owners' Welfare Association** have been **furnishing false and misleading information** in their compliance reports and responses to TNPCB.

Their submissions falsely claim that:

- The sewage is transported by **CMWSSB-authorised tanker lorries**, and
- Treated water is being reused for gardening or disposed of through authorised CMWSSB facilities.

However, the **Executive Engineer, Perungudi STP (CMWSSB)**, in his official RTI reply **No. CMWSSB/EE(STP/S)/Perungudi STP (O&M)/RTI/2024-25 dated 05.05.2025**, has categorically stated that **no lorries from SBIOA Unity Enclave, Mambakkam**, were decanted at the Perungudi STP between **19.08.2024 and 31.03.2025**.

This evidence proves that the Association's claims are **entirely false**, and that **illegal sewage disposal** continues unchecked in violation of **The Water (Prevention and Control of Pollution) Act, 1974**, **The Environment (Protection) Act, 1986**, and **The Solid Waste Management Rules, 2016**.

---

3. Relevance to NGT Cases and Request for Participation

As a **complainant in O.A. Nos. 115 of 2024 and 148 of 2024** before the **Hon'ble National Green Tribunal (South Zone, Chennai)**, I **humbly request to be invited** for any **inspection, review meeting, or compliance discussion** related to these cases to enable my active participation and to ensure **complete transparency** in the proceedings.

I wish to clarify that I am employed in the **Information Technology sector**, where my **official responsibilities on Tuesday, Wednesday, and Thursday are mandatory and non-flexible**. Due to recent **workforce attrition and backfill challenges** in the industry, my presence at the workplace on these days is essential to maintain continuity of operations and project commitments.

I also wish to state that certain representatives of the **Promoter and the Welfare Association** have been **providing false and misleading information** to both the **TNPCB** and the **Hon'ble Tribunal**, thereby **obstructing the course of justice**. I therefore seek an opportunity to **present factual evidence personally** and to **accompany the TNPCB flying squad** to the exact location for **on-site identification and confirmation of the illegal sewage discharge activities near the DABC Forest area**, similar to the **flying inspection conducted on 08.04.2024**, when I personally assisted the officials in identifying the **illegal discharge of raw STP water into the temple ground** by the Welfare Association.

4. Prayer

In light of the above, I **humbly request** the Hon'ble District Environmental Engineer to:

1. **Constitute and deploy a flying squad** to conduct a **surprise night inspection (around 10:00 p.m.)** near **DABC Forest**, adjacent to **SBIOA Unity Enclave, Mambakkam**, to verify the ongoing **illegal sewage disposal activities**.
2. **Seize and document photographic, video, and water quality evidence** during the inspection for submission to the TNPCB Head Office and the **Hon'ble National Green Tribunal**.
3. **Initiate appropriate penal and prosecution action** under the **Environment (Protection) Act, 1986**, and other applicable environmental laws against the **Promoter (SBIOACC)** and the **SBIOA Unity Enclave Owners' Welfare Association** for deliberate violations and submission of false information.
4. **Acknowledge receipt** of this petition and **inform me of the inspection or meeting schedule**, so I may accompany the official team and assist in on-site identification.

5. Copies To

1. **The Chairman**, Tamil Nadu Pollution Control Board, 76, Mount Road, Guindy, Chennai – 600032.
   (Email: grievance@tnpcb.gov.in)
2. **The Additional Chief Secretary**, Environment, Climate Change & Forests Department, Secretariat, Chennai – 600009.
   (Email: forsec@tn.gov.in)
3. **The Hon'ble Chief Minister of Tamil Nadu**, Secretariat, Chennai – 600009.
   (Email: cmo@tn.gov.in)

4. **The Chief Minister's Cell**, Secretariat, Chennai – 600009.
   (Email: cmcell@tn.gov.in, mudhalvarinmugavari@gmail.com)

5. **The Registrar**, National Green Tribunal (South Zone), Chennai – for information and monitoring compliance in **O.A. Nos. 115/2024 and 148/2024**.

Yours faithfully,
(Rakeshkumar D.)
Flat No. M-105, SBIOA Unity Enclave,
Mambakkam, Chennai – 600127.
Mobile: 9840336039

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21 attachments

Oct-11-2025 (4).jpeg
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Gmail

Rakesh Kumar <rakeshkumar11@gmail.com>

Subject: Representation of Ownership and Request to Update Association Records

Rakesh Kumar <rakeshkumar11@gmail.com> Tue, Sep 23, 2025 at 1:54 PM
To: SBIOACC OWNERS' WELFARE ASSN <sbioaunityenclave@gmail.com>
Cc: Sivakami Rajendran <r.ramya@gmail.com>, "r.s.mithrayazhini@gmail.com" <r.s.mithrayazhini@gmail.com>

From
Mr. Rakeshkumar D.

Owner- Flat No. **M105**, Block -M
SBIOA Unity Enclave
Mambakkam, Chennai – 600127

To
The President/Secretary
SBIOA Unity Enclave Owners' Welfare Association
Mambakkam, Chennai – 600127

Date: 23/ 09 / 2025

Subject: Representation of Ownership and Request to Update Association Records

Respected Secretary,

I, **Mr. Rakeshkumar D.**, hereby formally inform the Association that I am the lawful **owner of Flat No. M105, Block M** at SBIOA Unity Enclave, Mambakkam, Chennai – 600127, along with my Daughter **Mithra Yazhini** . Ownership is effective from **26-August-2025**, pursuant to **Settlement Deed Document No. 13688/2025** executed.

The deed was executed by **Mrs. Sivakamasundari Rajendran**.

1. rakeshkumar11@gmail.com
2. r.ramya@gmail.com
3. r.s.mithrayazhini@gmail.com

In view of the above, I respectfully request the Association to:

1. Update its records to reflect our ownership of the aforementioned flat.
2. Ensure that all notices, circulars, and communications are addressed to the three of us. henceforth .
3. Extend to us all rights, privileges, and responsibilities of membership under the Bye-Laws of the Association.

For reference, I am enclosing **a copy of the EC Document** as proof of ownership.

I kindly request you to acknowledge receipt of this representation and confirm the updation of records at the earliest.

Thanking you,

Regards,

Rakeshkumar D (Owner) . & Mithra Yazini(Owner)

RAKESHKUMAR_Settlement deed_EC_SRO_GOODUVANCHERI.pdf
126K

GOVERNMENT OF TAMILNADU
REGISTRATION DEPARTMENT
தமிழ்நாடு அரசு
பதிவுத்துறை

Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Gooduvancheri	Date / நாள்: 16-Sep-2025

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 13688/2025

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	13688/2025	26-Aug-2025 26-Aug-2025 26-Aug-2025	Settlement deed	1. சிவகாமசுந்தரி ராஜேந்திரன்	1. ராகேஷ் குமார் 2. மித்ரா யாழினி(முத.) ராகேஷ் குமார்(இ.க.)	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 65,000/-		PR Number/முந்தைய ஆவண எண்: 4449/2016	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 17/2, 18, 19/4, 20, 21, 22, 23, 24/1, 24/2C, 25, 33, 34/1A, 35, 36/1, 63/2, 64, 68/1A, 68/3, 69/1A, 72, 73 - 4.6888 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Mambakkam, Mambakkam Main Road					
				Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: SCHEDULE - A Land comprised in various S.Nos.7/2, 17/3, 17/4, 17/5A, 17/5B, 18/1, 18/2A, 18/2B, 18/3, 19/4, 19/5, 20/1, 20/2, 20/3, 21, 22, 23/1, 23/2, 23/3, 24/1, 24/2A, 24/2B, 24/2C, 24/3, 24/4, 25/1, 25/2A, 25/2B, 25/3, 25/4, 33/1A, 33/1B1, 33/1B2A, 33/1B2B, 33/2, 34/1, 34/2, 35, 36/1, 63/2, 63/3, 63/5, 64, 68/1A, 68/1B, 68/3, 69/1A, 69/2, 72/1, 72/2, 73/PART, Patta No.3914, as per patta Survey Nos.17/2, 18, 19/4, 20, 24/1, 24/2C, 25, 34/1A, 36/1, 63/2, 68/1A, 68/3, 69/1A, and Patta No.3532, as per patta Survey Nos.21, 22, 23, 33, 35, 64, 72, 73, total extent 21.33 Acres (86322.2 Sq.mtrs.,), 929134 Sq.ft., measuring an extent of 776666.89 Sq.ft., (929134 Sq.ft., less 110493.64 Sq.ft., gifted for road and OSR, 21733.38 Sq.ft.,		

		earmarked for EB Installations and 20240.09 Sq.ft., area demarcated for the commercial development) SCHEDULE - B 468.88 sq. ft. of Undivided share of land from Schedule 'A' above, together with the Residential Flat No. 5, Block 'M', on the 10th Floor, Mambakkam Main Road, Chengalpattu - 600 127, containing three bedrooms, along with Car Parking No. M-105, Unity Enclave, Mambakkam, Chengalpattu - 600127. SCHEDULE - C 1% Undivided share in Schedule 'B' property.

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

A consumer is the important visitor on our premises.
He is not dependent on us. We are dependent on him.
-Mahatma Gandhi

TAMIL NADU ELECTRICITY OMBUDSMAN

4th Floor, SIDCO Corporate Office Building, Thiru-vi-ka Industrial Estate,
Guindy, Chennai – 600 032.
Phone : ++91-044-2953 5806, 044-2953 5816 Fax : ++91-044-2953 5893
Email :tneochennai@gmail.com Web site : www.tnerc.gov.in

Before The Tamil Nadu Electricity Ombudsman, Chennai

Present :Thiru. S. Devarajan, Electricity Ombudsman

A.P.No. 79 of 2021

M/s. State Bank of India Officers Association,
C/o. Oswin & Jacob,
Technolegal Consultants,
No. 4/23E, 4th Main Road,
Kamaraj Nagar, Thiruvanmiyur,
Chennai – 600 041.

. . . . . Appellant
(Rep. by Thiru N. Senthil Viswarooban, Advocate
& Thiru Franklin Stephen, Advocate)

Vs.

1. The Executive Engineer/O&M/Maraimalainagar,
Chengalpet Electricity Distribution Circle,
TANGEDCO,
110 KV SS Complex, GST Road,
Near Ford Company,
Maraimalai Nagar - 603209.

2. The Superintending Engineer,
Chengalpet Electricity Distribution Circle,
TANGEDCO,
No.130 GST Road,
Chengalpattu - 603 001.

..... Respondents
(Tmt. R.Suja, SE/Chengalpet (I/c)
Thiru R.Manoharan, EE/O&M/Maraimalainagar)

Petition Received on: 05-10-2021

Date of hearing: 24-11-2021

Date of order: 16-02-2022

The Appeal Petition received on 05.10.2021 filed by M/s. State Bank of India Officers Association, C/o. Oswin & Jacob, Technolegal Consultants, No. 4/23E, 4th Main Road, Kamaraj Nagar, Thiruvanmiyur, Chennai – 600 041 was registered as Appeal Petition No. 68 of 2021. The above appeal petition came up for hearing before the Electricity Ombudsman on 29.10.2021. Upon perusing the Appeal Petition, Counter affidavit, written argument and the oral submission made on the hearing date from both the parties, the Electricity Ombudsman passes the following order.

ORDER

1. **Prayer of the Appellant:**

The Appellant has prayed to direct the distribution licensee to withdraw the notice or in the alternative to set aside the notice demanding additional land space for establishing 110KV SS or to bear the additional cost required for the establishment of the compact substation.

2.0 Brief History of the case:

2.1 The appellant M/s. SBIOA have developed a residential project in Kancheepuram district and applied for service connections. While applying for service connection TANGEDCO insisted to provide space for establishment of 110 KV substation free of cost.

2.2 As per the request of the TANGEDCO, the land was gifted to TANGEDCO free of cost. Later on, a notice has been received from SE/Chengalpet stating that already gifted land is not best suitable for establishment of 110 KV substation and requested to provide additional space to TANGEDCO or else to bear the additional cost required for the establishment of the indoor substation.

2.3 The appellant has filed a petition with the CGRF of Chengalpet EDC on 29.04.2021. The application was not taken on the file of the Chairman, CGRF, Chengalpet Electricity Distribution Circle and rejected the petition. Hence, the appellant preferred this appeal petition before the Electricity Ombudsman.

3.0 Hearing held by the Electricity Ombudsman:

3.1 To enable the Appellant and the Respondent to put forth their arguments, a hearing was conducted on 24.11.2021 through video conferencing.

3.2 On behalf of the Appellant Thiru N. Senthil Viswarooban and Thiru Franklin Stephen, Advocates of M/s. Stephen & Stephen Advocates Associates have attended the hearing and put forth their arguments.

3.3 The respondent Tmt. R.Suja, SE/Chengalpet (I/c) and Thiru R.Manoharan, EE/O&M/Maraimalai Nagar of Chengalpet Electricity Distribution Circle have attended the hearing and put forth their arguments.

3.4 As the Electricity Ombudsman is the appellate authority, only the prayers which were submitted before the CGRF are considered for issuing order. Further the prayer which requires relief under the Regulations for CGRF and Electricity Ombudsman, 2004 alone are discussed hereunder.

4.0 Arguments of the Appellant:

4.1 The Appellant has stated that the State Bank of India Officers Association is a registered society under the Society Registration Act taking care of the welfare of the officers in State Bank of India.

4.2 The Appellant has stated that SBIOA has developed a residential project named "Unity Enclave" comprised under survey Nos. Na.Ka.No. 12333/2013/CB dated 20.12.2013 & Na.Ka.Nos. 1985/2012/Ce.Ma dated 31.12.2013 to an area of 86,300 Sq.mts in Mambakkam village of Kancheepuram district . The existing development consists of 1875 flats apart from Club House and Commercial area. LT individual Service connections to an extent of 1875 Nos. were already obtained apart from a HT service for the common utility of Commercial & Club House. While applying for the above said electricity service connections for entire flats, as the total connected load exceeded 10 MVA, TANGEDCO insisted for providing space for establishment of 110KV Sub Station free of cost to TANGEDCO.

4.3 In this regard the Appellant has brought to the notice of the following regulation ; TNE distribution Code Reg.29(12)(ii) : Space as per the following norms shall be allotted for establishment of a sub station / switching station in places of group housing / commercial complex where the total demand exceeds 5 MVA. These areas shall be specifically shown in the plan. The requirement of land for establishment of sub-stations shall not exceed the comfortable road width and is ideal for erection of 110KV Sub Station having a well Planned ingress & egress. As per the Statutory provisions it is mandatory on the part of the developer/builder to provide space of 1050 Sq.mts for erecting compact Sub Station within the periphery of 60/30 Kms from the City/Municipal limits.

4.4 The Appellant has stated that the demand for the entire flats could be catered/ met through one or two 11KV feeders, however as per the regulations SBIOA came forward to adhere to the stipulated regulations to provide space for establishment of sub-station considering the request of TANGEDCO anticipating future load growth around the vicinity of the Unity Enclave.

4.5 The Appellant has stated that the earmarked site was inspected by various authorities of TANGEDCO including the General Construction Circle /Chennai Development Circle for establishment of SS during the years 2015-16. TANGEDCO has insisted for a space comprising of 2019.83 sq.mts. suitable for establishment of 110 KV Sub-station. Though the mandatory provision is to provide a space of 1050 Sq.mts. for the establishment of 110KV Substation, as per the request of TANGEDCO taking into consideration the future load growth around Thiruporur area, 2019.83 Sqmts of Land was earmarked for TANGEDCO. The Chief Engineer /Distribution/South region has accorded approval to accept the land having an area 2019.83 sqmts for establishment of 110KV SS vide his letter dated MEMO.NO.CE/D/ CSR/ EEC /AEE/AE/F.LA-SBIOA/D641/2016 DT 02.09.2016 after having a thorough legal scrutiny of the documents and feasibility report furnished by their officials for establishing the Sub stations (GCC). The land was gifted to TANGEDCO free of cost without any encumbrance through a registered Gift Deed 12322 of 2016.

4.6 The Appellant has stated that after having taken over possession of the said land suitable for establishment of 110KV Sub-station the service connection applications were processed and effected by erecting 10 Nos. of 1000KVA Transformers pending establishment of Sub-station. For erection of these Distribution Transformers SBIOA has provided further space apart from the space allotted for the Sub Station. 1875 service connections were effected apart from a HT service connection for common utilities.

4.7 The Appellant has stated that having taken over the land it is obligatory on the part of the TANGEDCO to immediately establish the 110KV Sub-station to cater the needs of the proposed and future load growth in the nearby vicinity. However TANGEDCO has not taken any efforts to establish the Substation for the past 5 years.

4.8 The Appellant has stated that a notice has been received from SE/Chengelpet dated 19.07.2021 stating that the already acquired land is not best suitable for establishment of 110KV Substation as per the present report of Superintending Engineer/GCCI and requested to provide additional space as per TANTRANSCO requirement for establishment of 110KV SS with an undertaking in this regard (or) if additional space could not be allotted the cost of additional expenditure to be incurred towards establishment of Indoor SS instead Outdoor SS to be borne by the Appellant. Sending a communication to SBIOA at this juncture after having effected all the service connection, taking over the land for establishment of SS is unjustified, arbitrary & contrary to the regulations prescribed by TNERC.

4.9 The Appellant has stated that having satisfied with the dimension of the land for establishing 110KV SS by the TANGEDCO authorities, the same was gifted to TANGEDCO without any objection though the area requested is more than that of the area prescribed in Tamilnadu Electricity Distribution Code. It was obligatory on the part of the Distribution Licensee to establish a compact Substation within the consumer premises if the load exceeds 5/10 MVA for which no liability was

fixed on the consumer except gifting the land suitable for establishing the substation as per the regulations that were in vogue during those period. TANGEDC0 has not taken any action to establish the Substation till date.

4.10 The Appellant has stated that as per the regulations that were in vogue during the above period, it was obligatory on the part of the Distribution Licensee to establish only the compact Substation if the area developed is within 60 Kms from the periphery of the City Limit.

4.11 The Appellant has stated that now taking advantage of the recent amendment to the Distribution Code, the licensee is trying to extract more money from the consumers for establishing the compact /indoor substation. As per the latest amendment to the Distribution code, it is obligatory on the part of the consumers also to pay the difference in cost if opted for Indoor/Compact SS. It is to be stated that the said amendment is having only prospective effect and not retrospective. It is no way applicable to SBIOA which has already availed service connections by providing necessary & excess space for erection of Indoor SS as per the regulations.

4.12 In CREDAI Vs TANGEDCO, the Hon'ble TNERC in MP No.21/2020 categorically stated, "The Commission finds the clarificatory order of the TANGEDCO issued after due consideration , which gives effect to the amendment to the applicants who obtained planning permission after the date of Gazette Notification of the amendment is fair, logical & reasonable" which clearly implies that any order issued by Hon'ble TNERC is having prospective effect unless it explicitly expressed otherwise and not to give retrospective effect.

4.13 The Appellant has stated that the action of the Superintending Engineer in issuing the said notice is blatant violation of the Tamilnadu Electricity Distribution Code and regulations prescribed by Hon'ble TNERC. If the Distribution Licensee has to get any clarity on the interpretation/application of the amendment to Distribution Code, it has to refer only to Hon'ble TNERC. Without that the Distribution licensee cannot have their own interpretations & applicability of the regulations.

4.14 The Appellant has further stated that the action of the Superintending Engineer/Chengelpet in issuing such a notice is a colourful exercise to suit their whims & fancies & with utmost arbitrariness.

