

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

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

Rakesh Kumar. D

...Applicant

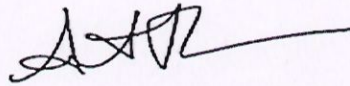
Vs

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

....Respondents.

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



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SOUTHERN ZONE, CHENNAI**

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

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...Applicant

Vs

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

....Respondents.

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

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

2. I submit that I am working as the Additional Chief Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai - 600032 and I am authorized to file this report on behalf of the third respondents, (TNPCB) and as such I am well acquainted with the facts of the case from the office records available in our office.
3. It is respectfully submitted that the Hon'ble National Green Tribunal, Principal Bench, New Delhi, registered as a Suo Motu vide O.A No.777 of 2023(LP), (PB) on 9.2.2024 based on the letter petition sent by the applicant. The applicant has alleged that the extensive overflow of sewage stagnated in the 4.5 acres and temple land. Due to this residents and the surrounding environment face the detrimental effects of polluted water. The increasing amount of contaminated diseases is a growing concern. The untreated sewage generated from the residential flats is pumped and discharged into the nearby Agriculture lands, temple land & sport which leads to stagnation on nearby roads, water bodies, etc. thereby polluting '1-1e soil/groundwater/surface water and also creating a nuisance to the local residents, to shift the STP from the basement and also

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

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

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

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

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

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

5. It is respectfully submitted that on 21.3.2024, in O.A No.73 of 2024 (PB), the Hon'ble NGT, (PB), New Delhi had constituted a Joint Committee comprised with the following representatives of Member Secretary, Tamil Nadu State Pollution Control Board, Commissioner, Municipal Corporation, Chennai and the District Magistrate, Chennai and directed to visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned to verify the factual position and suggest appropriate remedial action. The Tamil Nadu Pollution Control Board will be the nodal agency for co-ordination of the Committee. The Hon'ble Tribunal had transferred to the said OA No.73 of 2024 (PB) to the Hon'ble NGT, (SZ), Chennai which has been renumbered as **OA No.148 of 2024(SZ)** and the same is pending before this Hon'ble Tribunal.
6. It is respectfully submitted that to comply the directions of Hon'ble NGT, (PB) dated 9.2.2024 and 21.3.2024, the DEE, Maraimalai Nagar, Tamil Nadu Pollution Control Board, the Revenue Divisional Officer, Tambaram, the Bolck Development Officer, Tiruporur has inspected, the premises of

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

7. It is respectfully submitted that based on Board's instruction the JCEE(M), Chengalpattu has conducted personal hearing with the General Secretary, SBIOA Chennai Circle (Promoter of M/s. SBIOA Unity Enclave) and the M/s. SBIOA Unity Enclave Welfare Association on 27.09.2024 with regard to the directions & Show cause notice issued on 10.6.2024. Based on the compliance furnished during personal hearing, the Joint Chief Environmental Engineer (Monitoring), Chengalpattu vide letter dated: 30.09.2024 has recommended to issue directions to the unit (Developer) for levying Interim Environmental compensation arrived by the Joint Committee based on the past violations and the unit (Developer) may be requested to furnish Bank guarantee for an amount as prescribed to comply with the conditions stated therein within 3 months. In this regard, the Board has issued directions to the developer/project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave to pay the amount of Rs.71,70,000/- (Seventy One Lakhs Seventy Thousand only) towards recovery of Interim Environmental Compensation and also under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 vide Proc. Dated:14.10.2024 respectively. Further, direction issued to the SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33 A of the Water (P&CP) Act, 1974 as amended vide Proc. Dated:14.10.2024 for strict compliance of the certain conditions mentioned therein.
8. It is respectfully submitted that the said unit was inspected by TNPCB officials on 19.11.2024 & 05.12.2024 and the followings were observed and reported:

