

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

O.A. NO. 53 OF 2025

G. MOHANA PRIYA & ORS.

... APPLICANTS

VERSUS

WATER RESOURCES DEPARTMENT & ORS.

... RESPONDENTS

**DOCUMENTS FILED BY THE APPLICANTS ALONG WITH THE
REJOINDER TO THE COUNTER AFFIDAVITS FILED BY
RESPONDENT Nos 2,6,7 & 8**

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Dated this at Chennai on the 23rd day of June'2026



Counsel for Applicants

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

O.A. NO. 53 OF 2025

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REJOINDER ON BEHALF OF THE APPLICANTS TO THE COUNTER
AFFIDAVITS FILED BY RESPONDENT NOS. 2, 6 TO 8

I, Jose Punnoose, Son of M.C Punnoose, aged about 67 years, having office at N-82, Navodaya, Varadharajapuram, Kancheepuram, Tamil Nadu-600044, having temporarily come down to Chennai, do hereby solemnly affirm and state as follows:

1. I am the Managing Director of the 4th Applicant and well conversed with the facts of the case. I am competent to swear to the contents of this affidavit on behalf of the other Applicants as well.
2. The present Rejoinder is filed in response to the Counter Affidavits filed by Respondent Nos. 2, 6 to 8 and is necessitated to specifically deny the incorrect, misleading and untenable averments contained therein.

3. Save and except what is specifically admitted herein, all averments, allegations and contentions contained in the Counter Affidavits are denied. Mere non-traverse of individual averments shall not amount to admission of the same.

**PRESENT ORIGINAL APPLICATION NOT RENDERED INFRUCTUOUS
BY GRANT OF SUBSEQUENT ENVIRONMENTAL CLEARANCE**

4. The Applicants submit that the grant of Environmental Clearance dated 02.04.2025 in favour of Respondent No 8 does not render the present Original Application infructuous. The present proceedings were instituted much prior to the grant of Environmental Clearance and raise independent environmental issues concerning the larger township development, its impact on natural drainage systems and the environmental consequences arising therefrom.
5. The Applicants submit that during the pendency of the present Original Application, Environmental Clearance dated 02.04.2025 came to be granted in favour of Alliance Infrastructure Projects Pvt Ltd (Respondent No 8) in respect of the High-Rise Residential Component for proposed construction of a high-rise residential group development with a built-up area of 1,77,399.59 square metres. The said Environmental Clearance has already been challenged

independently by the Applicants in Appeal No.35 of 2025 pending before this Hon'ble Tribunal.

6. However, the scope of the Appeal is confined to the legality and validity of the Environmental Clearance granted for the High-Rise Residential Project developed by Respondent Nos. 8. The challenge therein is directed against the environmental appraisal process, suppression of material facts before the SEIAA and the validity of the approval granted.
7. The present Original Application, however, is founded on a much broader cause of action. The Applicants have specifically complained of the encroachment and obstruction of canals, filling of low-lying lands, alteration of natural drainage pathways, raising of the project site, construction activities undertaken over a large extent of land and the resulting increase in flooding and waterlogging in Varadharajapuram, Erumiyur and surrounding areas. These grievances relate to continuing environmental consequences on the ground and are not confined to the Environmental Clearance alone.
8. In fact, one of the principal grounds raised in the Appeal itself is that the project proponents suppressed the existence of the adjoining plotted layout project comprising approximately 900 plots and presented the High-Rise Residential Project as a standalone development. The Appeal therefore questions the legality of granting

Environmental Clearance to one component of what is, in reality, a larger integrated township.

9. The present Original Application seeks examination of that larger integrated township itself. The issues raised herein concern not merely the High-Rise Residential Project but also the plotted layout project, the canal network traversing the area, the low-lying nature of the lands, the alleged encroachment of watercourses and the cumulative environmental impact of the entire 96-acre development. These issues survive irrespective of the Environmental Clearance granted for one component of the project.
10. The Applicants therefore submit that the Appeal and the present Original Application operate in distinct though interconnected fields. While the Appeal concerns the legality of the Environmental Clearance granted for the High-Rise Residential Component, the present Original Application concerns the broader environmental consequences arising from the larger integrated township development comprising both the plotted layout project and the High-Rise Residential Project. The present Original Application is therefore fully maintainable and liable to be adjudicated on its own merits.

CHAIN OF TITLE OF THE SUBJECT MATTER LANDS

11. In order to explain how Respondent Nos. 6 to 8 derive their rights and development interests in respect of the plotted layout project and the larger integrated township development, the following facts are stated:

- A. The subject lands forming part of the present plotted layout project and the larger integrated township originally belonged to Navodaya Mass Entertainments Limited ("Navodaya"), the 4th Applicant herein, which owned extensive contiguous lands situated at Varadharajapuram and Erumaiyur Villages, presently within Kundrathur Taluk, Kancheepuram District.
- B. In furtherance of the proposed township development, Navodaya entered into a Memorandum of Understanding dated 19.02.2006 with M/s. KGEYES Residency Private Limited and Mrs. Anita Kumaran.
- C. The said arrangement was subsequently modified through a Memorandum of Understanding dated 15.03.2007 entered into between Navodaya and KGEYES Nelsun Projects Private Limited. KGEYES Nelsun Projects Private Limited subsequently came to be renamed as KGS Developers Limited and is presently known as Vees Properties Limited.
- D. Pursuant thereto, Navodaya executed a General Power of Attorney dated 02.03.2007 in favour of Mr. K. Kumaran in respect of township

lands admeasuring approximately 64.91 acres situated at Varadharajapuram and Erumaiyur Villages.

- E. Thereafter, acting under the said General Power of Attorney, a Sale Deed dated 11.11.2011 registered as Document No.7073 of 2011 on the file of the Sub Registrar, Padappai, came to be executed in favour of KGS Developers Limited (presently known as Vees Properties Limited) without the knowledge of Navodaya, whereby lands admeasuring about 64.03 acres situated at Varadharajapuram and Erumaiyur Villages were conveyed in favour of KGS Developers Limited. The said transaction was subsequently disputed by Navodaya. **The said Sale Deed dated 11.11.2011 registered as Document No.7073 of 2011 on the file of the Sub Registrar, Padappai that came to be executed in favour of KGS Developers Limited is enclosed as Annexure-A16.**
- F. Disputes subsequently arose between Navodaya and KGS Developers Limited in relation to the aforesaid Sale Deed dated 11.11.2011 aforesaid township lands and development arrangements.
- G. The said disputes culminated in conciliation proceedings resulting in a Conciliation Agreement dated 18.10.2016 entered into between Navodaya, KGS Developers Limited and connected parties. The said Conciliation Agreement concerns the very same township lands presently forming part of the plotted layout project and the larger township development. **A copy of the Conciliation Agreement dated 18.10.2016 is enclosed as Annexure-A17.**

- H. Pursuant to and in furtherance of the aforesaid Conciliation Agreement, an Exchange Deed dated 19.10.2016 registered as Document No.5281 of 2016 on the file of the Sub Registrar, Padappai came to be executed between Navodaya and KGS Developers Limited (**Currently known as Vees Properties Limited**). A copy of the Exchange Deed dated 19.10.2016 is enclosed as Annexure-A18.
- I. Therefore, the Sale Deed dated 11.11.2011 registered as Document No.7073 of 2011 on the file of SRO, Padappai, which was subsequently regulated and ratified under the Conciliation Agreement dated 18.10.2016 and the subsequent Exchange Deed dated 19.10.2016 registered as Document No.5281 of 2016, constitutes the parent and foundational title framework from which the **present Plotted Layout Project, developed by Kishkintha Land Development Private Limited, Respondent No 6, as Power Agent of Vees Properties Limited, Nspire Developers LLP.**
- J. Consequently, Kishkinta Land Development Private Limited, Respondent No 6 which acts on behalf of Vees Properties Limited (**Proposed Respondent No 9**), cannot disown or disclaim admissions made by its own predecessor-in-title concerning the existence of canals, drainage channels and low-lying flood-prone conditions within the subject lands.

ADMISSION OF LOW-LYING CHARACTER OF THE LANDS AND EXISTENCE OF CANALS

12. It is also pertinent to note that, under the said Conciliation Agreement dated 18.10.2016, KGS Developers Limited, presently known as **Vees Properties Limited**, expressly acknowledged that the subject lands are low-lying in nature and had suffered severe flooding and waterlogging, particularly during the floods of December 2015. Clause 5 of the said Conciliation Agreement also expressly acknowledges existence of canals/drainage channels within the subject lands and contemplates preservation and maintenance of such canals for free flow of water.

13. The said Agreement records and acknowledges that the lands in question are low-lying in nature and had suffered extensive flooding and water stagnation, particularly during the floods of December 2015. More importantly, the said Agreement expressly acknowledges the existence of canals and drainage channels traversing the subject lands and contemplates preservation and maintenance of such drainage channels for ensuring free flow of water.

14. The broad nature of the lands presently developed by the Developers in so far as Plotted Layout Project and High Rise Project is summarized as follows:

Nature of Project	Survey Nos	Present Developer
Plotted Layout Project	S.Nos. 352/1, 353/1A2, 353/1B2, 353/2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B, 3, 416/1A, 2A1B, 2A2A, 418/1B, 2B, 3B, 419/1, 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2, 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A, 2B1, 446/1B, 1C1, 2B1 2B2A, 454/1A1, 1B1, 455/1A, 463/1A, 2A, 464/1A2B, 1A3A, 1A3B, 2,3A, 465/2, 3, 4,5, 466/1A, 467/1, 468/1, 468/2, 469/1,2,3, 6 & 7, 470/1A, 2A, 2B, 472/2A2, 2B situated at Varadharajapuram Village and S.Nos.148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A & 14 and 151/2 situated at Erumaiyur	Respondent No.6 - Kishkinta Land Developement Pvt. Ltd., acting as Power Agent of Veas Properties Limited as well as Nspire Developers LLP

	Village in Kundrathur Taluk, Kancheepuram District	
High Rise Project	S.Nos. 480/1 (Part), 481/1 (Part), 481/2 (Part), 483/1B (Part), 473/1 (Part), 480/3, 480/4A, 340/1, 340/2, 474/1A (Part), 474/1B (Part), 475/1 (Part) and connected survey fields situated at Varadharajapuram Village	Respondent Nos. 8 & 7 – Alliance Infrastructure Projects Pvt. Ltd., as PoA of of Urbanrise Constructions Pvt. Ltd.

15. Therefore, it is evident that Respondent No.6 – Kishkinta Land Developement Pvt. Ltd., acting as Power Agent of Vees Properties Limited along with Nspire Developers LLP being the developers in the present Plotted Layout Project, while deriving its title, possession and development rights through the aforesaid chain of transactions, more particularly from Sale Deed dated 11.11.2011, the Conciliation Agreement dated 18.10.2016 and the Exchange Deed dated 19.10.2016 are estopped from denying the very existence of canals/drainage channels expressly acknowledged by their predecessor-in-title, i.e. Vees Properties Limited under Clause 5 the Conciliation Agreement dated 18.10.2016.

16. The RERA Registration Certificate dated 23.05.2024 bearing Registration No.TN/29/Layout/2159/2024, which has issued in so far as the Plotted Layout Project, clearly discloses the promoter as “Nspire

Developers LLP and Vees Properties Limited represented through Kishkinta Land Development Private Limited". A copy of the said Registration Certificate dated 23.05.2024 bearing Registration No.TN/29/Layout/2159/2024 issued by TNRERA is enclosed as Annexure-A19.

17. Therefore, Respondent No.6 – Kishkinta Land Development Pvt. Ltd., acting as Power Agent of Vees Properties Limited along with Nspire Developers LLP being the developers in the present Plotted Layout Project have an obligation to preserve and maintain such canals/drainage channels consequently runs with the land and binds all subsequent purchasers, assignees, power agents.