4.15 The Appellant has prayed to accept the appeal in the light of facts & circumstances of the issue apart from the statutory regulations and to direct the Distribution licensee to withdraw the notice or in the alternative to set aside the notice with immediate effect and thus render justice.

5.0 Arguments of the Respondent:

5.1 The Respondent has stated that M/s. State Bank of India Officer's Association/Chennai had developed a Residential and commercial complex for a demand of more than 10 MVA. Hence, as per TNE distribution code Reg.29(12), they have to allot/spare a land for establishment of substation.

5.2 The Respondent has stated that based on the above, they have spared a land to an extent of 2019.083 sq. mtrs. for establishment of 110/11KV SS with 110 KV outdoor yard and Indoor 11 KV VCB Panels. Based on the approval accorded by the CE/D/S/Chennai Vide MEMO.No.CE/D/CSR/EEC/AEE/AE/ F.LA-SBIOA/D989/2016,DT 30.06.2016, the above land was taken over from M/s.SBIOA.

5.3 The Respondent has stated that based on the land suitability given by SE/GCC/Chennai, necessary proposal for establishment of 110/11 KV SBIOA colony SS submitted to the Head Quarters. In the (Per) F.B. TANTRANSCO Proceeding No. 118, dt.26.09.2017, administrative approval was accorded for establishment of 110/11 KV SBIOA colony SS (Outdoor SS) with 110/11 KV 2x16 MVA Power Transformer at Mambakkam.

5.4 In this connection, Superintending Engineer/GCC-I/Chennai has informed that the allotted land (2019.083 Sq. Mtrs) is not feasible to construct 110/11 KV Outdoor SS and it is suitable for 110/11 KV Indoor SS. Hence it has been requested to obtain revised sanction for 110/11 KV Outdoor SS with Indoor type

Panels. The revised administrative sanction for establishment of 110/11 KV Indoor SS was sought for from the Head Quarters. For which, Chief Engineer/Planning & RC, Chennai in the Lr. No. SE/ PLG/ EE/ MPI/ AEE3 /F. SBIOA 110KV SS/D.No.141/21, dt.30.04.21, has requested the following details.

1. Feasibility of establishment 110/11 KV Outdoor SS in the allotted land may be studied in detail and report in this regard may be furnished.

2. If the above is not feasible, the developer may be requested to provide additional land as per TANTRANSCO requirement for establishment of 110/11 KV Outdoor SS. An undertaking in this regard may be obtained from the developer.

3. If additional land could not be allotted, they may be requested to bear the additional expenditure to be incurred towards establishment of Indoor SS. An undertaking in this regard may be obtained from the developer.

5.5 In this connection, Superintending Engineer/GCC-I/Chennai has reported that the above allotted land is not feasible for establishment of 110/11 KV Outdoor SS and requested to obtain additional land or an undertaking to bear the cost of additional expenditure to be incurred towards establishment of Indoor SS. Hence additional land or an undertaking to bear the cost of additional expenditure to be incurred towards establishment of Indoor SS has been sought for from SBIOA on 19.07.2021.

5.6 As per the statutory provisions it is mandatory on the part of the developer/Builder to provide space of 1050 Sq. mtrs. for erecting compact substation within the periphery of 60/30 Kms from the City / Municipal Limits. Though the mandatory provision is to provide a space of 1050 sq. mtrs. for establishment of 110 KV Substation, as per the request of TANGEDCO taking into consideration the future load growth around Thiruporur area, 2019.83 sq. mtrs. of land were earmarked and handed over to TANGEDCO. Hence the appellant requested to withdraw the notice given for additional land in their letter dated 30.09.2021.

5.7 The Respondent has stated that based on the representation given by SBIOA Letter dated 30.09.2021 necessary proposal to withdraw the additional land

requirement is under consideration. In the meanwhile, TANTRANSCO cost data for the year 2021-22 has been received and now, the revised substation proposal has to be evolved as per latest cost data for the year 2021-22.

5.8 Under the circumstances stated above, it is hereby submitted that the consumer request is under consideration.

6.0 Findings of the Electricity Ombudsman:

6.1 I have heard the arguments of both the appellant and the Respondent. Based on the arguments and the documents submitted by them the following conclusion is arrived.

6.2 The Appellant has stated that they have developed a residential project consisting 1875 flats with all amenities having an electricity demand of more than 10 MVA and as per the TNE Distribution Code Regulation 29(12)(ii) it is mandatory on the part of the developer/builder to provide a space of 1050 sq. mts. free of cost for erecting compact substation within the periphery of 60/30 kms from the City/Municipal limits. The Respondent has requested a land space of 2019.83 sq. mts. as against the requirement of 1050 sq. mts. considering the future load growth and accordingly, the Appellant earmarked 2019.83 sq. mts. to the TANGEDCO which was inspected and approved by the officials of the Licensee. Based on the above, the land was gifted to TANGEDCO free of cost through a registered gift deed 12322 of 2016 for establishing 110KV substation. Pending erection of substation, 10 Nos. of 1MVA transformers were erected in the other space provided and service connections were effected to all the 1875 dwellings including a HT SC for common utilities. After 5 years, now the Respondent has raised a demand for additional land space over and above 2019.83 sq. mts. already gifted or else to bear the additional expenditure to be incurred towards establishing the 110KV compact substation which is against the Regulation and prayed to quash the demand notice raised by the Respondent.

6.3 The Respondent has stated that based on the approval of the Licensee the land to an extent of 2019.083 sq. mts. for the establishment of 110KV SS was

taken over from the Appellant. Now the respondent has stated that the allotted land 2019.083 sq. mts. is not sufficient to construct 110 KV outdoor SS and issued demand notice to the Appellant to provide additional land space and in case if it is not feasible, to bear the additional expenditure to be incurred towards establishing a 110 KV compact substation.

6.4 In this connection, I would like to refer Regulation 29(12)(ii) of the TNE Distribution Code as quoted by the Appellant as well as the Respondent which is given below; (Existed upto Gazette notification dt. 29.1.2020 – Distribution Code Amendment Notification No.8-25 dt. 18.12.2019)

"(29) Service Lines:
xxxxx
xxxxx

29(12)(ii) Space as per the norms to be specified by the Commission shall be allotted for establishment of a substation /switching station in places of group housing / commercial complex where the total demand exceeds 5 MVA. These areas shall be specifically shown in the plan.

The requirement of land for establishment of sub-stations shall not exceed the limit given below:

Voltage level of the sub-station	*Land Requirement in Sq.mts.*	
	Normal sub-station	*Compact sub-station*
33 KV sub-station	*1520 (indoor)*	
	3160 (outdoor)	*225*
110 KV sub-station	*4000 (outdoor)*	*1050*
230 KV sub-station	*16000 (outdoor)*	*1750*

Note:
(a) in places situated within 60 Kilo Meters from the periphery of the Metropolitan/Corporation limit, the licensee may establish the compact sub-station;
(b) in places situated within 30 Kilo Meters from the periphery of the Municipality limit, the licensee may establish the compact sub-station;
(c) in places situated within 10 Kilo Meters from the periphery of the Town Panchayat limit, the licensee may establish the compact sub-station;
(d) in other places, the licensee may establish the sub-station of his choice
(e) the land area should have the proper approach road atleast on any one side of the land for easy transporting of power transformer

(f) the dimension of the land area shall be as per the suggestions of the Licensee to the consumer."

On a plain reading of the above, it is seen that the Appellant is bound to provide land space of 4000 sq. mts. in the case of 110 KV outdoor SS or 1050 sq. mts. in the case of 110 KV compact SS. Further, in places situated within 60 kms from the periphery of the Metropolitan/Corporation limit the licensee may establish the compact substation. It is clear from the above that the option of establishing a 110KV substation either outdoor type or compact type lies with the Respondent. In the case on hand, from the records made available, it is seen that the Respondent has proposed and approved 110KV outdoor SS with 2019.083 sq. mts. land space and got registered as gift deed in their favour free of cost as required by the regulation. Having exercised the option, though the Respondent has proposed 110 KV outdoor SS they themselves proposed and approved 2019.083 sq. mts. for the SS as against 4000 sq. mts. required for the 110 KV outdoor SS as per the Regulation. The land space obtained is less for the 110KV outdoor SS but more for the 110 KV compact sub-station. Having accepted and approved 2019.083 sq. mts. of land and registered in their favour, now after 5 years demanding additional land is not acceptable.

6.5 Further, the TNE Supply Code Regulation 29(12)(ii) doesn't provide the Appellant to bear the additional expenditure towards establishing a 110 KV compact substation. Hence I am of the opinion that the Respondent is not eligible to claim the additional expenditure from the Appellant towards establishing the compact substation. The Respondent is eligible to collect the additional expenditure from the Appellant as provided in the amended order of TNERC/DC/8-25 dt. 18.12.2019 with effect from 29.1.2020 (Gazette Notified date) prospectively. But in respect of Appellant's case, all the grant/approval have been issued way back in 2016 and the Chief Engineer/Distribution/South approved the petitioner's case consciously for accepting of 2019.083 sq. mtrs. for establishment of 110 KV outdoor sub-station. In the Appellant's case, the outdoor SS is not sought to be approved by the Appellant. Moreover, the appellant has not undertaken to bear any difference in cost between conventional SS and compact SS. In accordance with CE's approval after getting registered 2019.083 Sq. mtrs. land, 1875 LT

service connections and 1 No. HT connection were effected subsequently. Under these circumstances, applying the amended Regulation 29(12)(ii)(d) as per Notification TNERC/DC/8-25, dt. 18.12.2019 which is effective only from 29.1.2020 to the appellant's case retrospectively is not correct.

7.0 Conclusion:

7.1 As per para 6.0 above,

(i) The Appellant is not liable to provide any additional land space over and above the already gifted land towards establishing the 110KV outdoor substation.

(ii) The Respondent is not eligible to claim any difference in cost between establishment of the 110KV conventional substation and compact substation.

7.2 With the above findings, the AP No. 79 of 2021 is finally disposed of by the Electricity Ombudsman. No costs.

(S. Devarajan)
Electricity Ombudsman

"நுகர்வோர் இல்லையேல், நிறுவனம் இல்லை"
"No Consumer, No Utility"

To

1. M/s. State Bank of India Officers Association,
C/o. Oswin & Jacob,
Technolegal Consultants,
No. 4/23E, 4th Main Road,
Kamaraj Nagar, Thiruvanmiyur,
Chennai – 600 041.

2. The Executive Engineer/O&M/Maraimalainagar,
Chengalpet Electricity Distribution Circle,
TANGEDCO,
110 KV SS Complex, GST Road,
Near Ford Company,
Maraimalai Nagar - 603209.

3. The Superintending Engineer,
Chengalpet Electricity Distribution Circle,
TANGEDCO,
No.130 GST Road, Chengalpattu - 603 001.

4. The Chairman & Managing Director, – By Email
TANGEDCO,
NPKRR Maaligai,
144, Anna Salai, Chennai -600 002.

5. The Secretary, – By Email
Tamil Nadu Electricity Regulatory Commission,
4th Floor, SIDCO Corporate Office Building,
Thiru-vi-ka Industrial Estate,
Guindy, Chennai – 600 032.

6. The Assistant Director (Computer) –**For Hosting in the TNERC Website**
Tamil Nadu Electricity Regulatory Commission,
4th Floor, SIDCO Corporate Office Building,
Thiru-vi-ka Industrial Estate, Guindy, Chennai – 600 032.

அனுப்புநர்
திரு. க. ராகுல் குமார், M.E.,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
D–பிளாக், நான்காம் தளம்,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
வேதநாராயணபுரம், வெண்பாக்கம்,
செங்கல்பட்டு – 603 111.
தொலைபேசி எண்.044 – 27422144
E–mail : ddcgldistrict@gmail.com

பெறுநர்
1. தலைவர்,
மாம்பாக்கம் ஊராட்சி,
செங்கல்பட்டு மாவட்டம்.

2. வட்டார வளர்ச்சி அலுவலர்,
திருப்போரூர் ஊராட்சி ஒன்றியம்,
செங்கல்பட்டு மாவட்டம்.

ந.க.எண்.1209/2023/செ.மா.3 நாள் : .01.2026

ஐயா,

பொருள் : **மாவட்ட நகர் ஊரமைப்பு அலுவலகம், செங்கல்பட்டு** மாவட்டம், **செங்கல்பட்டு** – செங்கல்பட்டு மாவட்டம், வண்டலூர் வட்டம், திருப்போரூர் ஊராட்சி ஒன்றியம், மாம்பாக்கம் கிராமம், ச.எண்கள். 17/2, 3, 4, 5A, 5B; 18/1, 2A, 2B, 3; 19/4, 5; 20/1, 2, 3; 21; 22; 23/1, 2, 3; 24/1, 2A, 2B, 2C, 3, 4; மற்றும் பலவற்றில் அமைந்துள்ள பலமாடி தொகுப்பு குடியிருப்புகள் Club House EWS உபயோக கட்டுமானத்திற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது. ஒப்புதல் வழங்கப்பட்டதற்கு மாறாக கட்டடப் பயன்பாடு மற்றும் விதி மீறல்களுடன் உத்தேசம் அமைந்துள்ளதாக பெறப்பட்டுள்ள புகார் தொடர்பாக – நடவடிக்கை மேற்கொள்ள கோருதல் – தொடர்பாக.

பார்வை :
1. மனுதாரர் திருமதி. சிவகாமசுந்தரி ராஜேந்திரன், என்பவரது மின்னஞ்சல் கடிதம் நாள் : 03.09.2025
2. அரசாணை எண்.195, வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சித் [UD4(1)] துறை நாள் : 05.11.2022
3. அரசாணை எண்.289, வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சித் துறை [UD4(1)] நாள் : 16.12.2010.
4. நகர் ஊரமைப்பு ஆணையர் (பொ), சென்னை அவர்களின் கடிதம் ந.க.எண்.21724/2016– பிஏ2 நாள் : 03.01.2017.
5. அரசாணை எண்.7, வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சித் துறை [UD4(1)] நாள் : 10.01.2023.
6. ஆணையர், ஊரக வளர்ச்சி மற்றும் ஊராட்சித்துறை, சென்னை – 15 அவர்களின் கடிதம் நாள் : 08.07.2025.
7. இவ்வலுவலக கடிதம் இதே எண் நாள் : .04.2025.

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செங்கல்பட்டு மாவட்டம், வண்டலூர் வட்டம், திருப்போரூர் ஊராட்சி ஒன்றியம், மாம்பாக்கம் கிராமம், ச.எண்கள். 17/2, 3, 4, 5A, 5B; 18/1, 2A, 2B, 3; 19/4, 5; 20/1, 2, 3; 21; 22; 23/1, 2, 3; 24/1, 2A, 2B, 2C, 3, 4; மற்றும் பலவற்றில் அமைந்துள்ள பலமாடி தொகுப்பு குடியிருப்புகள் Club House EWS உபயோக கட்டுமானத்திற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது. ஒப்புதல் வழங்கப்பட்டதற்கு மாறாக கட்டடப் பயன்பாடு மற்றும் விதி மீறல்களுடன் கட்டடம் அமைக்கப்பட்டு பயன்பாட்டில் உள்ளதாக புகார் பெறப்பட்டுள்ளது.

ஒப்புதல் வழங்கப்பட்டதற்கு மாறாக கட்டடப் பயன்பாடு மற்றும் விதி மீறல்களுடன் கட்டடம் அமைக்கப்பட்டு பயன்பாட்டில் உள்ளதாக புகார் பெறப்பட்டுள்ளது. மேற்படி ஒப்புதல் வரைபடத்தின்படி கட்டிடம் கட்டப்படுவதை உறுதி செய்து நடவடிக்கை மேற்கொள்ள பார்வை 4 முதல் 7-ல் கண்டுள்ள ஆணைகளின்படி உள்ளாட்சிக்கு அதிகார பகிர்வு வழங்கப்பட்டுள்ளது. மேற்படி ஒப்புதல் வரைபடத்தின்படி கட்டிடம் கட்டப்படுவதை உறுதி செய்யும் பணி உள்ளாட்சியை சார்ந்ததாகும்.

மேலும், 01.09.2025 காலை 11.00 மணியளவில் மனுதாரர்களால் கலந்து கொண்ட கூட்டத்தில் தீர்ப்பாணை நாள் : 22.04.2025 அன்று தெரிவிக்கப்பட்டதன்படி கூட்டம் நடத்தப்பட்டு ஒப்புதலின்றி கட்டப்பட்ட கட்டுமானங்கள் மீது நடவடிக்கை மேற்கொண்டு அதன் விவரத்தினை இவ்வலுவலகத்திற்கு தெரிவிக்குமாறு உள்ளாட்சிக்கு அறிவுறுத்தப்பட்டது. மேற்படி இடமானது 17.11.2025 அன்று நேராய்வு செய்யப்பட்டதில் Commercial Block ஒப்புதல் அளிக்கப்பட்ட பயன்பாட்டிற்கு மாறாக விதிமீறல்களுடன் உள்ளது உறுதி செய்யப்பட்டது.

எனவே, பார்வை 2 முதல் 6 வரை உள்ள அரசாணைகள் மற்றும் சுற்றறிக்கையின்படி, ஒப்புதலின்றி மேற்கொள்ளப்படும் கட்டுமானங்கள் மீது நடவடிக்கை மேற்கொண்டு அதன் விவரத்தினை இவ்வலுவலகத்திற்கு அனுப்பி வைக்குமாறு மீளவும் தெரிவித்துக் கொள்ளப்படுகிறது.

12/1/26

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
செங்கல்பட்டு மாவட்டம்.

12/01/26

திருமண தீர்மான நகல்

திருப்புவனம் ஊராட்சி ஒன்றியத்தைச் சேர்ந்த கோவனூர் ஊராட்சியில் 11.10.2025 தேதியன்று மேலகிடை முற்பகல் / பிற்பகல் 11.00 மணிக்கு தலைவர் / தனி அலுவலர் திருமதி. சிவமலர் சோமசுந்தரம் அவர்கள் தலைமையில் உறுப்பினர் மொத்த எண்ணிக்கை திருமண / அவசர / சிறப்பு கூட்டத்தின் நடவடிக்கைகள் :-

வ. எண்.	பொருள் - 10	தீர்மானம் - 10 .
	திருப்புவனம் ஊராட்சி ஆண்டிமடத்தை சேர்ந்த சோமசுந்தரம் ஊராட்சியில் அதில் உள்ள மாம்பாக்கம் ஊராட்சியில் எஸ். பி. ஐ. எ. எண்ணை 2020 ல் அங்கீகாரம் கொண்ட இரு - யறவுகள் உள்ளன. அந்த இரு - யறவுகளின் குடிநீர் தேவையை பட்டியல் எண் 448, சு. எண் 17/4 18/1, 18/2, 19, 20/1, 20/2, 21/10 21/3.5 - ல் 3.95 ஏக்கர் பரப்பில் அமைந்துள்ள 5 ஆழ்துளை கிணறு குடிநீர் திட்டம் மூலம் அவர்களுக்கு தேவையான குடிநீர் தேவை பூர்த்தி செய்து வருகிறார்கள். இதனால் விவசாயம் நிலம், இடையூறுகள் ஏதுமின்றி, அதனால் விவசாய நீர் ஆதாரம் சுத்தமாக நீர் இல்லாத சூழ்நிலை ஏற்படுவதால் பாதிக்கப்படுகிறார்கள். ஊராட்சி முழுவதும் குடிநீர் தேவை அதிகரித்து வருவதால் ஆழ்துளை கிணறு அமைத்து தர மாண்புமிகு முதலமைச்சர் அவர்களுக்கு கோரிக்கை மனு அளிப்பது....	