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- I. The construction of the residential apartment was completed and occupied by the residents. The residential apartment was maintained by the SBIOA Unity Enclave Owner's Welfare Association, Madambakkam without obtaining consent to operate from the Board.
- II. The unit has provided Sewage Treatment plant with a capacity 1350 KLD below the ground level. Sewage Treatment Plant comprises of Bar Screen Chamber, Grit Chamber, Equalization Tank, Aeration Tank – Sequential Batch Reactor – 3 Nos., Pre filtration and decant water tank, Sludge Holding Tank, Pressure Sand Filter - @ Nos., Activated Carbon Filter-2 Nos., UV System, Filter Press-3 Nos. and Treated Water Tank.
- III. Sewage treatment plant provided by the unit was under operation. Treated sewage is utilized for gardening and toilet flushing, excess treated sewage is disposed through tanker lorries at Sewage decanting point, perungudi. The unit has provided 3 Nos. of filter press and one filter press was not under operable conditions. The treated sewage samples were collected and sent for analysis to DEL/MM Nagar.
- IV. The unit has provided EMFM at the inlet of the STP, outlet of the STP, out lets of toilet flushing – 3 Nos. and outlet to tanker lorries.
- V. The unit has not provided Hydrogen Sulfide (H<sub>2</sub>S), Methane (CH<sub>4</sub>) sensor in the STP area.
- VI. The unit has not installed Organic Waste Converter. The association representatives has reported that the Bio degradable and non biodegradable representatives have reported at household level and handed over to M/s. Bintix Ltd for the further treatment and disposal.
- VII. The unit has not installed OCEMS system at the outlet of STP for continuous monitoring of quality of treated sewage for the parameters pH, TSS, BOD & COD,

*M. Vijayalakshmi* 24.1.2018  
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VIII. The unit has submitted the bank guarantee of Rs. 20 Lakhs vide bank guarantee no. 0505624BGOY2504 dated 15.11.2024.

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

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

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

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

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

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

III. Direction under Section 31A of the Air (P&CP) Act 1981 as amended and under Section 33A of the Water (P&CP) Act, 1974 as amended vide Proc.

No. T2/TNPCB/F.019084/MMN/Direction/2024-3 dated: 14.10.2024 to

*m. Vijayalokhini 29.11.2024*  
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the SBIOA Unity Enclave Welfare Association of M/s. SBIOA Unity Enclave, S. No. 17/2 etc., Mambakkam Village, Vandalur Taluk, Chengalpattu District for strict compliance of the following:

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

*M. Vijayalakshmi 29.1.2023*  
 ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER  
 TAMIL NADU POLLUTION CONTROL BOARD  
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 CHENNAI-600 032.

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

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

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

*M. Vijayabhakmi 29/1/2025*  
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 CHENNAI-600 032.

(Chennai Circle) of M/s. SBIOA Unity Enclave, representatives from the SBIOA Unity Enclave Welfare Association [**Minutes of the Personal Hearing enclosed as Annexure-** ) and after detailed discussion, the developer / project proponent M/s. SBIOACC (Chennai Circle) of M/s. SBIOA Unity Enclave, representatives from the SBIOA Unity Enclave Welfare Association were instructed as follows:

- A. The Interim Environmental Compensation of Rs. 71,70,000/- (Seventy One Lakhs Seventy Thousand Only) shall be remitted to TNPCB at the earliest.
- B. Safety audit of STP shall be carried out in the unit's premises and report to be submitted. Proper safety arrangements including handrails shall be provided to STP components to prevent accidents.
- C. Action shall be taken to install the Online Continuous Effluent Monitoring System (OCEMS) in the outlet of STP & make connectivity with WQW of TNPCB within 3 months for continuous monitoring of treated waste water parameters such as pH, TSS, BOD, flow and ensure online connectivity with WQW of TNPCB for transmission of effluent data without any interruption.
- D. Qualified persons should be appointed for monitoring the operation of STP.
- E. Effective sludge dewatering system shall be provided as the existing system was found to be ineffective.
- F. Project Proponent shall ensure that the treated sewage is disposed as per the condition of the consent order by utilizing the treated sewage for gardening by providing adequate land, necessary arrangements for toilet flushing and the remaining excess treated sewage of 683 KLD shall be disposed after making necessary agreement with Authorized tanker lorries with vehicle location tracking device / GPS fitted and disposed into the nearby CMWSSB Perungudi STP with necessary permission.
- G. To provide Hydrogen Sulfide (H<sub>2</sub>S), Methane (CH<sub>4</sub>) sensor in the STP area.
- H. Permanent piping arrangements should be provided and the flexible hoses in the STP area to be removed.