DELIBERATE NON-DISCLOSURE OF INTERLINKED DEVELOPMENT AND ARTIFICIAL SEGMENTATION OF AN INTEGRATED TOWNSHIP

18. The Applicants submit that Respondent Nos.6 to 8 have throughout sought to portray the plotted layout project and the High-Rise Residential Project as separate and independent developments. Such a stand is contrary to the documentary records, statutory registrations, title documents and the Respondents' own public representations. The material presently available on record clearly establishes that both developments form constituent parts of a larger integrated township

project developed over contiguous lands situated at Varadharajapuram and Erumiyur Villages.

19. It is pertinent to note that Respondent Nos. 6 to 8 themselves have publicly promoted in their brochure and represented the entire development as a comprehensive township project admeasuring approximately 96 acres, comprising more than 3,200 apartments, over 900 plotted villas, multiple clubhouses, a CBSE school, and extensive shared amenities and infrastructure. Such representations clearly establish that the plotted layout and high-rise project form part of one integrated and interlinked township development. **The brochure circulated by Respondent No 6 to 8 is enclosed as Annexure- A20.**

20. At the threshold, it is submitted that the common origin of both developments can be traced to the township lands originally belonging to the 4th Applicant, namely Navodaya Mass Entertainments Limited. The Conciliation Agreement dated 18.10.2016 and Exchange Deed dated 19.10.2016 registered as Document No.5281 of 2016 collectively establish that the lands presently forming part of the plotted layout project and the High-Rise Residential Project emanate from a common source and form part of the same township development.

21. The central role of Veas Properties Limited in the development structure has also been deliberately downplayed by Respondent Nos. 6 to 8. The title documents establish that KGS Developers Limited,

presently known as Veas Properties Limited, occupies a pivotal position in the title chain and development history of the township lands. The subsequent transactions relied upon by Respondent Nos. 6 to 8 are all traceable to the rights derived through Veas Properties Limited.

22. The interlinkage becomes even more apparent from the project documents submitted during the environmental appraisal process. In response to the Terms of Reference issued by the SEAC and SEIAA, Respondent No 8 has placed a PowerPoint presentation before SEAC and SEIAA. In the said presentation at page no 90 to 94 (**Annexure-A21**), **Respondent No. 8 itself has explicitly admitted that its own adjacent land is being developed by Respondent Nos. 6 as part of the overall development**, as a response to the query of Respondent No 4, i.e. SEIAA, seeking for Flood Inundation Certificate in its ToR. This admission clearly establishes that both the plotted layout and the high-rise segment are interlinked and being developed by the same entities as part of a unified development scheme. **The Power point Presentation made by Respondent No 8, during Appraisal Stage is enclosed as Annexure- A21.**

23. The Applicants further submit that there exists no real physical separation between the plotted layout project and the High-Rise Residential Project. On the contrary, both developments are connected through common access roads, internal circulation networks and

township infrastructure. The continuous 60-foot internal road connecting the plotted layout and the High-Rise Residential Component demonstrates that both developments have been conceived and executed as part of a unified development scheme rather than as standalone projects.

24. The Applicants further submit that the corporate structure of the entities involved also establishes substantial interconnection. Kishkinta Land Development Private Limited, Alliance Infrastructure Projects Private Limited, Urbanrise Constructions Private Limited and Nspire Developers LLP are linked through common management, common business interests, overlapping directorships and coordinated development activities.

25. It is pertinent to note that Kishkintha Land Development Pvt Ltd, (Respondent No 6) is a **subsidiary of Alliance Infrastructure Projects Private Limited, Respondent No 8.**

26. Urbanrise Constructions Pvt Ltd (Respondent No. 7) is an **associate company of Alliance Infrastructure Projects Private Limited (Respondent No. 8)** and forms part of the same business group, with **Respondent No. 8 holding a substantial equity interest therein.**

27. Furthermore Nspire Developers LLP is also a related party to Respondent No 6,7 & 8. **The relevant corporate records evidencing**

such interlinkages and Shareholding, Directorship of Respondent No 6,7 & 8 are enclosed as Annexure-A22.

28. The Applicants respectfully submit that the environmental consequences arising from such development cannot be compartmentalised merely because different entities have been employed for different portions of the township. The canals, drainage channels, flood conveyance routes, low-lying lands and hydrological features complained of by the Applicants traverse and influence the larger township area as a whole. The environmental impacts therefore require cumulative examination and cannot be assessed in isolated fragments.
29. The deliberate non-disclosure of the true interlinked nature of the development prevented a proper assessment of cumulative environmental impacts, flooding vulnerability, drainage requirements and hydrological consequences. The project was instead presented in a fragmented manner, thereby defeating a comprehensive appraisal of the environmental implications arising from the township as a whole.
30. The denial of interlinkage contained in the Counter Affidavits is therefore contrary to the title documents, statutory registrations, corporate records, project submissions and the Respondents' own public representations. The same deserves to be rejected and the larger

integrated township development requires to be examined as a whole for the purpose of environmental adjudication.

31. The principal grievance of the Applicants is not merely the present existence or non-existence of visible canals. The central issue is whether natural drainage channels, flood conveyance routes and historical watercourses existing within the project lands have been filled up, obstructed, narrowed, altered or omitted from disclosures made to statutory authorities.

FAILURE TO DENY THE EXISTENCE AND BURIAL OF WATER CANALS

32. It is submitted that the Respondent No. 6-8 in their counter affidavits, while making a bald assertion that there is "no encroachment of any water body", has failed to answer the specific allegation raised by the Applicants that existing water canals and drainage courses situated within the subject lands have been buried, and rendered unidentifiable. The counter affidavit nowhere states that no water canals exist or existed in the subject survey fields.

33. Infact, the Applicants have specifically pointed out that there are notified water canals, as recorded as in the village map, which has been produced along with the Applicant. Further, the Applicants have even filed a magnified version of the Village Map as issued by the

Commissionerate of Survey And Settlement, Government Of Tamil Nadu ,which clearly shows that in the Plotted Layouts being developed by Respondent No 6 & Nspire Developers LLP, **there are water canals running across in Survey Nos of 415, 416, 418, 419, 420, 421, 444, 445, 446, 454, 463, 464, 465, 466, 467, 468, 469, 470, 472 in Varatharajapuram Village and that in the High Rise Project being developed by Respondent No 8, water canals are running across Survey Nos 340, 475, 480 and 483 of Varadarajapuram Village.**

34. Village map of Varatharajapuram displaying the existence of water canals in subject matter lands where Plotted Layouts and High Rise project is being developed enclosed as **Annexure -A23**. For sake of clear reference, the Appellants have filed the enlarged version of the Village Map of Varatharajapuram Village as a physical copy.

35. The allegations of malafide intent, contumacious conduct, and alleged personal motives attributed to the Applicants are wholly denied as false, irrelevant, and an attempt to divert attention from the substantive environmental issues raised in the present Appeal. It is submitted that the 4th Applicant has independently initiated a separate civil suit O.S.No 381 of 2025 before the Hon'ble Principal District Court, Kancheepuram vide in respect of alleged encroachments in adjacent lands belonging to Navodaya. The said proceedings were initiated subsequent to the filing of the present Appeal and pertain exclusively to issues of title and property rights.

36. The Applicants submit that Respondent No. 2 in its Counter Affidavit has merely stated that during the site inspection, no construction activity was noticed in the subject lands. The said observation neither answers nor addresses the principal grievances raised in the present Original Application.
37. The core environmental concerns raised by the Applicants pertain to the existence of water canals and drainage channels in the subject lands, the burial or obliteration of such canals, filling of low-lying lands, alteration of natural drainage patterns, obstruction of flood conveyance routes and the resultant impact on flooding and water stagnation in the surrounding localities.
38. As stated above, the Village Map of Varadharajapuram Village produced by the Applicants discloses the existence of water canals traversing several survey fields forming part of both the plotted layout project and the high-rise development.

CONSTRUCTION OF BOX CULVERTS ALTERING THE HISTORIC COURSE OF NATURAL WATER CHANNELS

39. The contention of Respondent Nos. 6 to 8 in Paragraph 51 & 52 of the Counter Affidavit is self-contradictory and liable to be rejected. In Paragraph 51, the Respondents contend that the project site has

merely been raised in accordance with the No Objection Certificate dated 07.12.2023 issued by the Water Resources Department and further assert that there are no notified canals within the subject lands. However, in Paragraph 52, the very same Respondents seek to justify the subsequent construction of three additional box culverts by alleging that the Water Resources Department had directed the same to prevent inundation.

40. The alleged communication of the Water Resources Department as mentioned by the Respondents No 6 to 8 in the Counter Affidavit, has conspicuously not been produced before this Hon'ble Tribunal. In the absence of the said communication, together with the corresponding technical approvals, the Respondents cannot simply rely upon a bald assertion that the construction of the additional culverts was undertaken pursuant to the directions of the Water Resources Department.

41. Infact, the 4th Applicant has consistently brought to the notice of the Water Resources Department through detailed representations dated 13.12.2024, 09.01.2025, 23.04.2025, 26.09.2025 specifically requesting that the existing natural drainage channels be preserved and that no alteration be undertaken without proper technical scrutiny. However, no action has been taken by the Water Resources Department based on the representation(s) preferred by the 4th Applicant. The representations dated 13.12.2024, 09.01.2025, 23.04.2025, 26.09.2025 by

the 4th Applicant to Water Resources Department are enclosed as **Annexure A24.**

42. The Applicants have unambiguously stated that the existing natural watercourses in the plotted layout, which are the subject matter lands owned by Veas Properties Limited and being developed by Kishkintha Land Developers Pvt Limited have been buried.
43. The mere construction of additional culverts cannot establish that the original drainage regime has either been preserved or restored. Significantly, despite placing reliance upon the alleged recommendation of the Water Resources Department, the Respondents have not produced the said recommendation, the corresponding alignment plans, technical approvals, hydraulic studies or inspection reports before this Hon'ble Tribunal.
44. The natural watercourses traversing the lands of **Veas Properties Limited**, presently being developed as the plotted layout project by **Respondent No.6 – Kishkinta Land Development Private Limited**, acting as the Power Agent of Veas Properties Limited and Nspire Developers LLP, constitute part of a continuous natural drainage system reflected in the Village Map and revenue records.
45. The water canals situated in , Survey Nos. **415, 416, 418, 419, 420, 421, 444, 445, 446, 454, 463, 464, 465, 466, 467, 468,** of Varadharajapuram

Village in the land belonging to the Veas Properties Limited, continue downstream into the existing natural water canals situated in Survey Nos. 404, 415, 416, 417, 418, 446, 447, 448, 454, 455, 462, 463 and 466 which are the lands belonging to the 4th Applicant.

46. As pleaded in the Original Applications, the water canals situated in Survey Nos 415, 416, 418, 419, 420, 421, 444, 445, 446, 454, 463, 464, 465, 466, 467, 468, 469, 470 and 472 of the land belonging to Veas Properties Limited and being developed by 6th Respondent have already been buried.
47. The downstream water canals situated in lands owned by the 4th Respondent the continue to exist in their original alignment and constitute the continuation of the very drainage channels originating within the plotted layout. It is the specific case of the Applicants that the corresponding upstream canals within the plotted layout have been buried, covered and obliterated during the course of development.
48. The photographs placed on record of the Box Culvert(**Annexure - A25**), clicked from the lands of the 4th Applicant, depict the outlet openings of these newly constructed box culverts terminate into the lands belonging to the 4th Applicant. The 4th Applicant, being the owner of the downstream lands through which the original watercourses have historically flowed, states that these box culvert

constructed by the Respondent No 6 do not align with or discharge into the existing natural water canals continuing within the lands belonging to the 4th Applicant.

49. The environmental consequences of the aforesaid alteration extend well beyond the lands of the 4th Applicant. By replacing the historic natural drainage channels with an artificial network of box culverts that is not aligned with the existing downstream canals, the Respondents have altered the natural flood conveyance system of the area and increased the likelihood of flooding, waterlogging, erosion and silt deposition in the downstream lower riparian region, including Varadharajapuram, and Rayappa Nagar.