தீர்மான நகல்

.....ஊராட்சி ஒன்றியத்தைச் சேர்ந்த.....

ஊராட்சியில்.....தேதியன்று.....கிழமை முற்பகல் / பிற்பகல்.....மணிக்கு

தலைவர் / தனி அலுவலர் திரு.....தலைமையில்

.....இடத்தில் நடைபெற்ற சாதாரண / அவசர / சிறப்பு

கூட்டத்தின் நடவடிக்கைகள் :-

வ. எண்.	பொருள்	தீர்மானம்
	எங்குவிதமான நடவடிக்கை எனக்கு இல்லை சம்மந்தப்பட்ட நிறுவன பயனில் இயற்கை சிதைவினை அகற்றி நடவடிக்கை அனைத்து ரக மதுரக எனக்கு நிறுவன பயனாக தீர்மானிக்கப்பட்டது. இயற்கை அனைத்து ரகமதை தீர்மானிப்பது நிறுவன	தலைவர் நெ.6, சோனலூர் ஊராட்சி
	// உண்மை நகல் //	

தீர்மான நகல்

சிறப்பு பேரூர் ஊராட்சி ஒன்றியத்தைச் சேர்ந்த சோளனூர் ஊராட்சியில் 26.01.2026 தேதியன்று திங்கள் கிழமை முற்பகல் / பிற்பகல் 11.00 மணிக்கு தலைவர் / தனி அலுவலர் திரு.எஸ்.சுப்பனன் கோவிலில் பொது அலுவலகத்தில் தலைமையில் ஒரு பொதுக்கூட்டம் / அலுவலகத்தில் இடத்தில் நடைபெற்ற சாதாரண / அவசர / சிறப்பு கூட்டத்தின் நடவடிக்கைகள் :-

வ. எண்.	பொருள் –	தீர்மானம் –
	சோளனூர் பேரூராட்சி திருப்பூர் மாவட்டம் திருப்பூர் மாநகராட்சி ஆகியவற்றை சோளனூர் ஊராட்சியில் சுகாதாரமான திடக்கழிவுகளை அகற்றுவதற்காக கிடங்கு கண்ட தீர்மானங்கள் எடுக்கப்பட்டது, தீர்மானம் எண் : 7 சோளனூர் ஊராட்சி அதில் உள்ள மாம்பாக்கம் ஊராட்சியில் சுமார் 2000 குடியிருப்புகளைக் கொண்ட 5310 அளவுள்ள குடியிருப்புகள் உள்ளது, மேற்படி சோளனூர் ஊராட்சியில் குடியிருப்புக்கு சொந்தமான DTCP திட்டுதல் ஒதுக்கப்படாத வெளியே நிலத்தில் சுற்றுவட்டாரத்தில் (Solid waste yard) or கழிவு மேலாண்மை மையமும் அமைக்க அனுமதி வழங்கப் படாது என்று தீர்மானிக்கப்படுகிறது.	திர்மானம் மேலும் ஏக மனதாக திட்டுதல் அளிக்க தகுமனதாக தீர்மானிக்கப்பட்டது.
-	STP நிலம் சுத்திகரிக்கப் படாத கழிவு சுத்திகரிக்கப்படாத கழிவு நீரை அப்படியே	

தீர்மான நகல்

.....ஊராட்சி ஒன்றியத்தைச் சேர்ந்த.....

ஊராட்சியில்.....தேதியன்று.....கிழமை முற்பகல் / பிற்பகல்.....மணிக்கு

தலைவர் / தனி அலுவலர் திரு.....தலைமையில்

.....இடத்தில் நடைபெற்ற சாதாரண / அவசர / சிறப்பு

கூட்டத்தின் நடவடிக்கைகள் :-

வ. எண்.	பொருள்	தீர்மானம்
	கதிவுநீரை இறைத்தலை விவசாய நிலத்தில் வெளியேய மீதம் ஏற்படும் தீங்கிழைப்படவில்லை. மேற்கண்ட தீர்மானத்தை நகல் எந்தவகையில் கதிவுநீர் வெளியேற்றும் அல்லது கதிவு மேலா- ண்மை கட்டுப்பாடு மற்றும் வெளியேற்றும் மேற்கொள்ளப்- டால் அனுமதி TNCP / TNPCB மாவட்ட சிற்றாகம் அலுவலகத்தில் கொடுத்திற்று பஞ்சாயத்து மேலப் அதிகாரப்பூர்வமாக எடுக்கும் செல்லப்படும் என்று தீர்மானிக்கப்படுகிறது. இந்த தீர்மானம் கிராம மக்களின் உடல்நலம், சுகாதாரம் பாதுகாப்பு நிலம் மற்றும் நிலத்தடி நீர் பாதுகாப்பு சுற்றுச் சூழல் நன்மை கருதி ஏற்படுத்தப்படுகிறது.	

தீர்மான நகல்

.....ஊராட்சி ஒன்றியத்தைச் சேர்ந்த.....

ஊராட்சியில்.....தேதியன்று.....கிழமை முற்பகல் / பிற்பகல்.....மணிக்கு

தலைவர் / தனி அலுவலர் திரு.....தலைமையில்

.....இடத்தில் நடைபெற்ற சாதாரண / அவசர / சிறப்பு

கூட்டத்தின் நடவடிக்கைகள் :-

வ. எண்.	பொருள்	தீர்மானம்
	விவசாய நிலம், திருக்குளம் தூங்கல் குட்டை மற்றும் விவசாய ஏரிப்பாசன காஸ்வாய் மற்றும் விளைநில பாதுகாப்பாக அமைத்து தரவேண்டி கோரி மனு செய்யப்பட்டுள்ளது. இதனை பரிசீலனை செய்து தீர்வு காண வேண்டி SBTOA owners Welfare Association மூலமாக STP பகுதி சார்ந்தவர்கள் கொடுத்த மனுவின் மீது விவசாய நிலத்தில் பெய்யும் மழை நீர் வெளியே செல்ல வழி இல்லாமல் தேங்கி நிற்பதால் பயிர்கள் பாதிக்கப்படுவதாகவும், பாதுகாப்பு வேண்டி சுற்றுச்சுவர் அமைத்து தரவேண்டி மனு கொடுத்துள்ளனர். இதனால் மழைநீர் வெளியேற வழி இல்லாமல் தேங்கி நிற்பதால் பயிர்கள் பாதிக்கப்படுவதாகவும், பாதுகாப்பு வேண்டி சுற்றுச்சுவர் அமைத்து தரவேண்டி மனு கொடுத்துள்ளனர். இதனை பரிசீலனை செய்து தீர்வு காண வேண்டி SBTOA owners Welfare Association மூலமாக STP பகுதி சார்ந்தவர்கள் கொடுத்த மனுவின் மீது விவசாய நிலத்தில் பெய்யும் மழை நீர் வெளியே செல்ல வழி இல்லாமல் தேங்கி நிற்பதால் பயிர்கள் பாதிக்கப்படுவதாகவும், பாதுகாப்பு வேண்டி சுற்றுச்சுவர் அமைத்து தரவேண்டி மனு கொடுத்துள்ளனர். இதனை பரிசீலனை செய்து தீர்வு காண வேண்டி SBTOA owners Welfare Association மூலமாக STP பகுதி சார்ந்தவர்கள் கொடுத்த மனுவின் மீது விவசாய நிலத்தில் பெய்யும் மழை நீர் வெளியே செல்ல வழி இல்லாமல் தேங்கி நிற்பதால் பயிர்கள் பாதிக்கப்படுவதாகவும், பாதுகாப்பு வேண்டி சுற்றுச்சுவர் அமைத்து தரவேண்டி மனு கொடுத்துள்ளனர். இதனால் மழைநீர் வெளியேற

தீர்மான நகல்

.....ஊராட்சி ஒன்றியத்தைச் சேர்ந்த.....

ஊராட்சியில்.....தேதியன்று.....கிழமை முற்பகல் / பிற்பகல்.....மணிக்கு

தலைவர் / தனி அலுவலர் திரு.....தலைமையில்

.....இடத்தில் நடைபெற்ற சாதாரண / அவசர / சிறப்பு

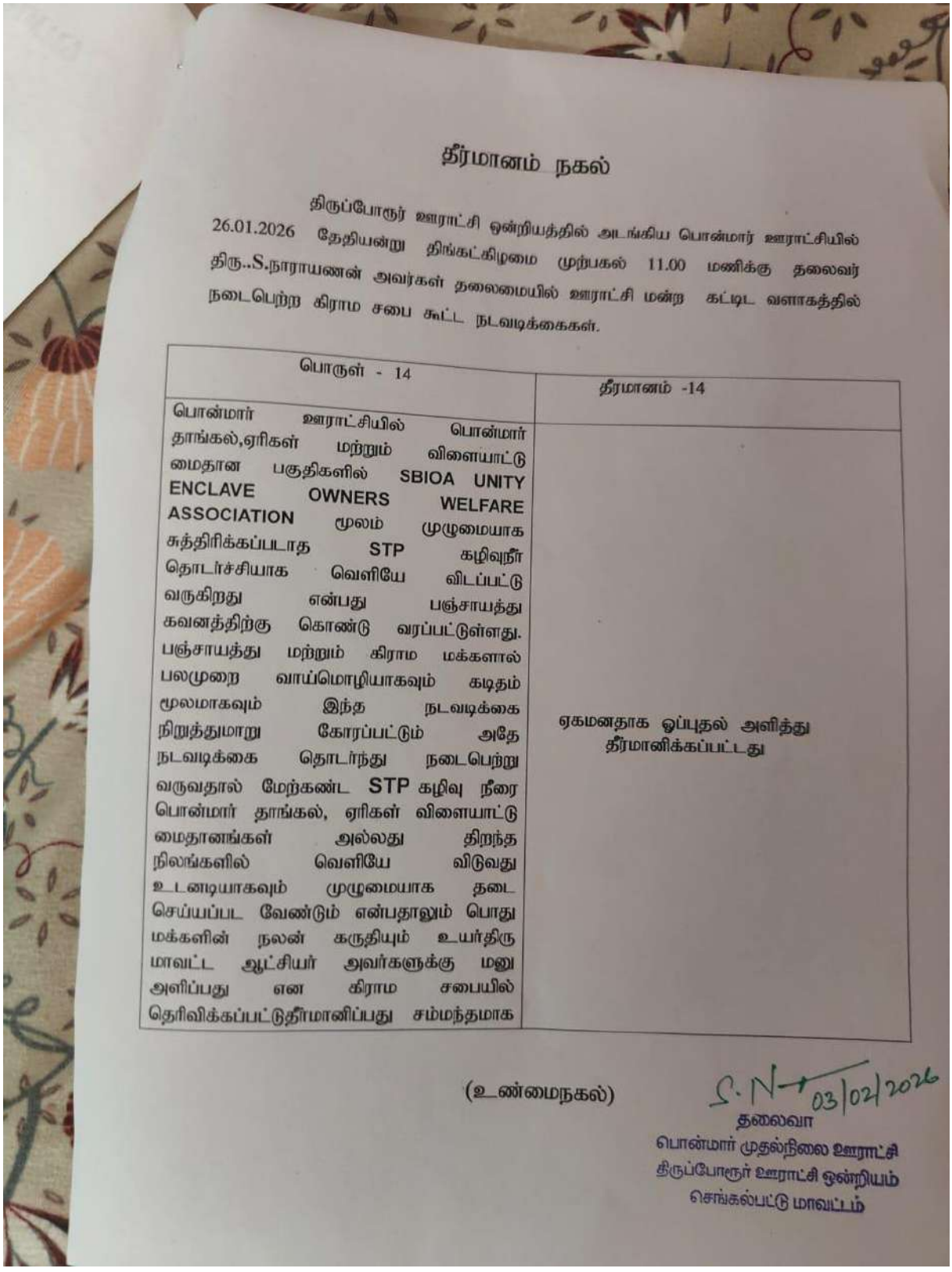
கூட்டத்தின் நடவடிக்கைகள் :-

வ. எண்.	பொருள்	தீர்மானம்
	நிலையில் organic waste Converter (OWC) Shield அமைக்க முயற்சி மேற்கொள்வதும், SBIOA என்ற Welfare Association அதனை ஒருங்கிணைத்து பராமரித்து வருவதாகவும் பஞ்சாயத்து கலைக்கப்பட்டு தற்போது நிர்வாக அலுவலர் திட்ட Promoter SBIOACC அவர்கள் 16.09.2025 அன்று மாவட்ட அலுவலருக்கு OWC Shed அமைக்க அனுமதி கோரி கடிதம் அனுப்பியதன் அடிப்படையில், ரூபாய் ஒரு லட்சம் மதிப்பில் இடம் தேர்வு செய்யப்பட்டு, தேர்ந்தெடுக்கப்பட்ட இடத்தை ஆணையாளர் மற்றும் பணிக்குழுவினர் பார்வையிட்டு, OWC Shed அமைப்பதற்கு பஞ்சாயத்து அனுமதி வழங்கப்பட்டது. மேலும் OWC Shed அமைக்கும் பணியை மேற்கொள்ளும் நிறுவனம் (Solid waste yard) மற்றும் தொழிலாளர்களுக்கு	இம்மன்றம் மேலும் ஏக மனதாக தீர்மானிக்கப்பட்டது.

Vedhanaik

தலைவர்

நெ.6, சோனலூர் ஊராட்சி



தீர்மானம் நகல்

திருப்போரூர் ஊராட்சி ஒன்றியத்தில் அடங்கிய பொன்மார் ஊராட்சியில் 26.01.2026 தேதியன்று திங்கட்கிழமை முற்பகல் 11.00 மணிக்கு தலைவர் திரு..S.நாராயணன் அவர்கள் தலைமையில் ஊராட்சி மன்ற கட்டிட வளாகத்தில் நடைபெற்ற கிராம சபை கூட்ட நடவடிக்கைகள்.

பொருள் - 14	தீர்மானம் -14
பொன்மார் ஊராட்சியில் பொன்மார் தாங்கல்,ஏரிகள் மற்றும் விளையாட்டு மைதான பகுதிகளில் SBIOA UNITY ENCLAVE OWNERS WELFARE ASSOCIATION மூலம் முழுமையாக சுத்திரிக்கப்படாத STP கழிவுநீர் தொடர்ச்சியாக வெளியே விடப்பட்டு வருகிறது என்பது பஞ்சாயத்து கவனத்திற்கு கொண்டு வரப்பட்டுள்ளது. பஞ்சாயத்து மற்றும் கிராம மக்களால் பலமுறை வாய்மொழியாகவும் கடிதம் மூலமாகவும் இந்த நடவடிக்கை நிறுத்துமாறு கோரப்பட்டும் அதே நடவடிக்கை தொடர்ந்து நடைபெற்று வருவதால் மேற்கண்ட STP கழிவு நீரை பொன்மார் தாங்கல், ஏரிகள் விளையாட்டு மைதானங்கள் அல்லது திறந்த நிலங்களில் வெளியே விடுவது உடனடியாகவும் முழுமையாக தடை செய்யப்பட வேண்டும் என்பதாலும் பொது மக்களின் நலன் கருதியும் உயர்திரு மாவட்ட ஆட்சியர் அவர்களுக்கு மனு அளிப்பது என கிராம சபையில் தெரிவிக்கப்பட்டுதீர்மானிப்பது சம்மந்தமாக	ஏகமனதாக ஒப்புதல் அளித்து தீர்மானிக்கப்பட்டது

(உண்மைநகல்)

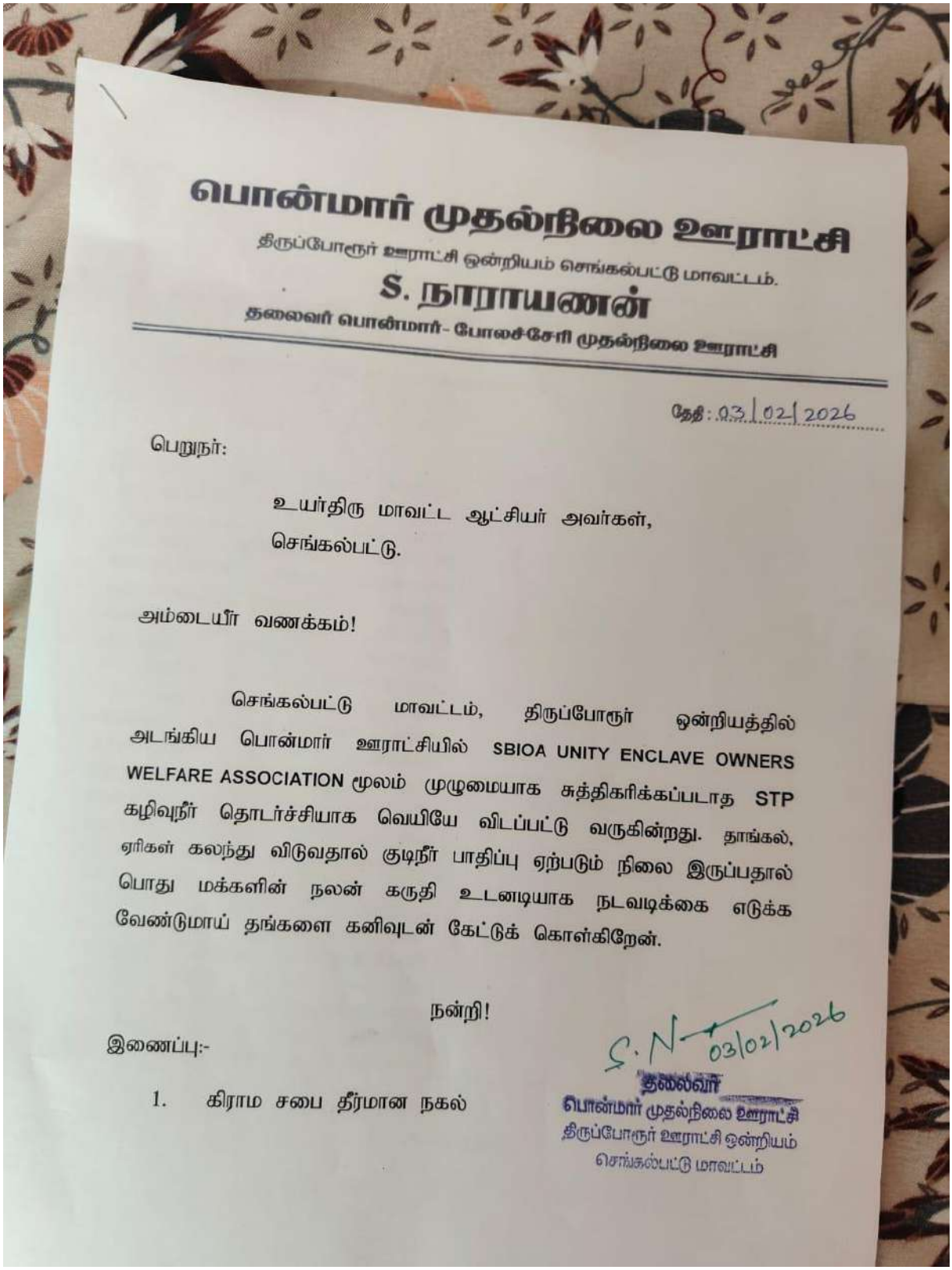
S. N 03/02/2026

தலைவர்

பொன்மார் முதல்நிலை ஊராட்சி

திருப்போரூர் ஊராட்சி ஒன்றியம்

செங்கல்பட்டு மாவட்டம்



பொன்மார் முதல்நிலை ஊராட்சி

திருப்போரூர் ஊராட்சி ஒன்றியம் செங்கல்பட்டு மாவட்டம்.