*M. Udayakrishnan 29/11/2022*  
 ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER  
 TAMIL NADU POLLUTION CONTROL BOARD  
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- I. Display board with flow diagram of STP to be provided in the STP Area and all the components of the STP to be provided with name board.
- J. Project Proponent shall provide necessary warning sign boards with security personnel in the STP area so as to avoid any unauthorized entry/untoward event.
- K. After carrying out all the points mentioned above, the developer shall immediately apply and obtain Consent to operate of the Board.

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

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M. Vijayalakshmi  
29/11/2025  
ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER  
TAMIL NADU POLLUTION CONTROL BOARD  
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CHENNAI-600 032.

### VERIFICATION

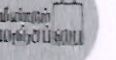
I, M.Vijayalakshmi, D/o. K.R.Muthiah, working as the Additional Chief Environmental Engineer office at No., 76, Mount Salai, Guindy, Chennai – 32, do hereby verify that the contents of above compliance report are true to the best of my knowledge through records.

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M. Vijayalakshmi  
29/11/2025  
ADDITIONAL CHIEF ENVIRONMENTAL ENGINEER  
TAMIL NADU POLLUTION CONTROL BOARD  
No.76, MOUNT SALAI, GUINDY,  
CHENNAI-600 032.



By Speed Post

## TAMIL NADU POLLUTION CONTROL BOARD



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

**Sub** : TNPCB - Industries – M/s. SBIOA Unity Enclave, S.No. 17/2 etc, Mambakkam Village, Tiruporur Taluk, Chengalpattu District – Direction under Section 33 A of the Water (Prevention and Control of Pollution) Act, 1974 as amended and under Section 31A of the Air (Prevention and control of pollution) Act, 1981 as amended – Regarding.

**Ref** : DEE letter No. DEE/TNPCB/MMN/Hon'ble NGT(PB) O.A. No. 73 of 2024/2024 dt: 17.05.2024.

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

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

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

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

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

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.

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

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

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

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

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



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

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

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<sub>2</sub>S, CH<sub>4</sub>, 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<sup>3</sup> of treated sewage as per the condition stipulated in the Consent to Establish order dated:17.04.2015.



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## TAMIL NADU POLLUTION CONTROL BOARD

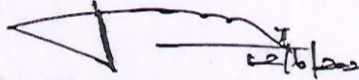



11. The project proponent shall provide D.G sets of capacity as mentioned in the Consent to Establish order dated:17.04.2015.

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

THE NATIONAL BUREAU OF STANDARDS

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# TAMIL NADU POLLUTION CONTROL BOARD



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

Date:09.01.2025

Time:03:00 PM

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

**Present:**

**I.TNPCB Officials:**

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

**II. Unit Authorities**

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

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

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

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

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.

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

Email : tnpcc-chn@gov.in Web : tnpcc.gov.in

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

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

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

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

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

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



## TAMIL NADU POLLUTION CONTROL BOARD



- necessary agreement with Authorized tanker lorries with vehicle location tracking device / GPS fitted and disposed into the nearby CMWSSB Perungudi STP with necessary permission.
7. To provide H<sub>2</sub>S, CH<sub>4</sub> sensor in the STP area.
  8. Permanent piping arrangements should be provided and the flexible hoses in the STP area to be removed.
  9. Display board with flow diagram of STP to be provided in the STP Area and all the components of the STP to be provided with name board.
  10. Project Proponent shall provide necessary warning sign boards with security personnel in the STP area so as to avoid any unauthorized entry/untoward event.
  11. After carrying out all the points mentioned above, the developer shall immediately apply and obtain Consent to operate of the Board.

With this the meeting came to an end.

*20/1/25*  
For Member Secretary

To

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

Copy to

1. The Joint 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 follow-up action)]

No. 76, MOUNT SALAI, GUINDY, CHENNAI - 600 032.

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

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

Rakesh Kumar. D

...Applicant

Vs

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

....  
Respondents.

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

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

**Date:29.01.2025**

**Date of Hearing on:14.02.2025**