50. In view of the present position by which the Respondent No 6-8 along with Vees Properties having buried the water canals and have established box culverts in deviation to the actual water canals which is seen as per the Village Map, the Applicants respectfully submit that an independent **joint inspection by an Expert Committee** comprising officers of the Water Resources Department, the Revenue Department (Survey and Settlement) and such other technical experts as this Hon'ble Tribunal may deem fit is indispensable.

51. The Committee may examine the original alignment of the natural watercourses, the location of the newly constructed box culverts, whether the culvert outlets correspond with the existing downstream

canals in the lands of the 4th Applicant, and the environmental consequences arising from any alteration of the natural drainage system, so as to enable this Hon'ble Tribunal to effectively adjudicate the issues involved in the present proceedings.

52. The Applicants therefore pray that this Hon'ble Tribunal may be pleased to constitute an **Expert Committee** comprising officers of the **Revenue Department, the Water Resources Department and such other concerned authorities as this Hon'ble Tribunal may deem fit, to conduct a joint inspection:**

a. In the **Plotted Layout Project** being developed by **Respondent No. 6 – Kishkinta Land Development Private Limited**, acting as Power Agent of **Vees Properties Limited** and **Nspire Developers LLP**, in the subject lands comprised in **Survey Nos. 415, 416, 418, 419, 420, 421, 444, 445, 446, 454, 463, 464, 465, 466, 467, 468, 469, 470 and 472**, situated at **Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District**, with reference to the **Village Map, revenue records, Field Measurement Book sketches, approved layout plans and present site conditions**, for the purpose of ascertaining:

i. the existence, status and continuity of the natural water canals and drainage channels;

- ii. whether any of the existing water canals have been buried, obstructed, altered or diverted during the course of the plotted layout development;
- iii. whether the newly constructed box culverts have been laid along the original alignment of the natural watercourses or have created a new drainage alignment; and

b. In the **High-Rise Residential Project** being developed by **Respondent No. 8** in the subject lands comprised in **Survey Nos. 340, 475, 480 and 483**, situated at Varadharajapuram Village, Kundrathur Taluk, Kancheepuram District, with reference to the **Village Map, revenue records, Field Measurement Book sketches and present site conditions**, for the purpose of ascertaining the existence, status and continuity of the water canals and drainage channels reflected in the revenue records and the impact of the project upon the natural drainage system.

53. Such an independent technical exercise alone would enable this Hon'ble Tribunal to determine whether the natural watercourses reflected in the revenue records have been preserved or whether they have been buried, altered or replaced by an artificial drainage arrangement. It would also enable the Expert Committee to verify

whether the subsequently constructed box culverts restore the original natural drainage system or, as contended by the Applicants, constitute a new drainage alignment that does not correspond with the existing downstream canals, thereby giving rise to the environmental consequences complained of in the present Original Application.

54. The Applicants further respectfully submit that, if upon such inspection the Expert Committee concludes that the existing natural watercourses have been buried, obstructed, altered or diverted and that the subsequently constructed box culverts do not preserve the original alignment and hydraulic continuity of the natural drainage system, this Hon'ble Tribunal may be pleased to direct **Vees Properties Limited**, being the owner of the subject lands, **Respondent No. 6 – Kishkinta Land Development Private Limited**, acting as its Power Agent and developer, **Nspire Developers LLP**, and persons responsible for the development, to restore the natural drainage system to its original condition by removing all obstructions, reconnecting the existing watercourses as per the Village Maps, within such time as this Hon'ble Tribunal may deem fit.

55. For all the aforesaid reasons, the averments contained in the Counter Affidavits filed by Respondent Nos. 2 and 6 to 8 are liable to be rejected and the Original Application deserves to be allowed in the interests of

environmental protection and preservation of the natural drainage system.

For NAVODAYA MASS ENTERTAINMENTS LTD


Managing Director

Solemnly affirmed and signed
his in my presence in Chennai
on the 23rd day of June'2026

Before Me



Ms/1650/2017

Advocate, Chennai



R/Padappai/Book1/7073/2011 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்

இந்தச் சான்றிட்ட நகல் இணையம் மூலம் வழங்கப்பட்டுள்ளது. இதற்குத் தேவையான முத்திரைத்தீர்வை ₹ 100 (ரூபாய். நூறு மட்டும்) மின்னணு செலுத்துகை மூலம் CCA/Online/141476340/2025 விண்ணப்ப எண்ணுக்கு 08-Sep-2025 அன்று செலுத்தப்பட்டுவிட்டது எனச் சான்றளிக்கப்படுகிறது.

Padappai/Book1/7073/2011 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்-----



6472
1.3.11

M/s. KGS Developers Ltd
Chennai - 20

P 092041

K. VIJITA MENON,
STAMP VENDOR
L.No.8599/23/11/2000 Dt.31.3.03
22/104, ELLAIAMMAN KOIL ST.,
ADYAR, CHENNAI - 600 020.

SALE DEED

THIS DEED OF SALE is executed at CHENNAI on this 11th day of November 2011,
by

M/s. NAVODAYA MASS ENTERTAINMENT LIMITED, a limited liability company
registered with the Registrar of Companies with CIN: U92490TN1989PLC017491 and
Income Tax PAN: AAACN2851P, having their registered office at No.82, Navodaya
Lands, Varadarajapuram, Tambaram West, Darkas Ward II, Chennai 600 044 represented
herein by their authorized Attorney **Mr. K. KUMARAN** (authorized vide deed of General
Power of Attorney dated 02.03.2007 and registered as document No.417/2007 in the files
of the Sub-Registrar, Padappai), son of late K.P. Kandasamy, aged about 45 years,

For KGS DEVELOPERS LIMITED

Managing Director



29

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11/11/2011
 Sub-Registrar's Office
 PADAPPAL
 Signature
 Enclosure
 Collector and
 41 of the India Stamp Act

7073
 2011
 2182

Presented in the Office of the
 Sub Registrar of Padappai and
 fee of Rs. 140.20000/- paid Between
 the hours of 3.16.44

11th November 2011
 LEFT THUMB

Document No. 7073 of 2011 Book 1
 Contains 17 Sheets
 1 Sheet



Joon
 Sub-Registrar



"Additions as per the recitals of this Document"

Execution Admitted by: LEFT THUMB



H. H. H. H.

"Additions as per the recitals of this Document"

Claim Admitted by: LEFT THUMB



C. V. V.

"Additions as per the recitals of this Document"





residing at No.10, Royal Enclave, Besant Avenue Road, Adyar, Chennai - 600 020, hereinafter referred to as the **VENDOR**.

TO AND IN FAVOUR OF

M/s. KGS DEVELOPERS LIMITED (PAN:AAACS9065N), a Company incorporated under The Companies Act, 1956, having its Registered Office at KGS CORPORATE HOUSE, No.43, Besant Avenue Road, Adyar, Chennai 600 020, and represented herein by its Managing Director, **Mr.Gigi George**, son of Mr.George Easow, hereinafter referred to as the **PURCHASER**.

The terms **VENDOR** and **PURCHASER** shall, wherever the context so permits or requires, mean and include their respective legal representatives, administrators, executors, successors - in - interest and assigns etc.

WHEREAS the **VENDOR** is the absolute owner of the properties comprised in various Survey Numbers, admeasuring to a total extent of **62.65 Acres**, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, and a property admeasuring to a total extent of **1.38 Acres**, comprised in various Survey numbers situated at Erumaiyur village, Sriperumbudur Taluk, Kancheepuram District, he had purchased the same vide various Sale Deeds as detailed below:

Varadharajapuram village:

Sl.No.	Document No.	Survey Nos. as per document (Varadharajapuram)	Survey Nos. as per patta	Extent (in Acres)
1	6383/1992	474/2, 475/1	474/2B, 475/1	1.70
2	6343/1992	4741B, 479/1B, 2B	474/1B, 479/1B2, 2B2	1.87
3	3466/1989	416/1, 419/1	416/1, 419/1	1.15
4	628/1997	343	343/2	2.51
5	6536/1992	354pt	354/1	1.00

For KGS DEVELOPERS LIMITED

Managing Director





IDENTIFIED BY

1) A. Senthil (A. M. D. MUSTARFA) S/O Abdul Muhaimin
110, Sankararaj Street, Pudukkottai 622 002

2) M. Senthil (K. BOOPATHY), S/O. KUPPOUSAMY, S/N. 63,
Kamraj Avenue I St, Chennai-20.

11th day of November 2011

Sub-Registrar

Registered as No. 7073 of 2011 of Book 1
Date 11/11/2011

Sub-Registrar

Note: No. of Copies Registered
with the Original one

Sub-Registrar

Document No. 7073 of 2011 Book 1
Contains 17 Sheets
21 Sheet



Sub-Registrar



6	6575/1997	419/2,463/2	419/2,463/2	1.57
7	5800/1990	444/2A5B	444/2A5B	0.51
8	2413/1991	446/2B	446/2B2	0.50
9	6100/1992	467pt	467	1.25
10	6282/1992	467pt	467	1.25
11	6283/1992	467pt	467	1.25
12	5424/19		A	0.63
13	6076/1992	342/2B1,2B2	342/2B1,2B2	1.72
14	1148/1996	471/3	471/3	1.37
15	6266/1992	344/1A1C,342/2A,352/1	344/1C,342/2A,352/1	1.55
16	6267/1992	352/1, 471/1	352/1, 471/1	1.82
				1.60
18	6384/1992	351/1,474/2,479/1B,2B	351/1, 474/2B, 479/1B2 & 2B2	1.83
19	5929/1992	470/2A,2B	470/2A,2B	2.00
20	5928/1992	446pt	446/1B	0.45
21	6518/1992	352/1,352/2	352/1,352/2	1.60
22	6573/1992	482/2	482/2A, 2B	1.00
23	6535/1992	416	416/2A	0.44
24				
	69/1989	454/1A,1B	454/1 & 454/1B	0.67
26	6007/1990	444/2A5A Pt	444/2A5A2	0.15
27	6537/		2A	0.63
28	6145/1992	344/1A,1A1B,1A1C	344/1A, 344/1B & 344/1C	1.80
29	3672/1989	446/1	446/1C	0.50
30	6017/1990	444/2B1	444/2B1B	0.30
31	6642/1992	416/3	416/3	0.77
32	4574/1989	463/1	463/1	0.83
33	6071/1992	470/1	470/1	0.50
34	6475/1992	480/1,341/1B,482/3,481/1Pt	480/1,341/1B,482/3B,481/1	1.56
35	6072/1992	455/1	455/1	0.96
36	5595/1990	421	421/1	0.30
37	3991/1990	415/1A1 to 415/1A6,1B	415/1A1 to 415/1A6,1B	0.20

For KGS DEVELOPERS LIMITED

Managing Director





38	5909/1990	444/2B2	444/2B2	0.22
39	6572/1992	446/2B & 480/2A	446/2B1 & 480/2B	0.90
40	6144/1992	483/1A, 340/1pt	483/1B & 340/1	1.85
41	6146/1992	483/1B, 340/1pt	483/1A & 340/1	1.46
42	6147/1992	340/1, 340/2	340/1 & 340/2	1.84
43	6476/1992	476/2, 480/1	476/2, 480/1	1.83
44	5988/1992	351/2, 351/3	351/2, 351/3	1.71
45	6078/1992	470/1	470/1	1.32
46	6342/1992	341/1B, 343/1, 475/2	341/1B, 343/1A, 475/2B	1.87
47	6083/1992	350/2	350/2	1.45
48	2633/1991	466	466/1	1.23
49	2591/1991	466	466/1	1.25
50	5882/1992	444/2B3	444/2B3	0.23
51	6265/1992	475/1, 342/2A, 480/2A	475/1, 342/2A, 480/2A1	1.90
52	6519/1992	414, 352/2	414, 352/2	1.88
53	6080/1992	475/1B	475/1	1.30
TOTAL				62.65

Erumaiyur village:

Sl.No.	Document No.	Survey Nos. as per document (Erumaiyur)	Survey Nos. as per patta	Extent (in Acres)
1	5766/1989	149/4	149/4	0.52
2	5764/1989	148/4 [p]	148/4B	0.04
3	5770/1989	151 [p]	151/2	0.35
4	5769/1989	150/5 [p]	150/5 B	0.13
5	5768/1989	150/13	150/13	0.14
6	5765/1989	150/14	150/14	0.07
7	5767/1989	150/4 [p]	150/4B	0.13
TOTAL				1.38

AND WHEREAS the **VENDOR** is in continuous and absolute peaceful possession, occupation, ownership and enjoyment of the above said vacant lands admeasuring to a

For KGS DEVELOPERS LIMITED

Managing Director





total extent of 64 Acres and 03 cents, which is morefully described in the Item No.1 & of schedule hereunder (and hereinafter referred to as Schedule property) uninterrupted, paying all taxes thereon and enjoying all benefits thereof.