S. நாராயணன்

தலைவர் பொன்மார்- போலச்சேரி முதல்நிலை ஊராட்சி

தேதி: 03/02/2026

பெறுநர்:

உயர்திரு மாவட்ட ஆட்சியர் அவர்கள்,
செங்கல்பட்டு.

அம்டையீர் வணக்கம்!

செங்கல்பட்டு மாவட்டம், திருப்போரூர் ஒன்றியத்தில் அடங்கிய பொன்மார் ஊராட்சியில் SBIOA UNITY ENCLAVE OWNERS WELFARE ASSOCIATION மூலம் முழுமையாக சுத்திகரிக்கப்படாத STP கழிவுநீர் தொடர்ச்சியாக வெயியே விடப்பட்டு வருகின்றது. தாங்கல், ஏரிகள் கலந்து விடுவதால் குடிநீர் பாதிப்பு ஏற்படும் நிலை இருப்பதால் பொது மக்களின் நலன் கருதி உடனடியாக நடவடிக்கை எடுக்க வேண்டுமாய் தங்களை கனிவுடன் கேட்டுக் கொள்கிறேன்.

நன்றி!

இணைப்பு:-

1. கிராம சபை தீர்மான நகல்

S. N 03/02/2026

தலைவர்
பொன்மார் முதல்நிலை ஊராட்சி
திருப்போரூர் ஊராட்சி ஒன்றியம்
செங்கல்பட்டு மாவட்டம்

COPY OF RESOLUTION

On **26.01.2026**, in **Ponmar Village Panchayat** coming under **Thiruporur Panchayat Union**, a **Gram Sabha meeting** was conducted at the Panchayat Office premises under the chairmanship of **Mr. S. Narayanan**, President.

Subject – 14

In Ponmar Panchayat, in Ponmar Thangal, lakes, and playground areas, the **SBIOA Unity Enclave Owners Welfare Association** has been continuously releasing **untreated STP sewage water** outside. This matter has been brought to the attention of the Panchayat. Despite the Panchayat and the village residents having repeatedly requested, both orally and through written letters, that this activity be stopped, the same activity continues. Therefore, the above STP sewage water being discharged into **Ponmar Thangal, lakes, playground areas, or open lands** should be **immediately and completely stopped**. Considering the **welfare of the general public**, it has been stated in the **village assembly** that a petition will be submitted to the **Honourable District Collector** requesting appropriate action in this regard.

Unanimously approved and resolved.

(Signature)

S. Narayanan

Letter / Covering Communication

Ponmar Village Panchayat

Thiruporur Panchayat Union

Chengalpattu District

S. Narayanan

President, Ponmar Village Panchayat

Date : 03.02.2026

To:

The Hon'ble District Collector,

Chengalpattu District.

Respected Sir,

In Ponmar Village Panchayat, located in Thiruporur Union of Chengalpattu District, **untreated STP wastewater** from **SBIOA Unity Enclave Owners Welfare Association** is being continuously released outside, and as it **mixes with the Intermediate Reservoir (Thangal) and nearby lake**, it affects drinking water sources. We therefore kindly request immediate action in the interest of public health and welfare.

Thanking you,

Enclosure:

1. Copy of Gram Sabha Resolution

(Signature)

S. Narayanan

President

Ponmar Village Panchayat

Thiruporur Panchayat Union

Chengalpattu District

CHENNAI METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD

SAVE WATER

EXECUTIVE ENGINEER (STP-SOUTH) / PIO

Lr.No.CMWSSB / EE(STP/S) /Perungudi STP (O&M) / RTI / 2025-26 Dt 21.01.2026

To

S.Jayakumaar,
Flat No. 144, Block-N,
SBIOA Unity Enclave,
Mambakkam,
Chennai-600127.

Sir,

Sub: CMWSSB – EE(STP/S) – Perungudi STP – Information regarding the number of trips/loads of sewage water disposed to Perungudi STP under the RTI Act, 2005 – Reg

Ref: 1.RTI Application of Th.S.Jayakumar dated 18.12.2025 received at this Office on 24.12.2025

****

With reference to the RTI application cited above the reply pertain to CMWSSB, are furnished below:

S.No.	Information Sought	Reply furnished
1.	Please furnish me the details of number of trips or loads of sewage water (STP Excess Water) discharged daily through tanker lorries from SBIOA Unity Enclave, Mambakkam to Sewer Lorry Decanting Facility at Perungudi STP of CMWSSB from 19.8.2024 to 15.12.2025	The details of exact premises address from which the Sewage/Septage collected by the Private Sewer Lorry operator is being discharged at the Decanting Facility of Perungudi STP is not being recorded by this office.
2	Please furnish me the details of trips or loads of sewage water (STP excess water) discharged daily (please furnish date-wise details) by	The following private sewer lorries (TN 47 D 6129 ,TN 30 BF 4307, TN 22 BT 8679, TN 02 AE 5411, TN 91 W 1651 , TN 25 AH 4916) have not decanted any trips in

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	the following tanker lorries from SBIOA Unity Enclave, Mambakkam to Perungudi STP of CMWSSB during-the day-time from 19.8.2024 to 15.12.2025 : TN 47 D 6129 TN 30 BF 4307 TN 22 BT 8679 TN 02 AE 5411 TN 91 W 1651 TN 25 AH 4916	Decanting Facility of Perungudi STP for the period from 19.08.2024 to 15.12.2025 during day time (06:00AM to 05:59PM).
3	Please furnish me the details of trips or loads of sewage water (STP excess water) discharged daily (please furnish date-wise details) by the following tanker lorries from SBIOA Unity Enclave, Mambakkam to Perungudi STP of CMWSSB during-the night-time from 19.8.2024 to 15.12.2025 : TN 47 D 6129 TN 30 BF 4307 TN 22 BT 8679 TN 02 AE 5411 TN 91 W 1651 TN 25 AH 4916	The following private sewer lorries (TN 47 D 6129 ,TN 30 BF 4307, TN 22 BT 8679, TN 02 AE 5411, TN 91 W 1651 , TN 25 AH 4916) have not decanted any trips in Decanting Facility of Perungudi STP for the period from 19.08.2024 to 15.12.2025 during night time (06:00PM to 05:59AM).
4	Please furnish me the list of authorized tanker lorries registered with Perungudi STP of CMWSSB for the financial year 2024-25 and 2025-26 to discharge sewage water to Sewer Lorry Decanting Facility at Perungudi STP of CMWSSB.	Private Sewer Lorry Operator with valid License for *Collection, transportation and disposal of fecal sludge and septage* issued under *Tamil Nadu Urban Local Bodies and Chennai Metropolitan Area Septage Management (Regulation) Rules 2022* by CMWSSB or any Urban Local Bodies (Corporations / Municipalities / Town Panchayats) is allowed to discharge at Decanting Facility of Perungudi STP as per G.O.(MS) No. 183, Dt: 31.12.2022 The list of Private Sewer Lorry Operators with License issued by CMWSSB and permitted to discharge in Decanting Facility of Perungudi STP is enclosed in Annexure I
5	Please furnish me the details of registration numbers of the approved/authorized tanker lorries registered with Perungudi STP of CMWSSB the license/authorization details provided to these tanker lorries for the financial year 2024-25 and 2025-26	

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6	Please furnish me the details of approval and authorization (that is approval/authorization letter/order number and date) given by CMWSSB to the following tanker lorries for disposal of sewage water to the Sewer Lorry Decanting Facility at Perungudi STP of CMWSSB for the financial year 2024-2025 and 2025-2026 TN 47 D 6129 TN 30 BF 4307 TN 22 BT 8679 TN 02 AE 5411 TN 91 W 1651 TN 25 AH 4916	CMWSSB has not issued License for the following Private Sewer Lorry Operators for *Collection, transportation and disposal of fecal sludge and septage* issued under *Tamil Nadu Urban Local Bodies and Chennai Metropolitan Area Septage Management (Regulation) Rules 2022* TN 47 D 6129 TN 30 BF 4307 TN 22 BT 8679 TN 02 AE 5411 TN 91 W 1651 TN 25 AH 4916
7	Please furnish me the phone number and correct postal address with PINcode of the office of the Executive Engineer/STP, Perungudi CMWSSB	Address: The Executive Engineer/STP(South), CMWSSB - Perungudi STP, No. 1/1, Corporation Road, Perungudi, Chennai – 600 096 Phone Number: 044-24960086

21/01/2026

Executive Engineer STP(S)/
Public Information Officer

Copy to: 1. GRFO/RTI
2. EE/Coordination

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ISSUED UNDER R.T.I. ACT

ANNEXURE I

- Information Sought in S.No. 4 & 5 of RTI Application of Th.S.Jayakumar Dated: 18.12.2025 received at this Office on 24.12.2025

S.No	Vehicle Number	Area	Licence number
1	TN07CA4793	XIV	CMWSSB/AREA 14/2024/111
2	TN20CZ9340	XIV	CMWSSB/AREA 14/2024/112
3	TN65R1908	XIV	CMWSSB/AREA 14/2024/113
4	TN22BC3832	XIV	CMWSSB/AREA 14/2024/115
5	TN14AH0419	XIV	CMWSSB/AREA 14/2024/116
6	TN189768	XIV	CMWSSB/AREA 14/2024/117
7	TN23AZ6738	XIV	CMWSSB/AREA 14/2024/118
8	TN18J4892	XIV	CMWSSB/AREA 14/2024/119
9	TN04L0964	XIV	CMWSSB/AREA 14/2024/120
10	TN22CU6709	XIV	CMWSSB/AREA 14/2024/121
11	TN20CZ1518	XIV	CMWSSB/AREA 14/2024/122
12	TN57U5398	XIV	CMWSSB/AREA 14/2024/125
13	TN14AJ2777	XIV	CMWSSB/AREA 14/2024/126
14	TN22AF2381	XIV	CMWSSB/AREA 14/2024/107
15	TN02AF4399	XIV	CMWSSB/AREA 14/2024/108
16	TN18BM4224	XIV	CMWSSB/AREA 14/2024/109
17	TN18K5949	XIV	CMWSSB/AREA 14/2024/110
18	TN04H4173	XIV	CMWSSB/AREA 14/2024/127
19	TN14AJ4321	XIV	CMWSSB/AREA 14/2024/128
20	TN23AK8536	XIV	CMWSSB/AREA 14/2024/129
21	TN14R3434	XIV	CMWSSB/AREA 14/2024/101
22	TN03J0599	XIV	CMWSSB/AREA 14/2024/103
23	TN20AL2716	XIV	CMWSSB/AREA 14/2024/105
24	TN051333	XIV	CMWSSB/AREA 14/2024/106
25	TN11BK4898	XIV	CMWSSB/AREA 14/2024/130
26	TN22EB1181	XIV	CMWSSB/AREA 14/2024/131
27	TN58S4154	XIV	CMWSSB/AREA 14/2024/132
28	TN66F7832	XIV	CMWSSB/AREA 14/2024/133
29	TN45AK5244	XIV	CMWSSB/AREA 14/2024/134
30	TN25AD6076	XIV	CMWSSB/AREA 14/2024/135
31	TN19E5616	XIV	CMWSSB/AREA 14/2024/141
32	TN07BP8582	XIV	CMWSSB/AREA 14/2024/142
33	TN18D2845	XIV	CMWSSB/AREA 14/2024/143
34	TN04BA5955	XIV	CMWSSB/AREA 14/2024/144
35	TN45BD9202	XV	CMWSSB/AREA15/2023/96
36	TN03F3102	XV	CMWSSB/AREA15/2023/97
37	TN09CX2860	XV	CMWSSB/AREA15/2023/99
38	TN39AT2133	XV	CMWSSB/AREA15/2023/100
39	TN30AH3967	XV	CMWSSB/AREA15/2023/101
40	TN01U1579	XV	CMWSSB/AREA15/2023/102
41	TN036399	XV	CMWSSB/AREA15/2023/103
42	TN01H8834	XV	CMWSSB/AREA15/2023/104
43	TN04AE4671	XV	CMWSSB/AREA15/2023/105

S.No	Vehicle Number	Area	Licence number
44	TN09CB9382	XV	CMWSSB/AREA15/2023/106
45	TN14AE0570	XV	CMWSSB/AREA15/2023/107
46	TN23AQ6216	XV	CMWSSB/AREA15/2023/108
47	TN23M5544	XV	CMWSSB/AREA15/2023/109
48	TN59M1194	XV	CMWSSB/AREA15/2023/110
49	TN14K0448	XV	CMWSSB/AREA15/2023/111
50	TN04AB7147	XV	CMWSSB/AREA15/2023/112
51	TN18L6258	XV	CMWSSB/AREA15/2023/113
52	TN05BD7690	XV	CMWSSB/AREA15/2023/114
53	TN65L8188	XV	CMWSSB/AREA15/2023/115
54	TN03AJ2338	XV	CMWSSB/AREA15/2023/116
55	TN20BK7729	XV	CMWSSB/AREA15/2023/117
56	TN22AR5778	XV	CMWSSB/AREA15/2023/118
57	TN57R7999	XV	CMWSSB/AREA15/2023/120
58	TN14AH2912	XV	CMWSSB/AREA15/2023/121
59	TN14AF9742	XV	CMWSSB/AREA15/2023/122
60	TN23BF3269	XV	CMWSSB/AREA15/2023/124
61	TN19L8376	XV	CMWSSB/AREA15/2023/125
62	TN20CV1307	XV	CMWSSB/AREA15/2023/126
63	TN22AU9837	XV	CMWSSB/AREA15/2023/127
64	TN14L9699	XV	CMWSSB/AREA15/2023/128
65	TN11X3314	XV	CMWSSB/AREA15/2023/129
66	TN07E3880	XV	CMWSSB/AREA15/2023/131
67	TN02AY2561	XV	CMWSSB/AREA 15/2024/132
68	TN52D1477	XV	CMWSSB/AREA 15/2024/134
69	TN28AC3726	XV	CMWSSB/AREA 15/2024/135
70	TN21AP8340	XV	CMWSSB/AREA 15/2024/136
71	TN14U3307	XV	CMWSSB/AREA 15/2024/137
72	TN11BK0034	XV	CMWSSB/AREA 15/2024/138
73	TN10F6269	XV	CMWSSB/AREA 15/2024/139
74	TN04AH0213	XV	CMWSSB/AREA 15/2024/140
75	TN19AV1982	XV	CMWSSB/AREA 15/2024/141
76	TN14M6432	XV	CMWSSB/AREA 15/2024/142
77	TN25BC6599	XV	CMWSSB/AREA 15/2024/143
78	TN14L6577	XV	CMWSSB/AREA 15/2024/144
79	TN09BB6285	XV	CMWSSB/AREA 15/2024/145
80	TN04L9812	XV	CMWSSB/AREA 15/2024/146
81	TN18P2405	XV	CMWSSB/AREA 15/2024/148
82	TN68Q1383	XV	CMWSSB/AREA 15/2024/149
83	TN59BA1298	XV	CMWSSB/AREA 15/2024/150
84	TN09BB6168	XV	CMWSSB/AREA 15/2024/151
85	TN20CX5971	XV	CMWSSB/AREA 15/2024/152
86	TN18AA0669	XV	CMWSSB/AREA 15/2024/153

21/01/2026

Executive Engineer STP(S)/
Public Information Officer, CMWSSB

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SUPERINTENDING ENGINEER (WWT&R) / FIRST APPELLATE AUTHORITY

Lr.No.CMWSSB / SE(WWT&R) / Perungudi STP (South) / RTI / 2025-26 Dt 09.04.2026

To

Th. Rakesh Kumar.D,
Flat No. M-105, Block-M,
Door No. 5, Floor No. 10,
SBIOA Unity Enclave,
Mambakkam, Chennai 600 127
Mobile No. 9840336039

Sir,

Sub: CMWSSB – EE(STP/S) – Perungudi STP – Information regarding the number of trips/loads of sewage water disposed to Perungudi STP under the RTI Act, 2005 –First Appeal – Information furnished Reg

Ref: First Appeal of Th.Rakesh kumar, dt:08.03.2026, received in this office on 16.03.2026

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With reference to the RTI first appeal application cited above the reply pertain to CMWSSB, are furnished below:

S.No.	Information Sought	Reply furnished
1.	Kindly provide the number of trips / loads of treated sewage water disposed from SBIOA Unity Enclave, Mambakkam, to the Perungudi STP of CMWSSB, through tanker lorries, during the period from 20.08.2025 to 28.01.2026, along with the lorry / tanker registration numbers, if any.	The details of exact premises address from which the Sewage/Septage collected by the Private Sewer Lorry operator is being discharged at the Decanting Facility of Perungudi STP is not being recorded by this office.

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2	Kindly provide date-wise details of the trips / loads of treated sewage water disposed from SBIOA Unity Enclave, Mambakkam, to the Perungudi STP of CMWSSB, during the period from 20.08.2025 to 28.01.2026, including date, number of loads, and tanker registration numbers, as available on record.	There is no Sewer lorry trips received at Perungudi and Sholinganallur STP from SBIOA Unity Enclave , Mambakkam.
3	Kindly provide the list of tanker lorries authorised / registered with the Perungudi STP of CMWSSB for disposal of sewage water for the financial years 2024–25 and 2025–26, along with their registration numbers, as maintained in official records.	Private Sewer Lorry Operator with valid License for *Collection, transportation and disposal of fecal sludge and septage* issued under *Tamil Nadu Urban Local Bodies and Chennai Metropolitan Area Septage Management (Regulation) Rules 2022* by CMWSSB or any Urban Local Bodies (Corporations / Municipalities / Town Panchayats) is allowed to discharge at Decanting Facility of Perungudi STP as per G.O. (MS) No. 183 dt: 31.12.2023 The list of Private Sewer Lorry Operators with License issued by CMWSSB and permitted to discharge in Decanting Facility of Perungudi STP is enclosed in Annexure I
4	If no trips / loads of sewage water were disposed from SBIOA Unity Enclave to Perungudi STP during the above period, kindly confirm the same in writing.	The details of exact premises address from which the Sewage/Septage collected by the Private Sewer Lorry operator is being discharged at the Decanting Facility of Perungudi STP is not being recorded by this office.