AND WHEREAS the VENDOR offered to sell and the PURCHASER agreed to purchase all that piece and parcel of Schedule property for a total sale consideration of sum of Rs.14,01,85,600/- (Rupees Fourteen Crores One Lakh Eighty Five Thousand And Six Hundred only), free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH

1. That in consideration of the aforesaid recitals, agreements and in consideration of Rs.14,01,85,600/- (Rupees Fourteen Crores One Lakh Eighty Five Thousand And Six Hundred only), already paid by the PURCHASER to the VENDOR herein, the receipt of which sum the VENDOR herein doth hereby admit and acknowledge and acquit the PURCHASER from the payment of any further amount, the VENDOR doth hereby grant, convey, transfer and assign by way of absolute sale to the PURCHASER, all that piece and parcel of land more fully described in the Schedule property ALONG with water, water courses, easements, privileges and appurtenances whatsoever to the Schedule property or any part thereof or appurtenant thereto and TOGETHER with all the estate, right, title, interest, property claim and demand whatsoever of the VENDOR in and to the Schedule property and TO HAVE AND TO HOLD the Schedule property hereby conveyed and assigned or expressed so to be unto the PURCHASER hereby absolutely and free from all encumbrances and for ever;
2. And the VENDOR doth hereby covenant with the PURCHASER that notwithstanding anything done by the VENDOR, omitted or knowingly suffered, the said VENDOR have full power and sole absolute right to convey, grant and

For KGS DEVELOPERS LIMITED

[Signature]

Managing Director

[Signature]





assign the Schedule property to the use & occupation of the **PURCHASER** hereby absolutely and the Schedule property may be entered into held and enjoyed by the said **PURCHASER** without any let, hindrance, interruption or claim by the said **VENDOR** or any person claiming through or trust for the **VENDOR** or the **VENDORS'** predecessors-in-title;

3. The **VENDOR** doth hereby further assure the **PURCHASER** that the Schedule Property is free from all encumbrances, charges and mortgages and that the same is not subject matter of any acquisition or requisition proceedings, lien, litigations, attachments, maintenance, claims, Will or subsisting agreement for sale and that the same has not been offered as security or collateral security to anyone;
4. The **VENDOR** doth hereby covenant that the **VENDOR** has full and absolute indefeasible proprietary right to sell the Schedule Property to the **PURCHASER** and no one else other than the **VENDOR** herein has any right, vested or contingent, which can in any way derogate from the absolute indefeasible proprietary right and interest hereby conveyed.
5. The **VENDOR** doth hereby agree and covenant with the **PURCHASER** that the **PURCHASER** shall and may at all times hereafter quietly and peaceably possess, hold and enjoy as full and absolute owner of the Schedule Property hereby conveyed and receive and take the rents, profits, benefits and issues thereof without any let, hindrance, interruption, interference or claim under the **VENDOR** or any of those from whom the **VENDOR** derived title or interest and the **VENDOR** will indemnify the **PURCHASER** and keep the **PURCHASER** well and sufficiently indemnified against all actions, claims, damages, demands, actions-at-law and other proceedings at the instance of any person or persons and against all losses, damages, cost and expenses which the **PURCHASER** may

For KGS DEVELOPERS LIMITED

Managing Director





sustain, incur or be put to by reasons of any such claims or demands, action-at-law and proceedings or defect in title.

6. The **VENDOR** doth hereby also covenant with the **PURCHASER** that they and all persons claiming through or under them shall and will from time to time at the request and cost of the **PURCHASER**, do execute or cause to be done, executed, all such acts, deeds and things whatsoever for further and more perfectly assuring the title and peaceful and effective possession of the Schedule property according to the true intent and meaning of these presents as shall and may reasonably be required by the **PURCHASER**.
7. The **VENDOR** hereby gives consent for mutation of records in the name of the **PURCHASER** in respect of the Schedule property with Revenue, Panchayat/local body and other concerned departments/authorities.
8. The **VENDOR** further covenants with the **PURCHASER** that all taxes and rates and other charges and outgoings in respect of the Schedule Property have been paid up to the date and the **PURCHASER** herein shall be liable to pay the said charges and taxes hereafter payable in respect of the Schedule Property hereby conveyed from this date. If at a later date it is found that any taxes and rates relating to the period prior to the execution and registration of this sale deed are due and payable, the **VENDOR** agrees to pay the same to the **PURCHASER** on intimation from the **PURCHASER**.
9. The **VENDOR** has this day handed over all the original title deeds and other documents pertaining to the schedule property to the **PURCHASER**.

For KGS DEVELOPERS LIMITED

Managing Director





10. The **VENDOR** has this day relinquished his title, rights and delivered legal possession of the Schedule Property to the **PURCHASER**.

SCHEDULE

(Property hereby conveyed)

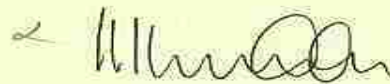
Item No.1

All that piece and parcel of vacant land admeasuring to a total extent of **62.55 Acres or thereabouts**, as detailed below, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

Sl.No.	Survey Nos.	Extent as per document in Acres	Extent as per Patta in Ares
1	340/1	1.58	64.0
2	340/2	1.26	51.0
3	341/1B	1.02	41.0
4	342/2A	1.63	66.0
5	342/2B1	0.98	39.5
6	342/2B2	0.74	30.0
7	343/1A	1.00	40.0
8	343/2	2.51	101.5
9	344/1A	1.00	40.5
10	344/1B	0.46	18.5
11	344/1C	0.34	13.8

For KGS DEVELOPERS LIMITED


Managing Director







12	350/2	1.45	58.5
13	351/1	1.04	42.0
14	351/2	1.24	50.0
15	351/3	2.32	94.0
17	352		
	4/1	1.00	40.5
19	412/1	0.43	17.5
21	415/1A1 to 415/1A6 & 415/1B	0.20	8.0
22	416/1	0.36	14.5
23	416/2A	0.44	17.8
24	416/3	0.77	31.0
25	419/1	0.79	33.5
26	419/2	0.74	30.0
27	421/1	0.30	12.0
28	444/2B1B	0.30	12.0
29	444/2B2	0.22	9.5
31	444/2A5A2	0.15	6.0

For KGS DEVELOPERS LIMITED

Managing Director





32	444/2A5B	0.51	20.5
33	445/2 (Pt)	0.63	25.5
34	445/2B	0.63	25.5
35	446/1B	0.45	19.0
36	446/1C	0.50	19.0
37	446/2B1	0.50	20.0
38	446/2B2	0.50	20.5
39	454/1	0.33	13.0
40	454/1B	0.34	13.5
41	455/1	0.96	39.0
42	463/1	0.83	33.5
43	463/2	0.83	33.5
44	466/1	2.48	100.0
			151.5
46	470/1		.5
47	470/2A	1.00	39.5
48	470/2B	1.00	41.5
50	471/3	1.37	55.5
51	474/1B	1.07	43.5
52	474/2B	1.00	40.5

For KGS DEVELOPERS LIMITED

[Signature]

Managing Director

[Signature]





53	475/1	3.60	146.0
54	475/2B	0.05	41.5
55	479/1B2 & 479/2B2	0.99	40.0
56	480/1	0.99	40.0
57	480/2A1	0.40	16.0
58	480/2B	0.40	15.0
59	481/1	0.46	19.0
60	482/2A & 2B	1.00	40.5
61	482/3B	0.40	16.0
62	483/1A	1.26	51.0
63	483/1B	1.05	42.5
64	Total	62.65	2531.7

Item No.2

All that piece and parcel of vacant land admeasuring to a total extent of **1.38 Acres or thereabouts**, as detailed below, situated at Erumaiyur village, Sriperumbudur Taluk, Kancheepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

For KGS DEVELOPERS LIMITED

[Signature]
Managing Director

[Signature]





Sl.No.	Survey Nos.	Extent as per document in Acres	Extent as per Patta in Acres
1	148/4B	0.04	1.5
2	149/4	0.52	21.0
3	150/4B	0.13	5.5
4	150/5B	0.13	5.5
5	150/13	0.14	5.5
6	150/14	0.07	2.5
7	151/2	0.35	14.0
	Total	1.38	55.5

Item No.1 & Item No.2 admeasuring to a total extent of 64 Acres and 03 cents

The market value of the Property hereby conveyed is Rs.14,01,85,600/- (Rupees Fourteen Crores One Lakh Eighty Five Thousand And Six Hundred only)

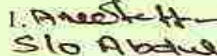
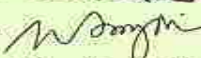
IN WITNESS WHEREOF THE VENDOR'S POWER AGENT AND THE PURCHASER HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES:

For KGS DEVELOPERS LIMITED


Managing Director
PURCHASER


VENDOR'S POWER AGENT

WITNESSES:

1.  (A.M.D. MUSTAFFA)
S/o Abdul Muthaliq,
110, Sankaragadam Street,
Rudhikottai.
2.  (K. BOOPATHY)
S/o. S.A. KUPPUSAMY
No 63, Kamaraj Avenue 2nd St.,
CHENNAI - 600 020.

Drafted by:

R. Chitra

R. CHITRA KALA B.Sc., B.L.,
ADVOCATE Roll No. MS 1793/06
Old No. 21/1, New No. 32,
Narayana Chetty Street
Mandaveli, Chennai-600 028.