9/4/26

Superintending Engineer (WWT&R)/
First Appellate Authority,CMWSSB

Copy to: 1. GRFO/RTI

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Annexure - I

List of Registered Sewer lorry for decanting at Perungudi STP

S.No	Area List	Vehicle Number	Licence number	S.No	Area List	Vehicle Number	Licence number
1	Area 14	TN10D4939	CMWSSB/AREA 10/2023/16	131	Area 15	TN03D0078	CMWSSB/AREA15/2023/08
2	Area 14	TN07BW3381	CMWSSB/AREA I2/2023/ 03	132	Area 15	TN22BV5916	CMWSSB/AREA15/2023/09
3	Area 14	TN04L0132	CMWSSB/AREA 13/ 2023/01	133	Area 15	TN09AM3108	CMWSSB/AREA15/2023/10
4	Area 15	TN05W6044	CMWSSB/AREA 13/ 2023/03	134	Area 15	TN14V6863	CMWSSB/AREA15/2023/11
5	Area 14	TN22D4366	CMWSSB/AREA 14/2023/01	135	Area 15	TN40W6418	CMWSSB/AREA15/2023/13
6	Area 14	TN13Q8616	CMWSSB/AREA 14/2023/02	136	Area 15	TN182255	CMWSSB/AREA15/2023/14
7	Area 14	TN34C6872	CMWSSB/AREA 14/2023/03	137	Area 15	TN20BY5591	CMWSSB/AREA15/2023/15
8	Area 14	TN23P1188	CMWSSB/AREA 14/2023/04	138	Area 15	TN22AJ0646	CMWSSB/AREA15/2023/17
9	Area 14	TN09F2737	CMWSSB/AREA 14/2023/05	139	Area 15	TN12F9311	CMWSSB/AREA15/2023/19
10	Area 15	TN31AB6837	CMWSSB/AREA 14/2023/06	140	Area 15	TN23CZ8349	CMWSSB/AREA15/2023/20
11	Area 14	TN22CB9767	CMWSSB/AREA 14/2023/08	141	Area 15	TN14W9995	CMWSSB/AREA15/2023/21
12	Area 14	TN12A5216	CMWSSB/AREA 14/2023/09	142	Area 15	TN14D4966	CMWSSB/AREA15/2023/23
13	Area 14	TN04AQ7030	CMWSSB/AREA 14/2023/10	143	Area 15	TN03F4819	CMWSSB/AREA15/2023/31
14	Area 14	TN20AY5166	CMWSSB/AREA 14/2023/11	144	Area 15	TN11AU9333	CMWSSB/AREA15/2023/32
15	Area 14	TN22CU3969	CMWSSB/AREA 14/2023/13	145	Area 15	TN58T0193	CMWSSB/AREA15/2023/35
16	Area 14	TN11W0966	CMWSSB/AREA 14/2023/35	146	Area 15	TN14V9113	CMWSSB/AREA15/2023/33
17	Area 14	TN04U5798	CMWSSB/AREA 14/2023/37	147	Area 15	TN02AF8791	CMWSSB/AREA15/2023/34
18	Area 14	TN18F2403	CMWSSB/AREA 14/2023/38	148	Area 15	TN25Q5577	CMWSSB/AREA15/20/23/36
19	Area 14	TN07AP5960	CMWSSB/AREA 14/2023/39	149	Area 15	TN11AR5182	CMWSSB/AREA15/2023/37
20	Area 14	TN18AB3345	CMWSSB/AREA 14/2023/40	150	Area 15	TN13Q7996	CMWSSB/AREA15/2023/38
21	Area 14	TN19C1377	CMWSSB/AREA 14/2023/41	151	Area 15	TN14U3556	CMWSSB/AREA15/2023/40
22	Area 14	TN14J0222	CMWSSB/AREA 14/2023/60	152	Area 15	TN22CB8199	CMWSSB/AREA15/2023/41
23	Area 14	TN05X2999	CMWSSB/AREA 14/2023/64	153	Area 15	TN04V2076	CMWSSB/AREA15/2023/42
24	Area 14	TN04U1564	CMWSSB/AREA 14/2023/66	154	Area 15	TN07L6458	CMWSSB/AREA15/2023/72
25	Area 14	TN05E0855	CMWSSB/AREA 14/2023/62	155	Area 15	TN02BQ6060	CMWSSB/AREA15/2023/73
26	Area 14	TN02AY2559	CMWSSB/AREA 14/2023/63	156	Area 15	TN14AA2729	CMWSSB/AREA15/2023/74
27	Area 14	TN09AY5731	CMWSSB/AREA 14/2023/50	157	Area 15	TN22AC3580	CMWSSB/AREA15/2023/77
28	Area 14	TN23Z3779	CMWSSB/AREA 14/2023/48	158	Area 15	TN01V8376	CMWSSB/AREA15/2023/ 60
29	Area 14	TN20AL2754	CMWSSB/AREA 14/2023/51	159	Area 15	TN32V7899	CMWSSB/AREA15/2023/ 61
30	Area 14	TN14W1548	CMWSSB/AREA 14/2023/53	160	Area 15	TN14R3341	CMWSSB/AREA15/2023/ 62
31	Area 14	TN23Y5995	CMWSSB/AREA 14/2023/42	161	Area 15	TN23AZ3924	CMWSSB/AREA15/2023/ 63
32	Area 14	TN14M5556	CMWSSB/AREA 14/2023/43	162	Area 15	TN14W6730	CMWSSB/AREA15/2023/ 64
33	Area 14	TN14J5556	CMWSSB/AREA 14/2023/44	163	Area 15	TN20AM6131	CMWSSB/AREA15/2023/RENEW 65
34	Area 14	TN20BX1760	CMWSSB/AREA 14/2023/46	164	Area 15	TN05S5463	CMWSSB/AREA15/2023/ 49
35	Area 14	TN07CT1915	CMWSSB/AREA 14/2023/47	165	Area 15	TN22CY0964	CMWSSB/AREA15/2023/ 50
36	Area 14	TN20CZ9576	CMWSSB/AREA 14/2023/21	166	Area 15	TN42AC6738	CMWSSB/AREA15/2023/ 51
37	Area 14	TN19B4866	CMWSSB/AREA 14/2023/23	167	Area 15	TN02AC5238	CMWSSB/AREA15/2023/ 53
38	Area 14	TN20CY9295	CMWSSB/AREA 14/2023/24	168	Area 15	TN04K4701	CMWSSB/AREA15/2023/ 54
39	Area 14	TN14U0888	CMWSSB/AREA 14/2023/26	169	Area 15	TN73F2454	CMWSSB/AREA15/2023/ 26
40	Area 14	TN09AH8118	CMWSSB/AREA 14/2023/27	170	Area 15	TN02AW4255	CMWSSB/AREA15/2023/ 27
41	Area 14	TN22CY0569	CMWSSB/AREA 14/2023/14	171	Area 15	TN12S7104	CMWSSB/AREA15/2023/ 28
42	Area 14	TN14A0777	CMWSSB/AREA 14/2023/15	172	Area 15	TN21P3094	CMWSSB/AREA15/2023/ 29
43	Area 14	TN54S7771	CMWSSB/AREA 14/2023/16	173	Area 15	TN14R7391	CMWSSB/AREA15/2023/ 30
44	Area 14	TN30AA8337	CMWSSB/AREA 14/2023/17	174	Area 15	TN20BT4750	CMWSSB/AREA 15/2023/45
45	Area 14	TN05AE9219	CMWSSB/AREA 14/2023/18	175	Area 15	TN18AB7570	CMWSSB/AREA 15/2023/46
46	Area 14	TN20BT0462	CMWSSB/AREA 14/2023/19	176	Area 15	TN09AB1770	CMWSSB/AREA 15/2023/47
47	Area 14	TN20L0234	CMWSSB/AREA 14/2023/20	177	Area 15	TN18K8938	CMWSSB/AREA 15/2023/48
48	Area 14	TN20BR0448	CMWSSB/AREA 14/2023/28	178	Area 15	TN18M3081	CMWSSB/AREA 15/2023/66
49	Area 14	TN14M2506	CMWSSB/AREA 14/2023/29	179	Area 15	TN18A9198	CMWSSB/AREA 15/2023/67
50	Area 14	TN57BD8881	CMWSSB/AREA 14/2023/30	180	Area 15	TN07BL1536	CMWSSB/AREA 15/2023/69
51	Area 14	TN01AB4699	CMWSSB/AREA 14/2023/31	181	Area 15	TN46P8530	CMWSSB/AREA 15/2023/70
52	Area 14	TN01AV3791	CMWSSB/AREA 14/2023/32	182	Area 15	TN03C6499	CMWSSB/AREA15/2023/ 84
53	Area 14	TN07M2799	CMWSSB/AREA 14/2023/33	183	Area 15	TN52V2854	CMWSSB/AREA15/2023/ 85

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S.No	Area List	Vehicle Number	Licence number
54	Area 14	TN63K7274	CMWSSB/AREA 14/2023/34
55	Area 14	TN05Y3593	CMWSSB/AREA 14/2023/54
56	Area 14	TN19H3504	CMWSSB/AREA 14/2023/55
57	Area 14	TN21S5899	CMWSSB/AREA 14/2023/56
58	Area 14	TN37X8529	CMWSSB/AREA 14/2023/57
59	Area 14	TN54R1256	CMWSSB/AREA 14/2023/58
60	Area 14	TN07AV7476	CMWSSB/AREA 14/2023/59
61	Area 14	TN01AV5737	CMWSSB/AREA 14/2023/ 52
62	Area 14	TN28AB6598	CMWSSB/AREA 14/2023/ 79
63	Area 14	TN04D0016	CMWSSB/AREA 14/2023/ 80
64	Area 14	TN28W0495	CMWSSB/AREA 14/2023/ 67
65	Area 14	TN18U1107	CMWSSB/AREA 14/2023/ 68
66	Area 14	TN05K3786	CMWSSB/AREA 14/2023/ 69
67	Area 14	TN09X9379	CMWSSB/AREA 14/2023/ 70
68	Area 14	TN14W0820	CMWSSB/AREA 14/2023/ 71
69	Area 14	TN11X9502	CMWSSB/AREA 14/2023/ 72
70	Area 14	TN09A3076	CMWSSB/AREA 14/2023/ 76
71	Area 14	TN22BX0806	CMWSSB/AREA 14/2023/ 77
72	Area 14	TN19Q6409	CWSSB/AREA 14/2023/ 81
73	Area 14	TN20BW2910	CWSSB/AREA 14/2023/ 82
74	Area 14	TN07CS6463	CWSSB/AREA 14/2023/ 92
75	Area 14	TN18AK1697	CWSSB/AREA 14/2023/ 93
76	Area 14	TN14U6651	CWSSB/AREA 14/2023/ 84
77	Area 14	TN48A2931	CWSSB/AREA 14/2023/ 86
78	Area 14	TN04AD9689	CWSSB/AREA 14/2023/ 87
79	Area 14	TN05AC1470	CWSSB/AREA 14/2023/ 91
80	Area 14	TN39AV0545	CWSSB/AREA 14/2023/ 65
81	Area 14	TN28BD2325	CWSSB/AREA 14/2023/ 85
82	Area 14	TN28J8699	CWSSB/AREA 14/2023/ 89
83	Area 14	TN01W1085	CWSSB/AREA 14/2023/ 88
84	Area 14	TN02H6537	CWSSB/AREA 14/2023/ 94
85	Area 14	TN01W3229	CWSSB/AREA 14/2023/ 95
86	Area 14	TN03E6328	CWSSB/AREA 14/2023/ 96
87	Area 14	TN04P9099	CWSSB/AREA 14/2023/ 97
88	Area 14	TN04W5013	CWSSB/AREA 14/2023/ 98
89	Area 14	TN73E8289	CWSSB/AREA 14/2023/ 99
90	Area 14	TN07CA4793	CMWSSB/AREA 14/2024/111
91	Area 14	TN20CZ9340	CMWSSB/AREA 14/2024/112
92	Area 14	TN65R1908	CMWSSB/AREA 14/2024/113
93	Area 14	TN22BC3832	CMWSSB/AREA 14/2024/115
94	Area 14	TN14AH0419	CMWSSB/AREA 14/2024/116
95	Area 14	TN189768	CMWSSB/AREA 14/2024/117
96	Area 14	TN23AZ6738	CMWSSB/AREA 14/2024/118
97	Area 14	TN18J4892	CMWSSB/AREA 14/2024/119
98	Area 14	TN04L0964	CMWSSB/AREA 14/2024/120
99	Area 14	TN22CU6709	CMWSSB/AREA 14/2024/121
100	Area 14	TN20CZ1518	CMWSSB/AREA 14/2024/122
101	Area 14	TN57U5398	CMWSSB/AREA 14/2024/125
102	Area 14	TN14AJ2777	CMWSSB/AREA 14/2024/126
103	Area 14	TN22AF2381	CMWSSB/AREA 14/2024/107
104	Area 14	TN02AF4399	CMWSSB/AREA 14/2024/108
105	Area 14	TN18BM4224	CMWSSB/AREA 14/2024/109
106	Area 14	TN18K5949	CMWSSB/AREA 14/2024/110
107	Area 14	TN04H4173	CMWSSB/AREA 14/2024/127
108	Area 14	TN14AJ4321	CMWSSB/AREA 14/2024/128
184	Area 15	TN22DC7863	CMWSSB/AREA15/2023/ 87
185	Area 15	TN22CV8358	CMWSSB/AREA15/2023/ 88
186	Area 15	TN20BV1858	CMWSSB/AREA15/2023/ 55
187	Area 15	TN25AY3769	CMWSSB/AREA15/2023/ 56
188	Area 15	TN20BD2973	CMWSSB/AREA15/2023/ 57
189	Area 15	TN21Z4725	CMWSSB/AREA15/2023/ 58
190	Area 15	TN07CW0886	CMWSSB/AREA15/2023/ 78
191	Area 15	TN37X6041	CMWSSB/AREA15/2023/ 79
192	Area 15	TN30J0488	CMWSSB/AREA15/2023/ 81
193	Area 15	TN14L4349	CMWSSB/AREA15/2023/ 82
194	Area 15	TN11AR3754	CMWSSB/AREA15/2023/ 59
195	Area 15	TN20BY5650	CMWSSB/AREA15/2023/ 89
196	Area 15	TN14R6667	CMWSSB/AREA15/2023/ 90
197	Area 15	TN20AT9868	CMWSSB/AREA15/2023/ 91
198	Area 15	TN21AZ6409	CMWSSB/AREA15/2023/ 92
199	Area 15	TN20AL5055	CMWSSB/AREA15/2023/93
200	Area 15	TN14AE1499	CMWSSB/AREA15/2023/94
201	Area 15	TN27B7144	CMWSSB/AREA15/2023/95
202	Area 15	TN45BD9202	CMWSSB/AREA15/2023/96
203	Area 15	TN03F3102	CMWSSB/AREA15/2023/97
204	Area 15	TN09CX2860	CMWSSB/AREA15/2023/99
205	Area 15	TN39AT2133	CMWSSB/AREA15/2023/100
206	Area 15	TN30AH3967	CMWSSB/AREA15/2023/101
207	Area 15	TN01U1579	CMWSSB/AREA15/2023/102
208	Area 15	TN036399	CMWSSB/AREA15/2023/103
209	Area 15	TN01H8834	CMWSSB/AREA15/2023/104
210	Area 15	TN04AE4671	CMWSSB/AREA15/2023/105
211	Area 15	TN09CB9382	CMWSSB/AREA15/2023/106
212	Area 15	TN14AE0570	CMWSSB/AREA15/2023/107
213	Area 15	TN23AQ6216	CMWSSB/AREA15/2023/108
214	Area 15	TN23M5544	CMWSSB/AREA15/2023/109
215	Area 15	TN59M1194	CMWSSB/AREA15/2023/110
216	Area 15	TN14K0448	CMWSSB/AREA15/2023/111
217	Area 15	TN04AB7147	CMWSSB/AREA15/2023/112
218	Area 15	TN18L6258	CMWSSB/AREA15/2023/113
219	Area 15	TN05BD7690	CMWSSB/AREA15/2023/114
220	Area 15	TN65L8188	CMWSSB/AREA15/2023/115
221	Area 15	TN03AJ2338	CMWSSB/AREA15/2023/116
222	Area 15	TN20BK7729	CMWSSB/AREA15/2023/117
223	Area 15	TN22AR5778	CMWSSB/AREA15/2023/118
224	Area 15	TN57R7999	CMWSSB/AREA15/2023/120
225	Area 15	TN14AH2912	CMWSSB/AREA15/2023/121
226	Area 15	TN14AF9742	CMWSSB/AREA15/2023/122
227	Area 15	TN23BF3269	CMWSSB/AREA15/2023/124
228	Area 15	TN19L8376	CMWSSB/AREA15/2023/125
229	Area 15	TN20CV1307	CMWSSB/AREA15/2023/126
230	Area 15	TN22AU9837	CMWSSB/AREA15/2023/127
231	Area 15	TN14L9699	CMWSSB/AREA15/2023/128
232	Area 15	TN11X3314	CMWSSB/AREA15/2023/129
233	Area 15	TN07E3880	CMWSSB/AREA15/2023/131
234	Area 15	TN02AY2561	CMWSSB/AREA 15/2024/132
235	Area 15	TN52D1477	CMWSSB/AREA 15/2024/134
236	Area 15	TN28AC3726	CMWSSB/AREA 15/2024/135
237	Area 15	TN21AP8340	CMWSSB/AREA 15/2024/136
238	Area 15	TN14U3307	CMWSSB/AREA 15/2024/137

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S.No	Area List	Vehicle Number	Licence number
109	Area 14	TN23AK8536	CMWSSB/AREA 14/2024/129
110	Area 14	TN14R3434	CMWSSB/AREA 14/2024/101
111	Area 14	TN03J0599	CMWSSB/AREA 14/2024/103
112	Area 14	TN20AL2716	CMWSSB/AREA 14/2024/105
113	Area 14	TN051333	CMWSSB/AREA 14/2024/106
114	Area 14	TN11BK4898	CMWSSB/AREA 14/2024/130
115	Area 14	TN22EB1181	CMWSSB/AREA 14/2024/131
116	Area 14	TN58S4154	CMWSSB/AREA 14/2024/132
117	Area 14	TN66F7832	CMWSSB/AREA 14/2024/133
118	Area 14	TN45AK5244	CMWSSB/AREA 14/2024/134
119	Area 14	TN25AD6076	CMWSSB/AREA 14/2024/135
120	Area 14	TN19E5616	CMWSSB/AREA 14/2024/141
121	Area 14	TN07BP8582	CMWSSB/AREA 14/2024/142
122	Area 14	TN18D2845	CMWSSB/AREA 14/2024/143
123	Area 14	TN04BA5955	CMWSSB/AREA 14/2024/144
124	Area 15	TN12AR9043	CMWSSB/AREA15/2023/01
125	Area 15	TN39R6702	CMWSSB/AREA15/2023/02
126	Area 15	TN07CY1518	CMWSSB/AREA15/2023/03
127	Area 15	TN05AJ0716	CMWSSB/AREA15/2023/04
128	Area 15	TN20X7977	CMWSSB/AREA15/2023/05
129	Area 15	TN14E6169	CMWSSB/AREA15/2023/06
130	Area 15	TN18B0913	CMWSSB/AREA15/2023/07

S.No	Area List	Vehicle Number	Licence number
239	Area 15	TN11BK0034	CMWSSB/AREA 15/2024/138
240	Area 15	TN10F6269	CMWSSB/AREA 15/2024/139
241	Area 15	TN04AH0213	CMWSSB/AREA 15/2024/140
242	Area 15	TN19AV1982	CMWSSB/AREA 15/2024/141
243	Area 15	TN14M6432	CMWSSB/AREA 15/2024/142
244	Area 15	TN25BC6599	CMWSSB/AREA 15/2024/143
245	Area 15	TN14L6577	CMWSSB/AREA 15/2024/144
246	Area 15	TN09BB6285	CMWSSB/AREA 15/2024/145
247	Area 15	TN04L9812	CMWSSB/AREA 15/2024/146
248	Area 15	TN18P2405	CMWSSB/AREA 15/2024/148
249	Area 15	TN68Q1383	CMWSSB/AREA 15/2024/149
250	Area 15	TN59BA1298	CMWSSB/AREA 15/2024/150
251	Area 15	TN09BB6168	CMWSSB/AREA 15/2024/151
252	Area 15	TN20CX5971	CMWSSB/AREA 15/2024/152
253	Area 15	TN18AA0669	CMWSSB/AREA 15/2024/153
254	Area 14	TN21T3224	CMWSSB/AREA 14/2023/74
255	Area 14	TN22BV4318	CMWSSB/AREA 14/2023/12
256	Area 15	TN74AQ2964	CMWSSB/AREA 15/2023/39
257	Area 15	TN04AS6404	CMWSSB/AREA15/2025/14

9/4/26

Superintending Engineer (WWT&R)/
First Appellate Authority,CMWSSB

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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Thiru. Abhash Kumar, I.P.S.,
DGP / Director,
Tamil Nadu Fire and Rescue Services,
No.17, RukmaniLakshmipathiSalai,
Egmore, Chennai – 600 008.

To
M/s.SBIOA Unity Enclave Owners' Welfare Association,
Medavakkam Road, Mambakkam,
Chennai – 600 127.

K.Dis.No.15051/C1/2024 Dated.19.11.2024

Sir,

Sub: Tamil Nadu Fire and Rescue Services – Directorate – MSB – Issue of Fire License for requested –Inspection at M/s. SBIOA Unity enclave Owners Welfare Association, S.F.Nos. 17/2, 3,4,5A, 18/1, 2A, 2B, 3 19/4, 5, 20/1, 2, 3, 21, 22 23/1, 2, 3, 24/1, 2A, 2B, 2C, 3,4,25/1, 2A, 2B, 3, 4, 33/1A, 1B1, 331B2/A, 31B2/B, 33/2, 34/1, 22, 3536/1, 63/2, 3, 4, 5, 64, 65/1, 2, 68/1A, 68/1B, 68/3, 69/1A, 2, 72/1, 2, 73 of Mambakkam Village for Phase I, Vandalur, Taluk, Chengalpet District – Reg.

Ref: 1) The applicant letter dated:19.09.2024.
2) The Deputy Director, North-Western Region, Vellore, Report R.C.No.3009/C/2024, dated:28.10.2024.

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Kindly refer to the letter cited above. The MSB inspection team, north-western region has inspected the building of M/s. SBIOA Unity enclave Owners Welfare Association, S.F.Nos. 17/2, 3,4,5A, 18/1, 2A, 2B, 3 19/4, 5, 20/1, 2, 3, 21, 22 23/1, 2, 3, 24/1, 2A, 2B, 2C, 3,4,25/1, 2A, 2B, 3, 4, 33/1A, 1B1, 331B2/A, 31B2/B, 33/2, 34/1, 22, 3536/1, 63/2, 3, 4, 5, 64, 65/1, 2, 68/1A, 68/1B, 68/3, 69/1A, 2, 72/1, 2, 73 of Mambakkam Village for Phase I, Vandalur, Taluk, Chengalpet District.The team has **not recommended** for Issue of Fire License at this stage due to the following reason:-

1. During the time of team inspection diesel pump is not in working condition in the Block N,O,P,Q,L,M,J,K.
2. During the time of team inspection, Pumps are not working on Automode.
3. Many places Hoses are provided without male and female couplings.

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4. Many places Branch pipes are not provided in the hydrant point.
5. Many places in the hydrant point instantaneous female couplings are not provided.
6. Many places in the hydrant points are not provided with operating valve.
7. Hose boxes are in damaged conditions in many places of yard hydrant points.
8. Adequate pressure has not been maintained in the Fire pumps.
9. Fire fighting systems are not in working condition.
10. Manually operated electronic fire alarm system is not working in condition.
11. Exit Signage's are not provided in the blocks.
12. Many Blocks Emergency exit doors are in closed condition.
13. Gas banks are provided in the setback area of the H-Block(west side)
14. Gas Banks are provided in the setback area of the N-Block(East side).
15. Mechanical ventilation system is not in working condition at Double basement blocks.
16. Designated Assembly point is not provided in these buildings.

2) You are informed to rectify the above said defects and again apply for re-inspection for consideration to issue of fire license.

21.11.24

for Director,
Fire and Rescue Services,
Tamil Nadu.

Copy to:

The Deputy Director, Fire and Rescue Services,
North-Western Region, Vellore.

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Speed Post

Tamil Nadu Fire and Rescue Services

From	TO
Thiru. M. Kantharaj, Appellate Authority, Deputy Director (Admin), Tamil Nadu Fire and Rescue Services, No.17, Rukmani Lakshmipathi Salai, Egmore, Chennai – 08.	S. Jayakumar, Flat No.144, Block – N, SBIOA Unity Enclave, Mambakkam, Chennai – 600 127.

K.Dis. No.287/C4/2026 Date- 4 .03.2026

Sub: Fire and Rescue Services – Information requested certain details under Right to information act 2005 – Regarding information.

Ref: Application submitted date, 31.12.2025
(Your application was received by this office on 08.01.2026)

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The following is the response to the appeal petition filed under the Right to Information Act, 2005.

Q.No	Information Required	Information Provided
1.	Please inform me the date of receipt by The Director, Fire and Rescue Services, Chennai of my complaint Petition dated 16.07.2025 sent by RPAD regarding non-functional Fire Safety Systems and non-renewal of Fire Licence for the last six consecutive years after 2019 by SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai – 600127 and also non-enforcement of Fire Safety Norms and Rules by the Department of Fire and Rescue Services.	18.07.2025

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2.	Please inform me the details of action taken by the Director, Fire and Rescue Services, Chennai based on my Complaint Petition dated 16.07.2025	It was forwarded to the Deputy Director of the North-Western Region with instructions to take appropriate action on your complaint petition and to submit a report immediately.
3.	Please furnish me a copy of the instructions / order issued by the Director, Fire and Rescue Services, Chennai to the subordinate officers based on my Complaint Petition dated 16.07.2025	Copy Enclosed.
4.	Please inform me the details of inspections of the Fire Safety Systems in SBIOA Unity Enclave, Mambakkam, Chennai – 600127 conducted by the subordinate officers of the Fire and Rescue Services Department after my Complaint Petition dated 16.07.2025	On 10.02.2026, an inspection was carried out under the leadership of the District Officer, Chengalpattu at SBIOA Unity Enclave, Mambakkam, Chennai – 600127.
5.	Please furnish me a copy of the inspection report submitted, if any, by the subordinate officers of the Fire and Rescue Services Department after my Complaint Petition dated 16.07.2025	Copy Enclosed.
6.	Please inform me the details of action taken by the Director of Fire and Rescue Services, Chennai based on the inspection report submitted, if any, by the subordinate officers of the Fire and Rescue Services Department after my Complaint Petition dated 16.07.2025	As per the Letter Rc. No. 9421/C4/2025 dated 02.03.2026, the SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai – 600127 has been instructed to rectify the deficiencies in the building and obtain the Fire Licence.
7.	Please furnish me a copy of the instructions / order / Notice / Communication issued to SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai – 600127 by the Director of Fire and Rescue Services, Chennai based on the inspection report submitted, if any, by the subordinate officers of the Fire and Rescue Services Department after my Complaint	Copy Enclosed.

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	Petition dated 16.07.2025	
8.	Please inform me the date on which SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai – 600127 has applied for renewal of Fire License to the Director of Fire and Rescue Services in respect of SBIOA Unity Enclave, Mambakkam, Chennai – 600127 after issue of Letter K.Dis. 15051/C1/2024 dated 19.11.2024 sent by the Director of Fire and Rescue Services to SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai – 600127	No, SBIOA Unity Enclave Owners' Welfare Association, Mambakkam, Chennai – 600127 didn't apply for Fire License after the rejection letter K.Dis.No. 15051/C1/2024 dated 19.11.2024 sent by the Director of Fire and Rescue Services.
9.	Please inform me whether Fire License has been renewed up to date by the Director of Fire and Rescue Services in respect of SBIOA Unity Enclave, Mambakkam, Chennai – 600127	No
10.	If yes, please furnish me a copy of the Fire License Renewal issued in respect of SBIOA Unity Enclave, Mambakkam, Chennai – 600127	Does not arise

4/3/26

Appellate Authority,
Deputy Director (Admin),
Fire and Rescue Services,
Tamil Nadu.

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தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித் துறை

அனுப்புநர்,	பெறுநர்,
திரு.சீ.லட்சுமிநாராயணன்.,B.A.,A.Dip(N.F.S.C) மாவட்ட அலுவலர், தீயணைப்பு-மீட்புப்பணிகள், செங்கல்பட்டு மாவட்டம், செங்கல்பட்டு.	துணை இயக்குநர், வடமேற்கு மண்டலம், வேலூர்.

ந.க.எண்:2105/அ/2024 நாள்: 10.02.2026

ஐயா,

பொருள்:தீயணைப்பு - மீட்புப்பணிகள் - செங்கல்பட்டு மாவட்டம் - M/S.SBIOA Unity Enclave மாம்பாக்கம் சென்னை என்ற முகவரியிலுள்ள உயர்மாடிக் கட்டிடத்தினை திரு.S.ஜெயக்குமார் என்பவர் அளித்த புகார் மனுவின் அடிப்படையில் தீபாதுகாப்பு நோக்கில் ஆய்வு செய்தது - அறிக்கை அனுப்புதல் - தொடர்பாக.

பார்வை:1.09.01.2026 நாளிட்ட வடமேற்கு மண்டல துணை இயக்குநர் அவர்களது குறிப்பாணை ந.க.எண்:2902/இ/2025 உடன் பெறப்பட்ட இயக்கக குறிப்பாணை ந.க.எண்:9421/இ4/2025 மற்றும் திரு.S.ஜெயக்குமார் SBIOA Unity Enlave மாம்பாக்கம் சென்னை கடிதம்.
2.மாவட்ட அலுவலர், உதவி மாவட்ட அலுவலர் மற்றும் நிலைய அலுவலர்களது கூட்டாய்வு அறிக்கை.

*****

பார்வை(1)-ல் காணும் தமிழ்நாடு தீயணைப்பு-மீட்புப்பணி துறை இயக்குநர் அவர்களது குறிப்பாணைபுடன் செங்கல்பட்டு மாவட்டம், மாம்பாக்கம் பிளாட் எண்:144. பிளாக் எண்:N SBIOA Unity Enlave Chennai-127 என்ற முகவரியில் வசித்து வரும் திரு.S.ஜெயக்குமார் என்பவர் மேற்படி அடுக்குமாடி குடியிருப்புகளில் தீபாதுகாப்பு சாதனங்கள் முறையாக பராமரிக்கப்படவில்லை என்று புகார் மனு அளித்துள்ளார். அதனடிப்படையில் மேற்படி முகவரியில் உள்ள பலமாடி குடியிப்புகளை செங்கல்பட்டு மாவட்ட அலுவலர், உதவி மாவட்ட அலுவலர் திரு.ச.செந்தில்குமரன் சிறுசேரி-சிப்காட் நிலைய அலுவலர் திரு.பெ.சேகர் மகேந்திரா வேல்டு சிட்டி நிலைய அலுவலர் திரு.வெ.வீரராகவன், கோவளம் நிலைய அலுவலர் திரு.அ.மூர்த்தி, காலவாக்கம் நிலைய அலுவலர் திரு.து.துரைராஜ் ஆகியோரால் 10.02.2026 அன்று தீபாதுகாப்பு நோக்கில் கூட்டாய்வு செய்யப்பட்டது. அவற்றில் கீழ் கண்ட குறைபாடுகள் கண்டறியப்பட்டுள்ளது. மேற்படி குறைபாடுகளை சரி செய்யப்பட வேண்டும் என்பதை பணிவுடன் தெரிவித்துக்கொள்கிறேன்.

குறைபாடுகளின் விவரம்

1.A டவரில் தானியியங்கி முறையில் பம்பு இயங்கவில்லை, pressure gaug பழுதடைந்துள்ளது, hydrant female cupling இல்லாமல் உள்ளது மேலும் அனைத்து குழாய்களிலும் நீர் கசிவு ஏற்பட்டுள்ளது இவை அனைத்தும் சரிசெய்யப்பட வேண்டும்.

2.H டவரில் sprilkler system –ல் முழுவதும் இயங்கவில்லை.

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3. அனைத்து Pump House-ல் உள்ள Fire Main Pumps, Diesel Pump, Sprinkler Pump மற்றும் Jockey Pump இயங்காத நிலையில் உள்ளது. அனைத்தும் சரி பார்த்து Auto Mode நிலையில் வைத்திட வேண்டும்.

4. அனைத்து தீயணைப்பான்களும் IS 2190:2010-ன் விதிகளின்படி மறுநிரப்பம் செய்து பயன்படுத்தும் நிலையில் வைத்திருக்க வேண்டும்.

5. Hose Reel ஏதும் பயன்படுத்தும் நிலையில் இல்லை. நிறைய Hose Reel பழுதடைந்த நிலையில் உள்ளது. 1000 சதுர மீட்டருக்கு ஒரு Hose Reel வீதம் பராமரிக்கப்பட வேண்டும்.

6. Yard Hydrant-ல் உள்ள நீர் விடு குழாய்கள் அனைத்தும் Couplings இல்லாமலும் பயன்படுத்த முடியாத நிலையில் உள்ளது.

7. Yard Hydrant-பல இடங்களில் துரப்பிடித்த நிலையில் உள்ளது. Yard Hydrant Gate Valve பழுதடைந்து உள்ளது. அதை அனைத்தும் சரி செய்திட வேண்டும்.

8. பொருத்தப்பட்ட நீர் விடு குழாய்கள் அனைத்தும் இணைப்புகள் ஏதும் இல்லை. நீர் விடு குழாய்கள் பயன்படுத்த முடியாத நிலையில் உள்ளது.

9. கட்டிடத்தில் பொருத்தப்பட்டுள்ள புகை உணர்வு கருவிகள் (Smoke Detector) ஏதும் பயன்படுத்த முடியாமல் உள்ளது. அதனை உடடியாக சரி செய்திட வேண்டும்.

10. கட்டிடத்தில் Automatic Sprinkler System ஏதும் இயங்காத நிலையில் உள்ளது.

11. கட்டிடத்திற்கு இதற்கு முன்பு பெறப்பட்ட அங்கிகரிக்கப்பட்ட வரைபடம், Planning Permission, NOC, Compliance Certificcate ஆகியவற்றுடன் தீஉரிமம் கோரி தமிழ்நாடு தீயணைப்பு-மீட்புப்பணி துறை இயக்குநர் அவர்களுக்கு (WWW.TNSWP.COM) என்ற இணையதள முகவரிக்கு விண்ணப்பிக்குமாறு கேட்டுக்கொள்ளப்பட்டுள்ளது.

12. National Building Code-ன்படி 6 மாத காலத்திற்கு ஒரு முறை Fire Evacuation Drill கண்டிப்பாக நடத்தப்பட வேண்டும்.

13. இங்கு வசிக்கும் குடியிருப்பு வாசிகளுக்கு அடிப்படை தீதடுப்பு பயிற்சி நடத்தி பாதுகாப்பினை உறுதிப்படுத்திட வேண்டும்.

14. கட்டிடத்தில் பொருத்தப்பட்டுள்ள Manual Call Point with fire Alarm System இயங்காத நிலையில் உள்ளது. அதனை சரி செய்திட வேண்டும்.

15. கட்டிடத்தில் உள்ள Firemen Inlet with NRV பழுதடைந்த நிலையில் உள்ளது. அதை சரி செய்திட வேண்டும்.

மாவட்ட அலுவலர்,
தீயணைப்பு-மீட்புப்பணிகள்,
செங்கல்பட்டு மாவட்டம்,
செங்கல்பட்டு.

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தமிழ்நாடு தீயணைப்பு மற்றும் மீட்புப்பணிகள் துறை

அனுப்புநர்	பெறுநர்
கூடுதல் இயக்குநர், பயிற்சி மற்றும் செயலாக்கம் (மு.கூ.பொ), தீயணைப்பு (ம) மீட்புப்பணிகள் துறை, எண்.17, ருக்மணிலட்சுமிபதி சாலை, எழும்பூர், சென்னை– 600 008.	SBIOA Unity Enclave Owners Welfare Association, Medavakkam Road, Mambakkam, Chennai – 600 127.

ஓ.மு.எண்.9421/இ4/2025 நாள். 02 .02.2026

பொருள்: தீயணைப்பு மற்றும் மீட்புப்பணிகள் துறை – இயக்ககம் – S.Jayakumaar என்பவரால் அளிக்கப்பட்ட புகார் மனுவிற்கு விசாரணை செய்து ஆய்வு அறிக்கை பெறப்பட்டது – தொடர்பாக.

பார்வை: 1. 16.07.2025 நாளிட்ட S.Jayakumaar Flat No.144, SBIOA Unity Enclave என்பவரால் அளிக்கப்பட்ட புகார் மனு.
2. 13.02.2026 நாளிட்ட வடமேற்கு மண்டல துணை இயக்குநரது கடித ந.க.எண்.4453/அ/2025.

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1. பார்வை 1–ல் காண் புகார் மனுவில், SBIOA Unity Enclave, Mambakkam, Chennai – 127 என்ற முகவரியில் அமைந்துள்ள பலமாடி குடியிருப்பு கட்டிடம் உரிய தீ பாதுகாப்பு உபகரணங்கள் இன்றி, இருப்பதாக புகார் மனு அளித்துள்ளார். மேற்காண் புகார் மனு மீது விசாரணை செய்து அதற்கான ஆய்வு அறிக்கை பார்வை 2–ல் காண் வடமேற்கு மண்டல துணை இயக்குநர் அவர்களிடமிருந்து பெறப்பட்டது.

2. அவ்வாய்வு அறிக்கையில் குறிப்பிட்டுள்ள கீழ்காணும் குறைபாடுகள்.

	குறைபாடுகள் விவரம்
1.	A டவரில் தானியிங்கி முறையில் பம்பு இயங்கவில்லை, Pressure gauge பழுதடைந்துள்ளது, Hydrant Female cupling இல்லாமல் உள்ளது. மேலும் அனைத்து குழாய்களிலும் நீர் கசிவு ஏற்பட்டுள்ளது இவை அனைத்தும் சரிசெய்யப்பட வேண்டும்.
2.	H டவரில் Sprinkler System–ல் முழுவதும் இயங்கவில்லை.
3.	அனைத்து Pump House–ல் உள்ள Fire Main Pumps, Diesel Pump, Sprinkler Pump

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	மற்றும் Jockey Pump இயங்காத நிலையில் உள்ளது. அனைத்தும் சரி பார்த்து Auto mode நிலையில் வைத்திட வேண்டும்
4.	அனைத்து தீயணைப்பான்களும் IS 2190:2010-ன் விதிகளின்படி மறுநிரப்பம் செய்து பயன்படுத்தும் நிலையில் வைத்திருக்க வேண்டும்.
5.	Hose Reel ஏதும் பயன்படுத்தும் நிலையில் இல்லை. நிறைய Hose Reel பழுதடைந்த நிலையில் உள்ளது. 100 சதுர மீட்டருக்கு ஒரு Hose Reel வீதம் பராமரிக்கப்பட் வேண்டும்.
6.	Yard Hydrant உள்ள நீர் விடு குழாய்கள் அனைத்தும் Couplings இல்லாமல் பயன்படுத்த முடியாத நிலையில் உள்ளது.
7.	Yard Hydrant -பல இடங்களில் துருப்பிடித்த நிலையில் உள்ளது. Yard Hydrant Gate Valve பழுதடைந்து உள்ளது. அதை அனைத்தும் சரி செய்திட வேண்டும்.
8.	பொருத்தப்பட்ட நீர் விடு குழாய்கள் அனைத்தும் இணைப்புகள் ஏதும் இல்லை. நீர் விடு குழாய்கள் பயன்படுத்த முடியாத நிலையில் உள்ளது.
9.	கட்டிடத்தில் பொருத்தப்பட்டுள்ள புகை உணர்வு கருவிகள் (Smoke Detector) ஏதும் பயன்படுத்த முடியாமல் உள்ளது. அதனை உடனடியாக சரி செய்திட வேண்டும்.
10.	கட்டிடத்தில் Automatic Sprinkler System ஏதும் இயங்காத நிலையில் உள்ளது.
11.	கட்டிடத்திற்கு இதற்கு முன்பு பெறப்பட்ட அங்கிகரிக்கப்பட்ட வரைபடம், Planning Permission, NOC, Compliance Certificate ஆகியவற்றுடன் தீ உரிமம் கோரி தமிழ்நாடு தீயணைப்பு மீட்புப்பணிகள் துறை, இயக்குநர் அவர்களுக்கு (www.tnswp.com) என்ற இணையதள முகவரிக்கு விண்ணப்பிக்க கேட்டுகொள்ளப்படுகிறது.
12.	National Building Code-ன்படி 6 மாத காலத்திற்கு ஒரு முறை Fire Evacuation Drill கண்டிப்பாக நடத்தப்பட வேண்டும்.
13.	இங்கு வசிக்கும் குடியிருப்பு வாசிகளுக்கு அடிப்படை தீ தடுப்பு பயிற்சி நடத்தி பாதுகாப்பினை உறுதிப்படுத்திட வேண்டும்.
14.	கட்டிடத்தில் பொருத்தப்பட்டுள்ள Manual Call Point with fire Alarm System இயங்காத நிலையில் உள்ளது. அதனை சரி செய்திட வேண்டும்.
15.	கட்டிடத்தில் உள்ள Firemen Inlet with NRV பழுதடைந்த நிலையில் உள்ளது.