STATEMENT UNDER RULE 3(1) OF THE STAMP ACT

SLNo.	Survey Nos.	Extent as per document in Acres	Price per Acre/Sq.ft Rs.	Land Value in Rs.
-------	-------------	---------------------------------	--------------------------	-------------------

Erumaiyur Village

1	148/4B	0.04	60	104640
2	149/4	0.52		
4	150/5B	0.13	80	453440
5	150/13	0.14	80	488320
6	150/14	0.07	80	2

Varadharajapuram Village

8	340/1	1.58	390500	616990
9	340/2	1.26	390500	492030
10	341/1B	1.		
11	342/2A	1.63	390500	636515
12	342/2B1	0.98		
13	342/2B2	0.74	390500	288970
14	343/1A	1.00		
16	344/1A	1.00		
	4/1C	0.34	390500	132770
19	350/2	1.45	120	7586400
20	351/1	1.04	364000	378560

For KGS DEVELOPERS LIMITED

Managing Director





21	351/2	1.2		
22	3	2.32	3640	
	2/1	1.92	364000	698880
24	352/2	0.9		
25	354/1	1.00	36400	1000
27	414/1	1.55	175	11826500
28	415/1A1 to 415/1A6 & 415/1B	0.20	120	1046400
29	416/1	0.36	120	1883520
30	416/2A	0.		
31	416/3	0.77	120	4028640
32	419/1	0.79	1	0
		0.74	1	0
		0.	1	0
		0.50	1	0
		0.22	120	1151040
37	444/2B3	0.2		360
		0.15		0
		0.51	120	2008320
40	445/2(Part)	0.63	120	160
		0.05	1	0
		0.		
		0.50	120	2616000
44	446/2B1	0.50	120	2616000
45	446/2B2	0.50	120	2616000
46	454/1(Part)	0.33	1000000	330000
47	454/1B	0.34	1000000	340000
48	455/1	0.96	1000000	960000
49	463/1	0.8		00
50	463/2	0.83	39050	115
		2.48	390500	968440

For KGS DEVELOPERS LIMITED

Managing Director





			390500	4375
53	470/1	1.82	270	21425040
54	470/2A	1.		0
55		1.		0
56	471/1	1.32	390500	515460
57	471/3	1.37	390500	524885
58	474/1B	1.07	390	5
		1.00		
		1.00	3905	0
		0.99	3905	
	6/2	1.03	390500	402215
63	479/1B2 & 479/2B2	0.99	3905	
	0/1	0.99	390500	386595
65	480/2A1	0.395	3	
		0.395	3	230
		0.40	390500	179850
68	482/2A & 2B	1.0		5222000
		0.40	120	2092800
70	483/1A	1.		4
71	483/1B	1.05	390500	410025
Total		64.03		140185530

For KGS DEVEL

LIMITED

Managing Director

PURCHASER

VENDOR'S POWER AGENT



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CAUTION

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[illegible]

RECEIVED
JAN 10 1968

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

TO : DIRECTOR, FBI (100-371091)
FROM : SAC, NEW YORK (100-100000) (P)
SUBJECT: [Illegible]

[Illegible body text follows]



For Regional Passport Officer
Chennai

भारत गणराज्य REPUBLIC OF INDIA

	Signature / Country Code	IND	Passport No.	G3063792	
	Place of Issue	CHENNAI	Date of Issue	05/06/2007	
Group / Surname	KANDASAMY	Place of Birth	CHENNAI, TAMILNADU	Date of Birth	12/01/1966
First and Last Name / Given Name	KUNARAN	Place of Issue	CHENNAI	Date of Issue	05/06/2007
Signature / Nationality	INDIAN	Place of Birth	CHENNAI	Date of Birth	12/01/1966

<<INDKANDASAMY<<KUMARAN<<<<<<<<<<<<<<<<<
3063792<8IND660122M1706044<<<<<<<<<<<<<<

Willard



Please mark corrections, if any, alongside respective item and submit this document along with supporting documentary evidence for updation. In case we do not receive supporting documents, correction required will not be considered. The documents are to be sent at following address:

Registrar of Companies
RoC-Chennai
Block No. 6, B' Wing, 2nd Floor, Shastri Bhawan 26, Haddows Road
Chennai
Tamil Nadu-600034
INDIA

The envelope containing physical documents should be superscribed as "Application for Company Master Data Correction Request"

Company Master Details		
Subject	Company Details/Particulars	Verification/Corrections, if any
CIN:	U31909TN1974PLC005798	
Company Name	KGS DEVELOPERS LIMITED	
ROC Code	RoC-Chennai	
Registration Number	005798	
Company Category	Company limited by shares	
Company Subcategory	Indian Non-Government Company	
Class of Company	Public	
Authorised Capital (in Rs.)	500,000,000.00	
Paid up capital (in Rs.)	317,390,810.00	
Number of Members (Applicable only in case of company without Share Capital)	0	
Date of Incorporation	30/11/1974	
Address of registered office	KGS CORPORATE HOUSE, NO.43, BESANT AVENUE ROAD, ADYAR, CHENNAI Tamil Nadu-600020 INDIA	
Email Id	balasundaram.k@kgsdevelopers.com	
Whether listed or not	Unlisted	
Date of Last AGM	30/09/2010	
Date of Balance sheet	31-03-2010	
Company Status (for e-filing)	Active	

I, _____ son/daughter of _____ on behalf of the company confirm that I have gone through the above details and correction suggested is true and correct to the best of my knowledge and belief.
I also confirm that the required documents for the correction suggested was filed earlier and evidence for the same is attached to the document.
I have been authorized by the board of directors' resolution dated _____ to sign and submit this application.

Date: _____

Place: _____

(Signature)

[Handwritten Signature]



7073 (W8af)
2011

I hereby certify that on the Production of the original instrument, I have satisfied myself that the stamp duty of Rs. 11214900/- has been paid. (Koror)

S. R. O. Padappai

Date: 11/11/2011

Sub-Registrar

Presented in the Office of the Sub Registrar of Padappai and fee of Rs. 1402.00/- Between the hours of 3.14

Document No. 7073 of 2011 Book 1
Contains 17 Sheets
1 Sheet

11th November 2011
LEFT THUMB



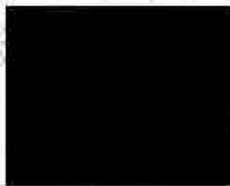
ep2



Sub-Registrar

"Additions as per the recitals of this Document"

Execution Admitted by: LEFT THUMB



ttttrr

"Additions as per the recitals of this Document"

Claim Admitted by: LEFT THUMB



ep2

"Additions as per the recitals of this Document"





IDENTIFIED BY

1) A. Mohd. (A. MO. MUSTAFFA) S/O Abdul Muhamed
110, Sankarandam Street, Reduklotta 622 002

2) ANAND (K. BOOPATHY) S/O KUPPUSAMY, no. 63, Kamaraj
Avenue I St., Chennai-20.

11/11 day of Nov 2011

Sub-Registrar

Registered as No. 7073 of 2011 of Book 1
Date 11/11/2011

Sub-Registrar

Duplicate Difference between the original
And the Duplicate Nil
Compared by (Ready)
by (Examiner)
S. R. O. Padappai
Date 11/11/2011
Sub-Registrar.

Document No. 7073 of 2011 Book 1
Contains 17 Sheets
2 Sheet

Sub-Registrar

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

தமிழ்நாடு தீர்ப்பாயம் TAMILNADU

CNICA

"Orient Chambers"

No. 90, (Old No. 73), 4th Floor,
Armenian Street, Chennai-600 001

BA 839192

T.S. NAGARAJAN

STAMP VENDOR

L.NO.17679/B7/94

HIGH COURT CAMPUS
CHENNAI - 104.

IN THE CONCILIATION PROCEEDINGS INSTITUTED BY CNICA

PRESENT : K.ELANGOVAN, Advocate

DATED : 18.10.2016

CHENNAI

In the matter of Arbitration and
Conciliation Act, 1996

And

In the matter of disputes and differences
pertaining to Memorandum of Agreement
Dated 18.10.2016.

BETWEEN

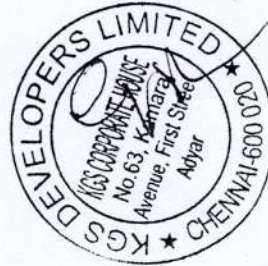
1.M/s. Navodaya Mass Entertainments Limited,

No.82, Varadharajapuram, Tambaram West,
Chennai-600 044.Represented by its Managing Director
Mr. Jose Punnoose.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director

.. shortly referred as "NAME"



[Handwritten signature]
[Handwritten signature]

50
भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

1994/

18.10.16

302
CNICA

"Orient Chambers"

No. 90, (Old No. 73), 4th Floor,
Armenian Street, Chennai-600 001

AR 820335

T.S. NAGARAJAN

STAMP VENDOR

L.NO. 17679/B7/94

HIGHCOURT CAMPUS

CHENNAI - 104.

-2-

2. M/s. KGS Developers Limited,

(erstwhile Known as M/s. Kgeyes Nelsun
Projects Private Limited)

Regd. Office:

No. 63, Kamraj Avenue,

First Street, Adyar, Chennai,

Rep. by its Director Mr. Gigi George

.. shortly referred to as "KDL"

3. Mr. P. V. SHANMUGAM,

S/o Mr. P. Velayutham,

Having office at

New No. 10 "SRUSHTISSTHAL"

2nd Cross Street, R.A. Puram,

Chennai-600 028.

For HAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
[Handwritten signature: P.V. Shanmugam]

4.Mr.GIGI GEORGE,
S/o Mr.George Easow,
Having office at
No.63, Kamraj Avenue, First Street,
Adyar, Chennai.

..3 & 4 jointly referred to as **GUARANTOR/
THIRD PART**

**SETTLEMENT AGREEMENT UNDER SECTION 73 OF THE ARBITRATION
AND CONCILIAITION ACT 1996.**

Whereas:

A Memorandum of Understanding and Agreement dated 19.02.2006 was entered into between 1) NAME, 2) M/s. KGEYES Residency Private Limited, shortly as "KRPL" and 3) Mrs. Anita Kumaran for the development of the Township Project in the land situated at Varadarajapuram and Erumaiyur Villages. The aforesaid MOU dated 19.02.2006 was succeeded by another Memorandum of Understanding and Agreement dated 15.03.2007, entered into between 1)NAME, 2)KDL (formerly known as M/s. Kgeyes Nelsun Projects Private Limited) and 3)Mrs. Anita Kumaran in which the land to be contributed by NAME was reduced to 64.67 Acres. The MOU dated 15.03.2007 being referred as **Annexure -1** to this Agreement.

As per the terms of the MOU dated 15.03.2007, which succeeds the MOU dated 19.02.2006 ("**MOU**"), NAME was to contribute its land at Varadarajapuram and Erumaiyur Villages for the development of Township Project in the said land. In consideration of NAME contributing the land, NAME was entitled for 1/3rd of the profits from the Township Project developed in the land situated at Varadarajapuram and Erumaiyur Villages apart from discharging NAME of the liabilities mentioned in MOU dated 19.02.2006 which was crystallised at Rs.14 Crores.

Along with the execution of MOU, NAME executed a General Power of Attorney in favour of Mr. K. Kumaran dated 02.03.2007 for its land situated at Varadarajapuram and Erumaiyur Villages for an extent of 64.91 Acres to facilitate the joint development.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



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-4-

The said General Power of Attorney Holder, executed a Sale Deed on 11.11.2011 whereby land admeasuring an extent of 62.65 Acres situated at Varadarajapuram and the land admeasuring an extent of 1.38 Acres situated at Erumaiyur Villages in all measuring 64.03 Acres being the joint development land was alienated to KDL for a consideration of Rs.15,00,00,000/- (Rupees Fifteen Crores Only). The said transaction was done without the knowledge of NAME.

NAME had raised certain disputes on the Sale Deed and caused a legal Notice dated 6.11.2012. The said legal notice being referred to as **Annexure-2** to this Agreement.

Due to various constraints including financials; technical, issue of water logging and flood in the project site due to the low lying nature of the land, especially recent flood of December, 2015, the Township Project as contemplated in the MOU dated 15.03.2007 is being delayed by 8 to 9 years as per KDL and the KDL has therefore offered to compensate NAME with additional consideration of Rs. 15 Crores for 64.03 Acres of land that was transferred to its name vide sale deed dated 11.11.2011 registered as Document No 7073 of 2011 as against 1/3rd profit which was due as per MOU dated 15.03.2007. Thus KDL has agreed to pay an additional consideration of Rs.15,00,00,000 (Rupees Fifteen crores Only) being the full and final settlement of 64.03 acres of land transferred as mentioned above as against 1/3rd share in the profit as per MOU dated 15.03.2007.

This be so, KDL and KRPL had subsequently verbally agreed to revise the original MoU and have recorded their verbal understanding vide MoA dated 18.10.2016 wherein it was agreed by KRPL that the MoU dated 19.02.2006 executed by KRPL has been succeeded by Revised MoU dated 15.03.2007 and KRPL has neither any right nor any obligation under the MoU dated 19.02.2006 and all the rights and obligations of KRPL under the original MoU dated 19.02.2006 has been assumed and taken over by KDL. The said MoA dated 18.10.2016 being referred to as **Annexure-3** to this Agreement.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
D.V. Saini

-5-

WHEREAS the parties 1 to 3rd part herein, had mutually entered into a Memorandum of Agreement hereinafter shortly referred to as "MoA" dated 18.10.2016 referred to as **Annexure 4** wherein the parties had agreed to submit the said MoA before the Sole Conciliator nominated by CNICA and to have a conciliation award as contemplated under the Arbitration and Conciliation Act, 1996. Accordingly the parties had jointly requested the assistance of the Council for National and International Commercial Arbitration (CNICA), a neutral ADR institution, situated at Chennai, for initiating conciliation proceedings; appointing a conciliator and conducting conciliation proceedings.