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	அதை சரி செய்திட வேண்டும்.

3. மேற்காண் அட்டவணையில் குறிப்பிட்டுள்ள தீ பாதுகாப்பு குறைபாடுகளை உடனடியாக சரி செய்து உரிய சான்றினை பெற தெரிவிக்கப்படுகிறது.

2.3.26

கூடுதல் இயக்குநர் (மு.கூ.பொ),
பயிற்சி மற்றும் செயலாக்கம்,
தீயணைப்பு-மீட்புப்பணிகள் துறை,
தமிழ்நாடு.

24/02/26

24.02.2026

நகல்:

துணை இயக்குநர்,
தீயணைப்பு-மீட்புப்பணிகள் துறை,
வடமேற்கு மண்டலம்,
வேலூர்.
(தொடர் நடவடிக்கைக்காக)

அனுப்புனர்
நாள்: 25/3/26

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தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித் துறை

அனுப்புநர்,
திரு.ச.செந்தில்குமரன்,
பொது தகவல் அலுவலர்/
உதவி மாவட்ட அலுவலர்,
தீயணைப்பு-மீட்புப்பணிகள்,
செங்கல்பட்டு மாவட்டம்,
செங்கல்பட்டு.

பெறுநர்,
Mr.D.Rakeshkumar,
Flat No.M105, Block M,
SBIOA Unity Enclave,
Mambakkam,
Chennai-600127.

ந.க.எண்: 47/உ.மா.அ/2025 நாள்: 04.03.2025

ஐயா,

பொருள்: பணித்தொகுதி – தீயணைப்பு-மீட்புப்பணிகள் - செங்கல்பட்டு மாவட்டம் - தகவல் அறியும் உரிமை சட்டம் 2005-ன் கீழ் சில விவரங்கள் கோரியது – தொடர்பாக.

பார்வை: 08.01.2025 நாளிட்ட தமிழ்நாடு தீயணைப்பு-மீட்புப்பணி துறை நிர்வாக நேர்முக உதவியாளர் (நிர்வாகம்) / பொது தகவல் அலுவலர், எழும்பூர், சென்னை அவர்களது கடிதம் ந.க.எண்:000603/2025/அ7 உடன் பெறப்பட்ட Mr.D.Rakeshkumar என்பவரது விண்ணப்பம்.

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செங்கல்பட்டு மாவட்டம், மாம்பாக்கம் கிராமம், M/S.Sbioa Unity Enclave, என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடத்தினை தீபாதுகாப்பு நோக்கில் ஆய்வு செய்யப்பட்டு தீபாதுகாப்பு தொடர்பான குறைபாடுகளை 26.03.2024 நாளிட்ட தமிழ்நாடு தீயணைப்பு-மீட்புப்பணி துறை வடமேற்கு மண்டல துணை இயக்குநர் வேலூர் அவர்களது ந.க.எண்:353/இ/2024-ல் செங்கல்பட்டு மாவட்ட ஆட்சியர் அவர்களுக்கு கடிதம் அனுப்பிவைக்கப்பட்டுள்ளது. இந்நிலையில், மீண்டும் 18.10.2024 அன்று உயர்மாடி கட்டிட தீபாதுகாப்பு குழுவினரால் உயர்மாடி கட்டிடத்தினை தீபாதுகாப்பு நோக்கில் ஆய்வு செய்ததில் குறைபாடுகள் ஏதும் சரி செய்யப்படவில்லை என்பதையும் தெரிவிக்கப்படுகிறது.

பொது தகவல் அலுவலர்/
உதவி மாவட்ட அலுவலர்,
தீயணைப்பு-மீட்புப்பணிகள்,
செங்கல்பட்டு மாவட்டம்.

நகல்:பொது தகவல் அலுவலர் மற்றும் மாவட்ட ஆட்சியர் நேர்முக உதவியாளர் (பொது),
மாவட்ட ஆட்சியர் அலுவலகம், செங்கல்பட்டு.

தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை

அனுப்புநர்
திரு.தி.முருந்தன்,
பொது தகவல் அலுவலர்/
உதவி மாவட்ட அலுவலர்(தலைமையகம்)
துணை இயக்குநர் அலுவலகம்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணிகள் துறை,
வடமேற்கு மண்டலம், வேலூர்.

பெறுநர்
திரு.டி.ராகேஷ்குமார்,
பிளாட் நெ.M105, பிளாக் M,
SBIOA Unity Enclave,
மாம்பாக்கம்,
சென்னை - 600127.

ந.க.எண்: 1123/உ.மா.அ/2024, நாள் : 22.04.2024

பொருள் : தமிழ்நாடு தீயணைப்பு - மீட்புப்பணித்துறை - வடமேற்கு மண்டலம் - திரு.எஸ்.ஜெயகுமார் என்பவர் தகவல் பெறும் உரிமைச்சட்டம் 2005 -ன் கீழ் கோரிய விவரங்கள் வழங்குதல் - தொடர்பாக.

பார்வை : திரு.டி.ராகேஷ்குமார், என்பவரது விண்ணப்பம் இவ்வலுவலகத்தில் கிடைக்கப்பெற்ற நாள்:27.03.2024.

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தகவல் அறியும் உரிமை சட்டம் - 2005-ன் கீழ் தாங்கள் கோரிய விவரத்திற்கு கீழ்கண்டவாறு தகவல் தெரிவிக்கப்படுகிறது.

வ.எண் 1	:	ஆம்
வ.எண் 2	:	19.02.2024
வ.எண் 3	:	செங்கல்பட்டு மாவட்ட ஆய்வு குழுவினரால் தெரிவிக்கப்பட்ட தீ பாதுகாப்பு குறைபாடுகளை போர்கால அடிப்படையில் சரி செய்து அறிக்கை அனுப்ப SBIOA Unity Enclave, -க்கு தெரிவிக்கப்பட்டது.
வ.எண் 4	:	நகல் இணைக்கப்பட்டுள்ளது.
வ.எண் 5	:	நடவடிக்கை எடுக்கபட்டுள்ளது.
வ.எண் 6	:	பெறப்பட்டது.
வ.எண் 7	:	21.03.2024
வ.எண் 8	:	செங்கல்பட்டு மாவட்ட ஆட்சியர், நகர் ஊரமைப்பு இயக்குநர், மாவட்ட நகர் ஊரமைப்பு உதவி இயக்குநர் ஆகிய துறையினருக்கு நடவடிக்கை மேற்கொள்ள கடிதம் மூலம் தெரிவிக்கப்பட்டது.
வ.எண் 9	:	நகல் இணைக்கப்பட்டுள்ளது.
வ.எண் 10	:	நடவடிக்கை எடுக்கப்பட்டுள்ளது.

பொது தகவல் அலுவலர்
உதவி மாவட்ட அலுவலர்
துணை இயக்குநர் அலுவலகம்,
தீயணைப்பு-மீட்புப்பணிகள்துறை,
வடமேற்கு மண்டலம், வேலூர்.

தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை
காக்கும் பணியில் 100 ஆண்டுகள் (1908-2008)
We Serve To Save

அனுப்புநர்

திரு.பி.சரவணகுமார், முதுகலை(வேளாண்மை)
ஏ.டி.எப்.இ.,(என்.எப்.எஸ்.சி)
இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(முகூபொ) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

பெறுநர்

M/S.SBIOA Association
Unity Enclave,
Mambakkam,
Chennai – 600 127

ந.க.எண :353/இ/2024,

நாள்:26.02.2024

ஐயா,

பொருள் : தீயணைப்பு-மீட்புப்பணிகள் துறை – வடமேற்கு மண்டலம் - செங்கல்பட்டு மாவட்டம் - திரு.ராகேஷ்குமார் என்பவர் M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடத்தில் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளது – தொடர்பாக

பார்வை : 08.02.2024 நாளிட்ட இயக்கக குறிப்பாணை
ந.க.எண்:14757/இ1/2023

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திரு.ராகேஷ்குமார் பிளாட் எண்:105, பிளாக்-எம், மாம்பாக்கம், சென்னை என்ற முகவரியை சார்ந்தவர், வடமேற்கு மண்டலம், செங்கல்பட்டு மாவட்டம், M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடங்களில் தீபாதுகாப்பு விதிகள் பின்பற்றப்படாமல் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளார். இப்புகார்மனு தொடர்பாக செங்கல்பட்டு மாவட்ட அலுவலர் மூலமாக ஆய்வு குழுவினர் ஆய்வு செய்து கீழ்கண்டவாறு அறிக்கை அளித்துள்ளனர்.

M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127 வளாகத்தில் 21-பலமாடி கட்டிடமும், ஒவ்வொன்றும் தனித்தனியாக 15-அடுக்குகளை கொண்டு மொத்தம் 1875 குடியிருப்புகள் உள்ளது. அதில் ஐந்தாயிரம் குடியிருப்பாளர்கள் வசிக்கின்றனர்.

மேற்கண்ட முகவரில் உள்ள இக்கட்டிடத்தினை உதவி மாவட்ட அலுவலர் மற்றும் நிலைய அலுவலர்கள் கொண்ட குழுவினர் மூலம் கூட்டாய்வு செய்யப்பட்டதில் கீழ்காணுமாறு குறைபாடுகள் கண்டறியப்பட்டுள்ளது.

தீபாதுகாப்பு தொடர்பான குறைபாடுகள்:

1) அனைத்து Pump House-ல் உள்ள Fire Main Pumps, Diesel Pump, Sprinkler Pump மற்றும் Jockey Pump இயங்காத நிலையில் உள்ளது. அனைத்தும் சரி செய்து Auto Mode நிலையில் பயன்பாட்டிற்கு கொண்டு வரப்படவேண்டும்.
2) அனைத்து தீயணைப்பான்களும் IS 2190:2010-ன் விதிகளின்படி மறுநிரப்பம் செய்து பயன்படுத்தும் நிலையில் வைத்திருக்க வேண்டும்.

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3) Hose Reel ஏதும் பயன்படுத்தும் நிலையில் இல்லை. நிறைய Hose Reel பழுதடைந்த நிலையில் உள்ளது. 1000 சதுர மீட்டருக்கு ஒரு Hose Reel வீதம் பராமரிக்கப்படவேண்டும்.

4) Yard-Hydrant-ல் உள்ள நீர்விடு குழாய்கள் அனைத்தும் couplings இல்லாமலும் பயன்படுத்த முடியாத நிலையில் உள்ளது. அவற்றை கருவிருந்து பராமரிக்கப்படவேண்டும்.

5) Yard-Hydrant – பல இடங்களில் துருப்பிடித்த நிலையில் உள்ளது. Yard Hydrant Gate valve பழுதடைந்துள்ளது. அவை அனைத்தும் புதுபித்து சரிசெய்யப்படவேண்டும்.

6) பொருத்தப்பட்ட நீர்விடு குழாய்கள் அனைத்தும் இணைப்புகள் இல்லாமல் உள்ளது. நீர்விடுகுழாய்களை புதியதாக பொருத்தி குழாய்கள் பயன்படுத்த முடியாத நிலையில் உள்ளது.

7) கட்டிடத்தில் பொருத்தப்பட்டுள்ள புகை உணர்வு கருவிகள் (smoke Detector) ஏதும் பயன்படுத்த பராமரிக்க வேண்டும். முடியாமல் உள்ளது. அதனை உடனடியாக சரி செய்திட வேண்டும்.

8) கட்டிடத்தில் Automatic sprinkler system ஏதம் இயங்காத நிலையில் உள்ளது.

9) கட்டிடத்திற்கு இதற்கு முன்பு பெறப்பட்ட Planning Permission,Compliance Certificate, NOC, தொடர்பான தீஉரிமங்கள் ஏதும் சமர்ப்பிக்கப்படவில்லை.

10) கட்டிடத்தில் பொருத்தப்பட்டுள்ள Manual Call Point with Fire alarm system இயங்காத நிலையில் உள்ளது. இதனை சரிசெய்திட வேண்டும்.

11) கட்டிடத்தில் உள்ள Firemen Inlet with NRV பழுதடைந்த நிலையில் உள்ளது. அதை சரி செய்திட வேண்டும்.

உயர்மாடி கட்டிட ஆய்வுக்குழுவின் ஆய்வறிக்கையின்படி, NBC-2016-ல் குறிப்பிட்டுள்ள உயர்மாடி கட்டிடத்திற்கான தீபாதுகாப்பு வழிமுறைகள் inbuild Fire fighting equipments அனைத்தும் பழுதடைந்து பயன்படுத்த இயலாத நிலையில் உள்ளது.

தங்கள் குடியிருப்பு வளாகத்தில் 1875 குடியிருப்புகளில் ஐந்தாயிரத்துக்கும் மேற்பட்ட குடியிருப்பாளர்கள் ஒரே இடத்தில் வசித்து வருவதாலும், பொதுமக்களின் உயிர் மற்றும் உடமைகளுக்கு முக்கியத்துவம் அளிக்கும் வகையில் மேற்கண்ட தீபாதுகாப்பு குறைபாடுகளை போர்கால அடிப்படையில் சரிசெய்து அறிக்கை அனுப்பிவைகக்கப்படவேண்டும். மேலும், தீயணைப்புத்துறை மாவட்ட அலுவலரை தொடர்பு கொண்டு குடியிருப்பு வாசிகளுக்கு தீயணைப்பு தொடர்பான போலி ஒத்திகை பயிற்சி நடத்தியும், பாதுகாப்பு நடவடிக்கைகளை மேற்கொள்ளுமாறும் தெரிவிக்கப்படுகிறது.

இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(முகூபொ) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

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தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை
காக்கும் பணியில் 100 ஆண்டுகள் (1908-2008)
We Serve To Save

அனுப்புநர்

திரு.பி.சரவணகுமார், முதுகலை(வேளாண்மை)
ஏ.டி.எப்.இ.,(என்.எப்.எஸ்.சி)
இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(முகூடொ) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

பெறுநர்

M/S.SBIOA Association
Unity Enclave,
Mambakkam,
Chennai – 600 127

ந.க.எண் :353/இ/2024,

நாள்: 12.03.2024

ஐயா,

பொருள் : தீயணைப்பு-மீட்புப்பணிகள் துறை - வடமேற்கு மண்டலம் - செங்கல்பட்டு மாவட்டம் - திரு.ராகேஷ்குமார் என்பவர் M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127- என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடத்தில் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளது - தொடர்பாக

பார்வை 1) 08.02.2024 நாளிட்ட இயக்கக குறிப்பாணை
ந.க.எண்:14757/இ1/2023

2) வடமேற்கு மண்டல துணை இயக்குநரது கடிதம் ந.க.எண்: 353/இ/2024, நாள்:26.02.2024

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பார்வை(2)-ல் காணும் இவ்வலுவலக குறிப்பாணையில், M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127 வளாகத்தில் 21-பலமாடி கட்டிடம், ஒவ்வொன்றும் தனித்தனியாக 15-அடுக்குகளை கொண்டு மொத்தம் 1875 குடியிருப்புகள் கொண்ட மேற்படி வளாகத்தில் அமைந்துள்ள கட்டிடங்களில் தீபாதுகாப்பு விதிமீறல்கள் பின்பற்றப்படாமல் உள்ளது குறித்து திரு.ராகேஷ்குமார் பிளாட் எண்:105, பிளாக்-எம், மாம்பாக்கம், சென்னை என்பவரிடமிருந்து புகார்மனு பெறப்பட்டதின் மீது உரிய நடவடிக்கை மேற்கொண்டு, மேற்படி இடத்தினை சம்மந்தப்பட்ட அலுவலர்களால் உரிய ஆய்வுகள் மேற்கொண்டு தீபாதுகாப்பு தொடர்பான குறைபாடுகளை நிவர்த்தி செய்யுமாறு தங்களுக்கு 26.02.2024 அன்று கடிதம் முலம் தெரிவிக்கப்பட்டுள்ளது. ஆனால், இதுநாள் வரை தங்களிடமிருந்து தீபாதுகாப்பு குறைபாடுகளை நிவர்த்தி செய்தமைக்கான எவ்வித அறிக்கையும் பெறப்படாமல் உள்ளது. எனவே, மேலும் காலதாமதம் செய்யாமல் தீபாதுகாப்பு குறைபாடுகளை நிவர்த்தி செய்து, அதற்கான அறிக்கையினை 22.03.2024-க்குள் இவ்வலுவலகத்திற்கு அனுப்பிவைக்குமாறு சம்மந்தப்பட்ட நிறுவனத்தாருக்கு தெரிவிக்கலாகிறது.

இணைப்பு : கடிதம் நகல்

இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(முகூடொ) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை
காக்கும் பணியில் 100 ஆண்டுகள் (1908-2008)
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அனுப்புநர்

திரு.பி.சரவணகுமார், முதுகலை(வேளாண்மை)
ஏ.டி.எப்.ஐ., (என்.எப்.எஸ்.சி)
இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(பொ) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

பெறுநர்

மாவட்ட ஆட்சியர்,
செங்கல்பட்டு மாவட்டம்.
செங்கல்பட்டு

ந.க.எண் :353/இ/2024, நாள்: 26.03.2024

ஐயா,

பொருள் : தீயணைப்பு-மீட்புப்பணிகள் துறை - வடமேற்கு மண்டலம் - செங்கல்பட்டு மாவட்டம் - திரு.ராகேஷ்குமார் என்பவர் M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடத்தில் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளது - தொடர்பாக

பார்வை : 1) 08.02.2024 நாளிட்ட இயக்கக குறிப்பாணை
ந.க.எண்:14757/இ1/2023
2) M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரிக்கு அனுப்பிவைக்கப்பட்ட இவ்வலுவலக கடிதம்
ந.க.எண்.353/இ/2024, நாள்:26.02.2024(ம)22.03.2024.

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திரு.ராகேஷ்குமார் பிளாட் எண்:105, பிளாக்-எம், மாம்பாக்கம், சென்னை என்ற முகவரியை சார்ந்தவர், வடமேற்கு மண்டலம், செங்கல்பட்டு மாவட்டம், M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடங்களில் தீபாதுகாப்பு விதிகள் பின்பற்றப்படாமல் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளார். இப்புகார்மனு தொடர்பாக செங்கல்பட்டு மாவட்ட அலுவலர் முலமாக ஆய்வு குழுவினர் ஆய்வு செய்து கீழ்கண்டவாறு அறிக்கை அளித்துள்ளனர்.

M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127 வளாகத்தில் 21-பலமாடி கட்டிடமும், ஒவ்வொன்றும் தனித்தனியாக 15-அடுக்குகளை கொண்டு மொத்தம் 1875 குடியிருப்புகள் உள்ளது. அதில் ஐந்தாயிரம் குடியிருப்பாளர்கள் வசிக்கின்றனர்.

மேற்கண்ட முகவரில் உள்ள இக்கட்டிடத்தினை உதவி மாவட்ட அலுவலர் மற்றும் நிலைய அலுவலர்கள் கொண்ட குழுவினர் முலம் கூட்டாய்வு செய்யப்பட்டதில் கீழ்காணுமாறு குறைபாடுகள் கண்டறியப்பட்டுள்ளது.

தீபாதுகாப்பு தொடர்பான குறைபாடுகள்:

1) அனைத்து Pump House-ல் உள்ள Fire Main Pumps, Diesel Pump, Sprinkler Pump மற்றும் Jockey Pump இயங்காத நிலையில் உள்ளது. அனைத்தும் சரி செய்து Auto Mode நிலையில் பயன்பாட்டிற்கு கொண்டு வரப்படவேண்டும்.
2) அனைத்து தீயணைப்பான்களும் IS 2190:2010-ன் விதிகளின்படி மறுநிரப்பம் செய்து பயன்படுத்தும் நிலையில் வைத்திருக்க வேண்டும்.

3) Hose Reel ஏதும் பயன்படுத்தும் நிலையில் இல்லை. நிறைய Hose Reel பழுதடைந்த நிலையில் உள்ளது.. 1000 சதுர மீட்டருக்கு ஒரு Hose Reel வீதம் பராமரிக்கப்படவேண்டும்.

4) Yard-Hydrant - உள்ள நீர்விடு குழாய்கள் அனைத்தும் couplings இல்லாமலும் பயன்படுத்த முடியாத நிலையில் உள்ளது. அவற்றை தருவிருத்து பராமரிக்கப்படவேண்டும்.

5) Yard-Hydrant - பல இடங்களில் துருப்பிடித்த நிலையில் உள்ளது. Yard Hydrant Gate valve பழுதடைந்துள்ளது. அவை அனைத்தும் புதுபித்து சரிசெய்யப்படவேண்டும்.

6) பொருத்தப்பட்ட நீர்விடு குழாய்கள் அனைத்தும் இணைப்புகள் இல்லாமல் உள்ளது. நீர்விடு குழாய்கள் பயன்படுத்த முடியாத நிலையில் உள்ளது. நீர்விடுகுழாய்களை புதியதாக பொருத்தி பராமரிக்க வேண்டும்.

7) கட்டடத்தில் பொருத்தப்பட்டுள்ள புகை உணர்வு கருவிகள் (smoke Detector) ஏதும் பயன்படுத்த முடியாமல் உள்ளது. அதனை உடனடியாக சரி செய்திட வேண்டும்.

8) கட்டிடத்தில், Automatic sprinkler system ஏதும் இயங்காத நிலையில் உள்ளது.

9) கட்டிடத்திற்கு இதற்கு முன்பு பெறப்பட்ட Planning Permission,Compliance Certificate, NOC, தொடர்பான தீஉரிமங்கள் ஏதும் சமர்ப்பிக்கப்படவில்லை.

10) கட்டிடத்தில் பொருத்தப்பட்டுள்ள Manual Call Point with Fire alarm system இயங்காத நிலையில் உள்ளது. இதனை சரிசெய்திட வேண்டும்.

11) கட்டிடத்தில் உள்ள Firemen Inlet with NRV பழுதடைந்த நிலையில் உள்ளது. அதை சரி செய்திட வேண்டும்.

உயர்மாடி கட்டிட ஆய்வுக்குழுவின் ஆய்வறிக்கையின்படி, NBC-2016-ல் குறிப்பிட்டுள்ள உயர்மாடி கட்டிடத்திற்கான தீபாதுகாப்பு வழிமுறைகள் inbuild Fire fighting equipments அனைத்தும் பழுதடைந்து பயன்படுத்த இயலாத நிலையில் உள்ளது. இவ்வலுவலகத்தின் கடிதம் ந.க.எண். 353/இ1/2024, நாள்:26.02.2024 மற்றும் 22.03.2024 நாளிட்ட கடிதத்தின்படி குறைகளை சரிசெய்து மீள சமர்ப்பிக்குமாறு தெரிவிக்கப்பட்டுள்ளது.

எனவே, மேற்கண்ட தீபாதுகாப்பு குறைபாடுகள் தொடர்பாக தக்க நடவடிக்கைக்காக அனுப்பலாகிறது என்பதை அன்புடன் தெரிவித்துக்கொள்கிறேன்.

இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(முகூபொ) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

நகல் : நகர் ஊரமைப்பு இயக்குநர் அவர்கள்,
CMDA அலுவலக வளாகம்,
2nd, 3rd, 4th – Floor
E &C.Martel Road, Koyambedu – 600 107

நகல் : திரு.ராகுல் குமார் , ME.,
உதவி இயக்குநர் / உறுப்பினர் செயலர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
D-Block 4th- Floor,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
வேத நாராயணபுரம், வெண்பாக்கம்,
செங்கல்பட்டு மாவட்டம் - 603 111

தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை
காக்கும் பணியில் 100 ஆண்டுகள் (1908-2008)
We Serve To Save

அனுப்புநர்

திரு.பி.சரவணகுமார், முதுகலை(வேளாண்மை)
ஏ.டி.எப்.இ.,(என்.எப்.எஸ்.சி)
இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(முகூடொ) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

பெறுநர்

நகர் ஊரமைப்பு இயக்குநர் அவர்கள்,
CMDA அலுவலக வளாகம்,
2nd, 3rd, 4th – Floor
E &C Martel Road,
Koyambedu – 600 107

ந.க.எண் :353/இ/2024, நாள்: 26.03.2024

ஐயா,

பொருள் : தீயணைப்பு-மீட்புப்பணிகள் துறை – வடமேற்கு மண்டலம் - செங்கல்பட்டு மாவட்டம் - திரு.ராகேஷ்குமார் என்பவர் M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடத்தில் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளது – தொடர்பாக

பார்வை : 1) 08.02.2024 நாளிட்ட இயக்கக குறிப்பாணை ந.க.எண்:14757/இ1/2023
2) M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரிக்கு அனுப்பிவைக்கப்பட்ட இவ்வலுவலக கடிதம் ந.க.எண்.353/இ/2024, நாள்:26.02.2024(ம)22.03.2024.

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திரு.ராகேஷ்குமார் பிளாட் எண்:105, பிளாக்-எம், மாம்பாக்கம், சென்னை என்ற முகவரியை சார்ந்தவர், வடமேற்கு மண்டலம், செங்கல்பட்டு மாவட்டம், M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடங்களில் தீபாதுகாப்பு விதிகள் பின்பற்றப்படாமல் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளார். இப்புகார்மனு தொடர்பாக செங்கல்பட்டு மாவட்ட அலுவலர் முலமாக ஆய்வு குழுவினர் ஆய்வு செய்து கீழ்கண்டவாறு அறிக்கை அளித்துள்ளனர்.

M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127 வளாகத்தில் 21-பலமாடி கட்டிடமும், ஒவ்வொன்றும் தனித்தனியாக 15-அடுக்குகளை கொண்டு மொத்தம் 1875 குடியிருப்புகள் உள்ளது. அதில் ஐந்தாயிரம் குடியிருப்பாளர்கள் வசிக்கின்றனர்.

மேற்கண்ட முகவரில் உள்ள இக்கட்டிடத்தினை உதவி மாவட்ட அலுவலர் மற்றும் நிலைய அலுவலர்கள் கொண்ட குழுவினர் முலம் கூட்டாய்வு மேற்கொள்ளப்பட்டதில் கீழ்காணுமாறு குறைபாடுகள் கண்டறியப்பட்டுள்ளது.

தீபாதுகாப்பு தொடர்பான குறைபாடுகள்:

1) அனைத்து Pump House-ல் உள்ள Fire Main Pumps, Diesel Pump, Sprinkler Pump மற்றும் Jockey Pump இயங்காத நிலையில் உள்ளது. அனைத்தும் சரி செய்து Auto Mode நிலையில் பயன்பாட்டிற்கு கொண்டு வரப்படவேண்டும்.
2) அனைத்து தீயணைப்பான்களும் IS 2190:2010-ன் விதிகளின்படி மறுநிரப்பம் செய்து பயன்படுத்தும் நிலையில் வைத்திருக்க வேண்டும்.

3) Hose Reel ஏதும் பயன்படுத்தும் நிலையில் இல்லை. நிறைய Hose Reel பழுதடைந்த நிலையில் உள்ளது. 1000 சதுர மீட்டருக்கு ஒரு Hose Reel வீதம் பராமரிக்கப்படவேண்டும்.

4) Yard-Hydrant-ல் உள்ள நீர்விடு குழாய்கள் அனைத்தும் couplings இல்லாமலும் பயன்படுத்த முடியாத நிலையில் உள்ளது. அவற்றை தருவிருத்து பராமரிக்கப்படவேண்டும்.

5) Yard-Hydrant – பல இடங்களில் துருப்பிடித்த நிலையில் உள்ளது. Yard Hydrant Gate valve பழுதடைந்துள்ளது. அவை அனைத்தும் புதுபித்து சரிசெய்யப்படவேண்டும்.

6) பொருத்தப்பட்ட நீர்விடு குழாய்கள் அனைத்தும் இணைப்புகள் இல்லாமல் உள்ளது. நீர்விடு குழாய்கள் பயன்படுத்த முடியாத நிலையில் உள்ளது. நீர்விடுகுழாய்களை புதியதாக பொருத்தி பராமரிக்க வேண்டும்.

7) கட்டிடத்தில் பொருத்தப்பட்டுள்ள புகை உணர்வு கருவிகள் (smoke Detector) ஏதும் பயன்படுத்த முடியாமல் உள்ளது. அதனை உடனடியாக சரி செய்திட வேண்டும்.

8) கட்டிடத்தில் Automatic sprinkler system ஏதும் இயங்காத நிலையில் உள்ளது.

9) கட்டிடத்திற்கு இதற்கு முன்பு பெறப்பட்ட Planning Permission,Compliance Certificate, NOC, தொடர்பான ஆவணங்கள் ஏதும் சமர்ப்பிக்கப்படவில்லை.

10) கட்டிடத்தில் பொருத்தப்பட்டுள்ள Manual Call Point with Fire alarm system இயங்காத நிலையில் உள்ளது. இதனை சரிசெய்திட வேண்டும்.

11) கட்டிடத்தில் உள்ள Firemen Inlet with NRV பழுதடைந்த நிலையில் உள்ளது. அதை சரி செய்திட வேண்டும்.

உயர்மாடி கட்டிட ஆய்வுக்குழுவின் ஆய்வறிக்கையின்படி, NBC-2016-ல் குறிப்பிட்டுள்ள உயர்மாடி கட்டிடத்திற்கான தீபாதுகாப்பு வழிமுறைகள் inbuild Fire fighting equipments அனைத்தும் பழுதடைந்து பயன்படுத்த இயலாத நிலையில் உள்ளது. இவ்வலுவலகத்தின் கடிதம் ந.க.எண்.353/இ/2024, நாள்:26.02.2024 மற்றும் 22.03.2024 நாளிட்ட கடிதத்தின்படி குறைகளை சரிசெய்து மீள சமர்ப்பிக்குமாறு தெரிவிக்கப்பட்டுள்ளது.

எனவே, மேற்கண்ட தீபாதுகாப்பு குறைப்பாடுகள் தொடர்பாக தக்க நடவடிக்கைக்காக அனுப்பலாகிறது என்பதை அன்புடன் தெரிவித்துக்கொள்கிறேன்.

இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(முகூபொ) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

நகல் : மாவட்ட ஆட்சியர்,
செங்கல்பட்டு மாவட்டம்.
செங்கல்பட்டு

நகல் : திரு.ராகுல் குமார் , ME.,
உதவி இயக்குநர் / உறுப்பினர் செயலர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
D-Block 4th- Floor,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
வேத நாராயணபுரம், வெண்பாக்கம்,
செங்கல்பட்டு மாவட்டம் - 603 111

தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை
காக்கும் பணியில் 100 ஆண்டுகள் (1908-2008)
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அனுப்புநர்

திரு.பி.சரவணகுமார், முதுகலை(வேளாண்மை)
ஏ.டி.எப்.இ., (என்.எப்.எஸ்.சி)
இணை இயக்குநர்,
தமிழ்நாடு தீயணைப்பு-மீட்புப்பணித்துறை,
மேற்கு மண்டலம், கோயம்புத்தூர்,
(முகவரி) துணை இயக்குநர்,
வடமேற்கு மண்டலம், வேலூர்.

பெறுநர்

திரு.ராகுல் குமார், ME.,
உதவி இயக்குநர் / உறுப்பினர் செயலர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
D-Block 4th- Floor,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
வேதநாராயணபுரம், வெண்பாக்கம்,
செங்கல்பட்டு மாவட்டம் - 603 111

ந.க.எண :353/இ/2024,

நாள்: 26.03.2024

ஐயா,

பொருள் : தீயணைப்பு-மீட்புப்பணிகள் துறை - வடமேற்கு மண்டலம் - செங்கல்பட்டு மாவட்டம் - திரு.ராகேஷ்குமார் என்பவர் M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடத்தில் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளது - தொடர்பாக.

பார்வை : 1) 08.02.2024 நாளிட்ட இயக்கக குறிப்பாணை
ந.க.எண்:14757/இ1/2023
2) M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரிக்கு அனுப்பிவைக்கப்பட்ட இவ்வலுவலக கடிதம்
ந.க.எண்.353/இ/2024, நாள்:26.02.2024(மு)22.03.2024.

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திரு.ராகேஷ்குமார் பிளாட் எண்:105, பிளாக்-எம், மாம்பாக்கம், சென்னை என்ற முகவரியை சார்ந்தவர், வடமேற்கு மண்டலம், செங்கல்பட்டு மாவட்டம், M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127-என்ற முகவரியில் உள்ள உயர்மாடி கட்டிடங்களில் தீபாதுகாப்பு விதிகள் பின்பற்றப்படாமல் விதிமீறல்கள் உள்ளதாக புகார்மனு அளித்துள்ளார். இப்புகார்மனு தொடர்பாக செங்கல்பட்டு மாவட்ட அலுவலர் முலமாக ஆய்வு குழுவினர் ஆய்வு செய்து கீழ்கண்டவாறு அறிக்கை அளித்துள்ளனர்.

M/S.SBIOA Unity Enclave, Mambakkam, Chennai – 600 127 வளாகத்தில் 21-பலமாடி கட்டிடமும், ஒவ்வொன்றும் தனித்தனியாக 15-அடுக்குகளை கொண்டு மொத்தம் 1875 குடியிருப்புகள் உள்ளது. அதில் ஐந்தாயிரம் குடியிருப்பாளர்கள் வசிக்கின்றனர்.

மேற்கண்ட முகவரில் உள்ள இக்கட்டிடத்தினை உதவி மாவட்ட அலுவலர் மற்றும் நிலைய அலுவலர்கள் கொண்ட குழுவினர் மூலம் கூட்டாய்வு செய்யப்பட்டதில் கீழ்காணுமாறு குறைபாடுகள் கண்டறியப்பட்டுள்ளது.

தீபாதுகாப்பு தொடர்பான குறைபாடுகள்:

1) அனைத்து Pump House-ல் உள்ள Fire Main Pumps, Diesel Pump, Sprinkler Pump மற்றும் Jockey Pump இயங்காத நிலையில் உள்ளது. அனைத்தும் சரி செய்து Auto Mode நிலையில் பயன்பாட்டிற்கு கொண்டு வரப்படவேண்டும்.
2) அனைத்து தீயணைப்பான்களும் IS 2190:2010-ன் விதிகளின்படி மறுநிரப்பம் செய்து பயன்படுத்தும் நிலையில் வைத்திருக்க வேண்டும்.

3) Hose Reel ஏதும் பயன்படுத்தும் நிலையில் இல்லை. நிறைய Hose Reel பழுதடைந்த நிலையில் உள்ளது. 1000 சதுர மீட்டருக்கு ஒரு Hose Reel வீதம் பராமரிக்கப்படவேண்டும்.

4) Yard-Hydrant-ல் உள்ள நீர்விடு குழாய்கள் அனைத்தும் couplings இல்லாமலும் பயன்படுத்த முடியாத நிலையில் உள்ளது. அவற்றை தருவிருத்து பராமரிக்கப்படவேண்டும்.

5) Yard-Hydrant – பல இடங்களில் துருப்பிடித்த நிலையில் உள்ளது. Yard Hydrant Gate valve பழுதடைந்துவுளது. அவை அனைத்தும் புதுபித்து சரிசெய்யப்படவேண்டும்.

6) பொருத்தப்பட்ட நீர்விடு குழாய்கள் அனைத்தும் இணைப்புகள் இல்லாமல் உள்ளது. நீர்விடு குழாய்கள் பயன்படுத்த முடியாத நிலையில் உள்ளது. நீர்விடுகுழாய்களை புதியதாக பொருத்தி பராமரிக்க வேண்டும்.

7) கட்டிடத்தில் பொருத்தப்பட்டுள்ள புகை உணர்வு கருவிகள் (smoke Detector) ஏதும் பயன்படுத்த முடியாமல் உள்ளது. அதனை உடனடியாக சரி செய்திட வேண்டும்.

8) கட்டிடத்தில் Automatic sprinkler system ஏதும் இயங்காத நிலையில் உள்ளது.

9) கட்டிடத்திற்கு இதற்கு முன்பு பெறப்பட்ட Planning Permission,Compliance Certificate, NOC, தொடர்பான தீஉரிமங்கள் ஏதும் சமர்ப்பிக்கப்படவில்லை.

10) கட்டிடத்தில் பொருத்தப்பட்டுள்ள Manual Call Point with Fire alarm system இயங்காத நிலையில் உள்ளது. இதனை சரிசெய்திட வேண்டும்.

11) கட்டிடத்தில் உள்ள Firemen Inlet with NRV பழுதடைந்த நிலையில் உள்ளது. அதை சரி செய்திட வேண்டும்.

உயர்மாடி கட்டிட ஆய்வுக்குழுவின் ஆய்வறிக்கையின்படி, NBC-2016-ல் குறிப்பிட்டுள்ள உயர்மாடி கட்டிடத்திற்கான தீபாதுகாப்பு வழிமுறைகள் inbuild Fire fighting equipments அனைத்தும் பழுதடைந்து பயன்படுத்த இயலாத நிலையில் உள்ளது. இவ்வலுவலகத்தின் கடிதம் ந.க.எண்.353/இ/2024, நாள்:26.02.2024 மற்றும் 22.03.2024 நாளிட்ட கடிதத்தின்படி குறைகளை சரி செய்து மீள சமர்ப்பிக்குமாறு தெரிவிக்கப்பட்டுள்ளது.

எனவே, மேற்கண்ட தீபாதுகாப்பு குறைபாடுகள் தொடர்பாக [illegible] நடவடிக்கை எடுத்து அனுப்பலாகிறது என்பதை அன்புடன் தெரிவித்துக்கொள்கிறேன்.

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