WHEREAS CNICA had appointed Mr.K.Elangovan, Advocate, as a Conciliator.

WHEREAS all the three parties were present and the parties narrated their respective case and whereas after an exchange of proposal and counter proposals the dispute was conciliated based on the MoA dated 18.10.2016 and suggestions formulated by the conciliator and agreed upon by the parties.

AND WHEREAS the parties having reached at a settlement, requested the conciliator to draw up a settlement agreement and accordingly the present settlement agreement has been drawn on the terms mutually agreed upon in the following terms:

1. The Parties acknowledge that the completion of Township project as contemplated in the MOU dated 15.03.2007 has been further delayed and NAME would like to leave the project now.
2. KDL agrees to pay a sum of Rs.15,00,00,000 (Rupees Fifteen crores Only) as full and final settlement of all claims of NAME and as additional consideration for 64.03 Acres of land (land covered by the Sale Deed dated 11.11.2011) as against 1/3rd profit in the joint development as per MOU dated 15.03.2007. The Parties mutually agree that the said consideration of Rs.15,00,00,000/- (Rupees Fifteen crores Only) mentioned above is paid as against 1/3rd share

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
D.V. Samudra

-6-

in the profit as per MOU dated 15.03.2007 and that the parties mutually agree that the said amount is paid in addition to Rs. 15,00,00,000/- (Rupees fifteen crores only) paid vide MOU dated 19.02.2006. In other words NAME shall relinquish itself from the project for total consideration of Rs.30,00,00,000/-(Rupees Thirty Crores only).

3. The parties mutually agree that with the settlement of additional consideration of Rs.15,00,00,000/- (Rupees fifteen crores only) by KDL to NAME, the NAME ratifies the sale deed 11.11.2011 executed by the POWER AGENT to KDL registered as Doc No 7073 of 2011 and that the aforesaid additional consideration of Rs.15,00,00,000/- (Rupees fifteen crores only) shall be treated as full and final settlement towards sale of 64.03 acres of land morefully described in the sale deed dated 11.11.2011 Registered as Doc No: 7073 of 2011.
4. Both KDL and the guarantors shall indemnify NAME against any claim or loss that may arise on account of any of the earlier MOU's, be it MOU dated 19.02.2006 or 15.03.2007 herein referred above or otherwise.
5. It is mutually agreed between the parties that there are lots of canals in the property belonging to NAME and the subject mentioned 64.03 acres of land which is registered in the name of KDL vide sale deed dated 11.11.2011 Registered as Doc No: 7073 of 2011 and that the blocking of canals would adversely affect either of the parties. It is therefore agreed that either of the parties or their assigns or successors shall keep the canals free from effluents, garbage, or from obstruction to ensure water quality and free flow of water to prevent flooding" (referred to as **Annexure-5** to this agreement) and would preserve the status quo unless it is mutually agreed for re-alignment.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



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[Handwritten signature: D.V. Samung]

-7-

6. KDL has agreed to pay a sum of Rs.15,00,00,000 (Rupees Fifteen crores Only) to NAME which it acknowledges as additional consideration for transfer for 64.03 acres of land morefully described in the sale deed dated 11.11.2011. The said consideration paid is in addition to Rs.15,00,00,000/- (Rupees fifteen crores only) paid vide MOU dated 19.02.2006.
7. NAME ratifies the sale deed dated 11.11.2011 Registered as Doc No: 7073 of 2011. KDL shall pay the aforesaid additional consideration of Rupees 15 crores to NAME in two installments, with post dated cheque and promissory notes, signed by Chairman and Managing Director of KDL on behalf of KDL (as per the Board Resolution dated 30.11.16) . The First Instalment of Rs.4,50,00,000/- (Rs. Four Crores and Fifty Lakhs) to be paid by KDL to NAME on or before 7th December 2016 and second Instalment of Rs.10,50,00,000/- (Rupees Ten Crores Fifty Lakhs Only) to be paid on or before dated 31st March 2018. If for any reason KDL fails to honour the payments as per the schedule mentioned supra, then KDL acknowledges that NAME would be entitled for recovery of the aforesaid amounts with interest @18% per annum in the following manner.
- Interest on initial payment of Rs.4.50 Crores shall be payable from the date of signing this agreement.
 - Interest on subsequent payment of Rs.10,50,00,000/- shall be payable from ~~1.04.2017~~ 1.07.2017.
8. Mr. P. V. Shanmugam and Mr. Gigi George, the Parties of the THIRD PART shall jointly and severally stand as personal guarantors for payments due from KDL to NAME as per the terms of this agreement.
9. The Parties mutually agree that the extent of land agreed in MOU dated 19.02.2006 stands reduced to 64.03 Acres vide subsequent developments and that M/s.KGS Developers Limited or any parties through them shall have no right or claim over the balance extent of 6.97 Acres and that the parties agree that the same shall vest with NAME and neither M/s.KGS Developers

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
[Handwritten signature]

-8-

Limited or any other party through them shall have any manner of right or claim over the same.

10. The Parties mutually agree that if for any reason the KDL fails to honour the payments as per the schedule mentioned supra, then KDL acknowledges that the entire payments of Rs.15 Crores would be treated as due as on the date of signing this Agreement and that NAME would be entitled for recovery of the aforesaid amounts with interest @18% per annum as per Clause No.7 hereinabove.
11. Subject to the terms mentioned aforesaid, NAME ratifies the Sale Deed dated 11.11.2011 executed by Power Agent and accordingly acknowledges the title of KDL to the land covered in the Sale Deed and waives all disputes raised in respect of the Sale deed dated 11.11.2011.
12. The Parties hereby admit that the present Agreement supersedes all earlier MOU. The Parties on entering into this present Agreement, confirm their respective rights and obligations under MOU dated 15.03.2007 stands discharged subject to fulfilling the terms of this Agreement.
13. The Parties represents and warrants that the execution, delivery and performance of this Agreement and the transactions contemplated therein (a) have been duly authorised by all necessary corporate actions of the parties (b) do not violate, conflict with or result in any breach, default or contravention of (or with due notice or lapse of time or both would result in any breach, default or contravention of), or the creation of any encumbrance under, any contractual obligation of Parties or any Requirement of Law applicable to Parties; and (c) do not violate any orders against, or binding upon, parties or to which any of the parties assets are subject.

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



[Handwritten signature]
P. V. Samudra

-9-

14. The Parties warrant and represent that this Agreement has been duly executed and delivered by them, and constitute the legal, valid and binding obligations of the respective parties, enforceable against NAME and KDL, as the case may be, in accordance with the terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganisation, fraudulent conveyance or transfer, moratorium or similar laws affecting the enforcement of creditors' rights generally and by general principles of equity relating to enforceability.
15. All the parties shall bear the charges of conciliation equally.
16. The parties shall have no further or other claims against each other waives all their rights and claims, if any, to recourse or challenge this conciliated settlement in any court of law.
17. The parties agree that the MoA dated 18.10.2016 entered between the parties of all the THREE PARTS herein (**Annexure-4**) shall form part and parcel of this Conciliation Award for all purposes including its enforceability.
18. The parties have set their hand hereunder agreeing to the above terms, which shall be final and binding upon them and which shall have the status of an Arbitral Award.

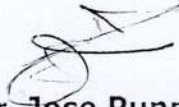
WITNESSES:

1. I

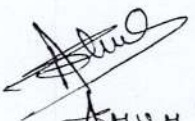

 P.C. Sebastian
 s/o P.C. Chacko
 Happy Homes, A Block
 SF-3, old Perungalothur
 Chennai-600063

Signed, Sealed and delivered by the within
 named M/s Navodaya Mass Entertainments
 Limited

**For M/s Navodaya Mass
 Entertainments Limited**


(Mr. Jose Punnose)
Managing Director
[FIRST PART]

2.


Anil K. Narasimhan
 c/o Reliance Capital Ltd.
 Kanaka Mills Compound,
 8th floor,
 Band, Mumbai - 400013

-10-

Signed, Sealed and delivered by the within
named M/s KGS Developers Limited
For M/s KGS Developers Limited

(Mr. Gigi George)
Director
[SECOND PART]

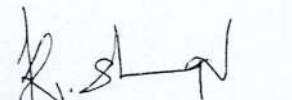


Signed, Sealed and delivered by the within
named

1.Mr.P.V.SHANMUGAM
2.Mr.GIGI GEORGE

GUARANTORS
(THIRD PART)

I, K.ELANGOVAN, the Conciliator duly nominated by CNICA, do hereby
authenticate the settlement agreement entered into between the parties above
named.


Sole Conciliator

EXHIBITS:

- | | |
|---------------|---------------------------------------|
| 1. Annexure-1 | Copy of MoU dated 15.03.2007 |
| 2. Annexure-2 | Copy of Legal Notice dated 06.11.2012 |
| 3. Annexure-3 | Copy of MoA dated 18.10.2016 |
| 4. Annexure-4 | Copy of MoA dated 18.10.2016 |
| 5. Annexure-5 | Copy of Sketch |





R/Padappai/Book1/5281/2016 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்

இந்தச் சான்றிட்ட நகல் இணையம் மூலம் வழங்கப்பட்டுள்ளது. இதற்குத் தேவையான முத்திரைத்தீர்வை ₹ 100 (ரூபாய். நூறு மட்டும்) மின்னணு செலுத்துகை மூலம் CCA/Online/141476341/2025 விண்ணப்ப எண்ணுக்கு 08-Sep-2025 அன்று செலுத்தப்பட்டுவிட்டது எனச் சான்றளிக்கப்படுகிறது.

Padappai/Book1/5281/2016 ஆவணம் சம்பந்தப்பட்ட சான்றளிக்கப்பட்ட நகல்-----

528

60 / 1312 / 2016



தமிழ்நாடு தமில்நாடு TAMILNADU

40080
15/10/16

M/s Navodaya Mass Entertainment Ltd
Chennai - 44

AZ 610924

K. SANKAR
STAMP VENDOR
LICENCE No: 1481/94,
No. 2, MADLEY ROAD,
BAGAR, CHENNAI-17.



EXCHANGE DEED

THIS EXCHANGE DEED is executed at Chennai on this 19th day of October 2016, BY

M/s. NAVODAYA MASS ENTERTAINMENTS LIMITED, a company incorporated under the Companies Act, 1956, having CIN U92490TN1989PLC017491 and its registered office at Navodaya Lands, Door No. 82, Ward No. 2, Varadharajapuram, Darcast Road, Tambaram, Chennai - 600045 and represented herein by its Managing Director, Mr. Jose Punnoose (Authorized vide resolution of the board passed by the Board of Directors at their meeting held on 14.10.2016), son of Mr. M.C. Punnoose, aged about 58 years, hereinafter referred to as the "NMEL".

For KGS DEVELOPERS LIMITED

[Signature]
Authorized Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

[Signature]
Joint Managing Director



AND

M/s. **KGS DEVELOPERS LIMITED** (PAN-AAACS9065N), a company incorporated under the Companies Act, 1956, having CIN U31909TN1974PLC006798 and its registered office at KGS CORPORATE HOUSE, No.43, Besant Avenue Road, Adyar, Chennai 600 020, and represented herein by its **Managing Director, Mr. Gigi George** (authorized vide resolution of the board passed by the Board of Directors at their meeting held on 30.09.2016), son of Mr. George Easow, aged about 49 years, hereinafter referred to as the "**KGS**"

The terms NMEL and KGS shall, wherever the context so permits or requires, mean and include their respective legal representatives, administrators, executors, successors- in-interest and assigns, etc.

WHEREAS NMEL is the absolute owner of the properties comprised in various Survey Numbers, admeasuring to a total extent of 6.83 acres, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, which it had purchased vide various Sale Deeds as detailed below:

Varadharajapuram Village, Kancheepuram District:

Serial No.	Document Number	Survey Numbers	Extent in Cents
1	6082/1992	415	181
2	5012/1990 4753/1990	416/2A1	13
3	6535/1992 6572/1992 6573/1992	420	185
4	6535/1992	418/1	5
5	6536/1992	418/2	2
6	6572/1992	418/3	9
7	78/1991	353/2	65
8	79/1991	353/1B	27
9	77/1991	353/1A	29
10	6518/1992	352/2	97
11	6572/1992 3672/1989	446/2A	50
12	6266/1992	344/1A1C	20

AND WHEREAS NMEL is in continuous and absolute peaceful possession, occupation, ownership and enjoyment of the above said vacant lands, free from

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



all encumbrances and third party rights & interests, admeasuring to a total extent of 6 Acres and 83 cents, which is morefully described in the Schedule 1 hereunder (and hereinafter referred to as "**SCHEDULE 1 PROPERTY**") uninterruptedly paying all taxes thereon and enjoying all benefits thereof and all pattas bearing numbers as stated in the table above in respect of the SCHEDULE 1 PROPERTY stand in the name of the NMEL.

AND WHEREAS KGS is the absolute owner of the properties comprised in various Survey Numbers, admeasuring to a total extent of 6.83 acres, situated at Varadarajapuram village and Erumaiyur Village, Sriperumbudur Taluk, Kancheepuram District, which it had purchased vide Sale Deeds as detailed below:

Varadharajapuram Village, Kancheepuram District:

Serial No.	Document Number	Survey Numbers	Extent in Cents
1	7033/2011	412/1 part	21
2	7033/2011	414/1 part	39
3	7033/2011	415/1A1	5
4	7033/2011	416/3	77
5	7033/2011	416/1 part	8
6	7033/2011	416/2A part	4
7	7033/2011	419/2 part	10
8	7033/2011	446/1C part	28
9	7033/2011	446/2B2 part	15
10	7033/2011	445/2Bpart	2
11	7033/2011	454/1 part	18
12	7033/2011	454/1B part	16
13	7033/2011	455/1 part	68
14	7033/2011	463/1 part	35
15	7033/2011	463/2 part	40
16	7033/2011	466/1 part	89
17	7033/2011	467 part	66
18	7033/2011	354	100
19	7033/2011	470/1	24

For KGS DEVELOPERS LIMITED

Authorised Signatory

for NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director





ERUMAIYUR VILLAGE, KANCHEEPURAM DISTRICT

Serial no.	Document Number	Survey Numbers	Extent in cents
1.	7013/2011	149/4 Part	8
2.	7013/2011	150/4B Part	4
3.	7013/2011	150/5B Part	4
4.	7013/2011	150/13	2

AND WHEREAS KGS is in continuous and absolute peaceful possession, occupation, ownership and enjoyment of the above said vacant lands, free from all encumbrances and third party rights & interests, admeasuring to a total extent of 6 Acres and 83 cents, which is morefully described in the Schedule 2 hereunder (and hereinafter referred to as "**SCHEDULE 2 PROPERTY**") uninterruptedly paying all taxes thereon and enjoying all benefits thereof and all pattas bearing numbers as stated in the table above in respect of the SCHEDULE 2 PROPERTY stand in the name of the KGS.

AND WHEREAS the SCHEDULE 2 PROPERTY is adjacent to the SCHEDULE 1 PROPERTY and for better enjoyment of the same by the Parties, the Parties have agreed to exchange their respective properties viz. SCHEDULE 1 PROPERTY written hereunder unto and to the use of KGS in consideration of the SCHEDULE 2 PROPERTY here under written unto and to the use of NMEL.

AND WHEREAS the parties here to have now agreed to execute this deed of exchange.

NOW THIS DEED OF CONVEYANCE WITNESSETH

1. In pursuance of the aforesaid agreement and in consideration of the SCHEDULE 2 PROPERTY hereunder written being conveyed by KGS to NMEL and KGS hereby granting and conveying by way of exchange unto NMEL absolutely and forever all that piece and parcels of the property described in the SCHEDULE 2 together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the said SCHEDULE 2 PROPERTY and also together with all the deeds, documents, writings and other evidences of title relating to the said SCHEDULE 2 PROPERTY and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the NMEL TO HAVE AND TO HOLD the said SCHEDULE 2 PROPERTY hereby granted and conveyed by way of exchange unto and to the use and benefit of the NMEL subject to payment of all rents, taxes, assessments, rates, duties, now

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVODAYA MASS ENTERPRISES LTD
Joint Managing Director



chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

2. In pursuance of the aforesaid agreement and in consideration of the NMEL conveying to the KGS the SCHEDULE 1 PROPERTY hereunder written and NMEL hereby granting and conveying by way of exchange unto the KGS absolutely and forever all that piece and parcels of the property described in the SCHEDULE 1 together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the said SCHEDULE 1 PROPERTY and also together with all the deeds, documents, writings and other evidences of title relating to the said SCHEDULE 1 PROPERTY and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the KGS, TO HAVE AND TO HOLD the said SCHEDULE 1 PROPERTY hereby granted and conveyed by way of exchange unto and to the use and benefit of the KGS subject to payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.
3. The NMEL doth hereby agree and covenant with KGS that:
 - a. NMEL is the sole and absolute owner of the SCHEDULE 1 PROPERTY and has full, unfettered and absolute indefeasible proprietary right to absolutely transfer the title of the SCHEDULE 1 PROPERTY to KGS and no one else other than NMEL herein has any right, vested or contingent, which can in any way derogate the absolute indefeasible proprietary right and interest hereby conveyed.
 - b. In consideration of the aforesaid recitals, agreements and in consideration of the exchange of the SCHEDULE 1 PROPERTY with the SCHEDULE 2 PROPERTY, NMEL doth hereby grant, convey, transfer and assign by way of absolute settlement to KGS, all that piece and parcel of land more fully described in the SCHEDULE 1, having a guideline value of Rs. 20,93,17,800/-, ALONG with water, water courses, easements, privileges and appurtenances whatsoever to the SCHEDULE 1 PROPERTY or any part thereof or appurtenant thereto and TOGETHER with all the estate, right, title, interest, property claim and demand whatsoever of NMEL in and to the SCHEDULE 1 PROPERTY and TO HAVE AND TO HOLD the SCHEDULE 1 PROPERTY hereby conveyed and assigned or expressed so to be unto KGS hereby absolutely and free from all encumbrances and any third party rights & interests whatsoever and forever.
 - c. Notwithstanding anything done, omitted or knowingly suffered by it, NMEL has full power and sole & absolute right to convey, grant and assign the

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



SCHEDULE 1 PROPERTY to the use & occupation of KGS, absolutely free from all encumbrances and third party rights & interests and the SCHEDULE 1 PROPERTY may be entered into, held and enjoyed by KGS without any let, hindrance, interruption or claim by the said NMEL or any person claiming through or trust for NMEL or the NMELs' predecessors-in-title.

- d. The NMEL doth hereby further assure KGS that the SCHEDULE 1 PROPERTY is free from all encumbrances, charges, mortgages, liens, third party rights & interests, etc of any kind whatsoever and that the same is not subject matter of any acquisition or requisition proceedings, lis-pendens, court attachments, revenue recovery proceedings, arrears of tax, levy or rent due to the Government or Local Body, land acquisition proceedings under Land Acquisition Act or any other Act, violation of any of the provisions of any land ceiling statute, litigations, attachments, maintenance, claims, will or subsisting agreement for sale or development agreement and that the same has not been offered as security or collateral security to anyone.
- e. The KGS shall and may at all times hereafter quietly and peaceably possess, hold and enjoy as full and absolute owner of the SCHEDULE 1 PROPERTY hereby conveyed and receive and take the rents, profits, benefits and issues thereof without any let, hindrance, interruption, interference or claim under NMEL or any of those from whom NMEL derived title or interest and NMEL will indemnify KGS and keep KGS well and sufficiently indemnified against all actions, claims, damages, demands, actions-at-law and other proceedings at the instance of any person or persons and against all losses, damages, cost and expenses which KGS may sustain, incur or be put to by reasons of any claims or demands, action-at law and proceedings or defect in title or on account of any breach of covenants or representations herein contained.
- f. The NMEL and all persons claiming through or under it shall and will from time to time at the request of the KGS, do execute or cause to be done, executed, all such acts, deeds and things whatsoever for further and more perfectly assuring the title and peaceful and effective possession of the SCHEDULE 1 PROPERTY by KGS according to the true intent and meaning of these presents as shall and may reasonably be required by KGS.
- g. All taxes and rates and other charges and outgoings in respect of the SCHEDULE 1 PROPERTY have been paid up to the date and KGS herein shall be liable to pay the said charges and taxes hereafter payable in respect of the SCHEDULE 1 PROPERTY hereby conveyed from this date. If at a later date it is found that any taxes and rates relating to the period prior to the execution and registration of this deed of settlement are due

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



and payable, the NMEL agrees to pay the same to KGS on intimation from KGS.

4. The KGS doth hereby agree and covenant with NMEL that:

- a.** KGS is the sole and absolute owner of the SCHEDULE 2 PROPERTY and has full, unfettered and absolute indefeasible proprietary right to absolutely transfer the title of the SCHEDULE 2 PROPERTY to NMEL and no one else other than KGS has any right, vested or contingent, which can in any way derogate the absolute indefeasible proprietary right and interest hereby conveyed.
- b.** In consideration of the aforesaid recitals, agreements and in consideration of the exchange of the SCHEDULE 2 PROPERTY with the SCHEDULE 1 PROPERTY, KGS doth hereby grant, convey, transfer and assign by way of absolute settlement to NMEL, all that piece and parcel of land more fully described in the SCHEDULE 2, having a guideline value of Rs. 20,93,17,800/- , ALONG with water, water courses, easements, privileges and appurtenances whatsoever to the SCHEDULE 2 PROPERTY or any part thereof or appurtenant thereto and TOGETHER with all the estate, right, title, interest, property claim and demand whatsoever of NMEL in and to the SCHEDULE 2 PROPERTY and TO HAVE AND TO HOLD the SCHEDULE 2 PROPERTY hereby conveyed and assigned or expressed so to be unto NMEL hereby absolutely and free from all encumbrances and any third party rights & interests whatsoever and forever.
- c.** KGS doth hereby covenant with NMEL that notwithstanding anything done, omitted or knowingly suffered by it, KGS has full power and sole & absolute right to convey, grant and assign the SCHEDULE 2 PROPERTY to the use & occupation of NMEL, absolutely free from all encumbrances and third party rights & interests and the SCHEDULE 2 PROPERTY may be entered into, held and enjoyed by NMEL without any let, hindrance, interruption or claim by KGS or any person claiming through or trust for the KGS or the KGSS' predecessors-in-title.
- d.** KGS doth hereby further assure NMEL that the SCHEDULE 2 PROPERTY is free from all encumbrances, charges, mortgages, liens, third party rights & interests, etc of any kind whatsoever and that the same is not subject matter of any acquisition or requisition proceedings, lis-pendens, court attachments, revenue recovery proceedings, arrears of tax, levy or rent due to the Government or Local Body, land acquisition proceedings under Land Acquisition Act or any other Act, violation of any of the provisions of any land ceiling statute, litigations, attachments, maintenance, claims, will

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



or subsisting agreement for sale or development agreement and that the same has not been offered as security or collateral security to anyone.

- e. The NMEL shall and may at all times hereafter quietly and peaceably possess, hold and enjoy as full and absolute owner of the SCHEDULE 2 PROPERTY hereby conveyed and receive and take the rents, profits, benefits and issues thereof without any let, hindrance, interruption, interference or claim under KGS or any of those from whom KGS derived title or interest and KGS will indemnify NMEL and keep NMEL well and sufficiently indemnified against all actions, claims, damages, demands, actions-at-law and other proceedings at the instance of any person or persons and against all losses, damages, cost and expenses which NMEL may sustain, incur or be put to by reasons of any claims or demands, action-at law and proceedings or defect in title or on account of any breach of covenants or representations herein contained.
 - f. The KGS and all persons claiming through or under it shall and will from time to time at the request of the NMEL, do execute or cause to be done, executed, all such acts, deeds and things whatsoever for further and more perfectly assuring the title and peaceful and effective possession of the SCHEDULE 2 PROPERTY by NMEL according to the true intent and meaning of these presents as shall and may reasonably be required by NMEL.
 - g. All taxes and rates and other charges and outgoings in respect of the SCHEDULE 2 PROPERTY have been paid up to the date and NMEL herein shall be liable to pay the said charges and taxes hereafter payable in respect of the SCHEDULE 2 PROPERTY hereby conveyed from this date. If at a later date it is found that any taxes and rates relating to the period prior to the execution and registration of this deed of settlement are due and payable, the KGS agrees to pay the same to NMEL on intimation from NMEL.
5. The NMEL hereby authorizes KGS to have Patta and other Revenue Registers transferred in KGS's name without any reference to or acceptance of NMEL and gives consent for mutation of records in the name of KGS in respect of the SCHEDULE 1 PROPERTY with Revenue, Panchayat, local body and other concerned departments / authorities.
 6. The KGS hereby authorizes NMEL to have Patta and other Revenue Registers transferred in NMEL's name without any reference to or acceptance of KGS and gives consent for mutation of records in the name of NMEL in respect of the SCHEDULE 2 PROPERTY with Revenue, Panchayat, local body and other concerned departments / authorities.

For KGS DEVELOPERS LIMITED

Authorized Signatory



For HATODAYA MEDIA ENTERTAINMENTS LTD.

Joint Managing Director



7. The NMEL has this day handed over all the original title deeds and other documents pertaining to the SCHEDULE 1 PROPERTY to KGS and the KGS has this day handed over all the original title deeds and other documents pertaining to the SCHEDULE 2 PROPERTY to NMEL.
8. The NMEL has this day relinquished its title, rights and delivered legal possession of the SCHEDULE 1 PROPERTY to KGS and the KGS has this day relinquished its title, rights and delivered legal possession of the SCHEDULE 2 PROPERTY to NMEL.

SCHEDULE 1 PROPERTY

(Property hereby conveyed by NMEL to KGS)

All that piece and parcel of vacant land admeasuring to a total extent of **6.83 Acres or thereabouts**, as detailed below, situated at Varadarajapuram village, Sriperumbudur Taluk, Kancheepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

Sl. No.	Survey No (as per Document)	Extent in Cents
1	415	181
2	416/2A1	13
3	420	185
4	418/1	5
5	418/2	2
6	418/3	9
7	353/2	65
8	353/1B	27
9	353/1A	29
10	352/2	97
11	446/2A	50
12	344/1A1C	20
Total		683

The guideline value of the SCHEDULE 1 PROPERTY hereby conveyed is **Rs. 20,93,17,800/-** (Rupees Twenty Crores Ninety Three Lakhs Seventeen Thousand Eight Hundred only)

For KGS DEVELOPERS LIMITED

Authorised Signatory



For NAVADAYA MASS ENTERTAINMENT PVT. LTD.
Joint Managing Director



SCHEDULE 2 PROPERTY

(Property hereby conveyed by KGS to NMEL)

All that piece and parcel of vacant land admeasuring to a total extent of **6.83 Acres or thereabouts**, as detailed below, situated at Varadarajapuram village and Erumaiyur village Sriperumbudur Taluk, Kancheepuram District, within the Sub-registration district of Padappai and Registration district of South Chennai

ITEM 1 (Vardharajapuram Village)

Sl. No.	Survey No (as per Document)	Extent in Cents
1	412/1 part	21
2	414/1 part	39
3	415/1A1	5
4	416/3	77
5	416/1 part	8
6	416/2A part	4
7	419/2 part	10
8	446/1C part	28
9	446/2B2 part	15
10	445/2Bpart	2
11	454/1 part	18
12	454/1B part	16
13	455/1 part	68
14	463/1 part	35
15	463/2 part	40
16	466/1 part	89
17	467 part	66
18	354	100
19	470/1	24

For KGS DEVELOPERS LIMITED:

Authorized Signatory

For NAVDAYA PMS ENTERTAINMENTS LTD.

Joint Managing Director




ITEM 2 (Erumaiyur village)

Serial no.	Survey Numbers	Extent in cents
1.	149/4 part	8
2.	150/4B part	4
3.	150/5B part	4
4.	150/13	2

The guideline value of the SCHEDULE 2 PROPERTY hereby conveyed is Rs. 20,93,17,800/- (Rupees Twenty Crores Ninety Three Lakhs Seventeen Thousand Eight Hundred only)

This deed of Exchange is Executed in duplicate with the original retained by KGS Developers Limited.

IN WITNESS WHEREOF NMEL AND KGS HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES:

For NAVODAYA MASS ENTERTAINMENTS LIMITED


(AUTHORISED SIGNATORY)

For KGS DEVELOPERS LIMITED


(AUTHORISED SIGNATORY)

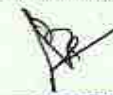
WITNESSES:

1.  V. Bhagavathi Perumal 56 Avenue No. 10, 2nd Cross Street, R. of Puram, Chennai - 28.

2.  Ashish Srivastava 40 Reliance Capital Ltd. Trade world, Bldg, 7th floor, Kamala City, Lower Park, Mumbai - 400013



DRAFTED BY


V. BHAGAVATHI PERUMAL B.A., B.L.,
ADVOCATE
M.S.No. 3637/ 2010
No. 10, 2nd Cross Street,
R. of Puram, Chennai - 28.
Cell No. 98455398



STATEMENT UNDER RULE 3 (1) OF THE TAMIL NADU STAMPS
(PREVENTION OF UNDERVALUATION OF INSTRUMENTS
RULES)1968.

SCHEDULE 1 PROPERTY

Sl. No.	Survey No (as per Document)	Extent in Cents	Market Value Rs.
1	415	181	71024400
2	416/2A1	13	200
3			72594000
4	418/1	5	196
5			624600
6	418/3	9	3531600
7	353/2	65	9750000
8	353/1B	27	4050000
9	353/1A	29	4350000
10	352/2	97	14550000
11	446/2A	50	19620000
12	344/1A1C	20	2160000
Total		683	20,93,17,800





SCHEDULE 2 PROPERTY
ITEM 1 (Vardharajapuram Village)

Sl. No.	Survey No (as per Document)	Extent in Cents	Market Value Rs.
1	412/1 part	21	9156000
2	414/1 part	39	20404800
3	415/1A1	5	1962000
4	416/3		30
5	416/1 part		3
6	416/2A part	4	1569600
7	419/2 part	10	3924000
8	446/1C part	28	10987200
9	446/2B2 part	15	5886000
10	445/2Bpart	2	784800
11	454/1 part	18	3780000
	4/1B part	16	
13	455/1 part	68	1
		25	000
15	463/2 part	40	8400000
16	466/1 part	89	9612000
			71
18	354	100	15000000
19	470/1	24	48455400

ITEM 2 (Erumaiyur village)

Serial no.	Survey Numbers	Extent in cents	Market Value Rs.
1.	149/4 part	8	1744000
2.	150/4B part	4	872000
3.	150/5B part	4	872000
4.	150/13	2	436000

ITEM 1 & ITEM 2

Total	683	20,93,17,800
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CERTIFICATE UNDER SECTION 42 OF STAMP ACT *fifty two thousand five hundred and twenty*
 S.No. 2602 of 2016
 I hereby certify that a sum of Rs. 1465250/- (*one crosses forty six lakh only*) on account of
 proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this
 instrument from NAVODAYA MASS ENTERTAINMENTS LTD (JOSE PUNNOOSE) residing at
Chennai

Padappai
 Date: 19/10/2016

Signature of SUBREGISTRAR & Collector
 Under Section 41 of the Indian Stamp Act.

Presented in the Office of SUBREGISTRAR of Padappai and fee of Rs. 2094530 paid between hours of
3 and 4 on 19/10/2016 by

1 Left Thumb



Name : NAVODAYA MASS ENTERTAINMENTS LTD (JOSE P
 S/o M.C. PUNNOOSE
 Addition as per recitals of the document

093810 63318

Claim Admitted by

1 Left Thumb



Name : NAVODAYA MASS ENTERTAINMENTS LTD (JOSE P
 S/o M.C. PUNNOOSE
 Addition as per recitals of the document





2 Left Thumb



Gigi George

Name : KGS DEVELOPERS LTD (GIGI GEORGE)

S/o *GEORGE EASOW*

Addition as per recitals of the document

Identified by

1

[Signature]

Name : BHAGAVATHI
PERUMAL V

S/o VISWANATHAN

Addition as per
recitals of the
document

2

[Signature]

Name : ASHISH SRIVASTAVA S/o GOPALVARMA

Addition as per
recitals of the
document

19th day of October 2016

SUBREGISTRAR

[Signature]
Padappai

Registered as No 5281 of 2016 of Book I

Date : 19/10/2016

SUBREGISTRAR Padappai



Note : *one* copies registered along with original.

Date : 19/10/2016

SUBREGISTRAR Padappai

[Signature]



Sheet no. 2 of 2



[Handwritten signature]
[Handwritten signature]





India Driving Licence (Tamilnadu)
Form

10/03/1987

TN09 19870001206
JOSE PUNNOOSE
PUNNOOSE M C

NO.82, VARADHARAJAPURAM,
DARKAS WARD 2,
CHENNAI 5

958 **9579**

10/03/1987

DRIVING LICENCE NO. 19870001206 ISSUED ON 10/03/1987 AT 11:55:33 AM
 Issued to JOSE PUNNOOSE M C. Address as the following description
 LMV 10/03/1987 TN09

Non-Transport Vch Valid upto 06/10/2018
 Prev DL Exp Date - Nr : 06/10/2013



[Signature]
 15/10/13

[Signature]
 15/10/13

[Signature]
[Signature]

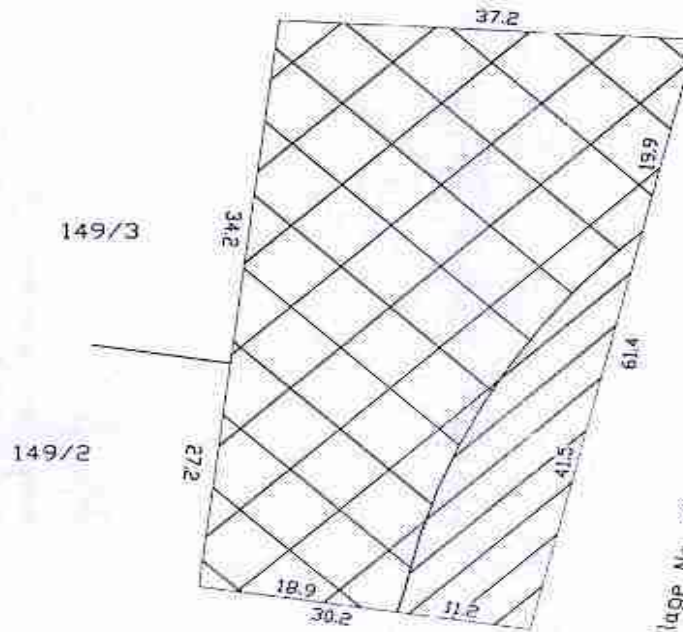




DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: ERUMAIYUR
AREA : 0.21 ARE

SURVEY NO: 149/4



Village No. 93 - Varadara Japuram village



KGS - 0.18 ARE
(44 CENTS)



NAME - 0.033 ARE
(8 CENTS)



Proposed Sub-Division between NAME - KGS



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

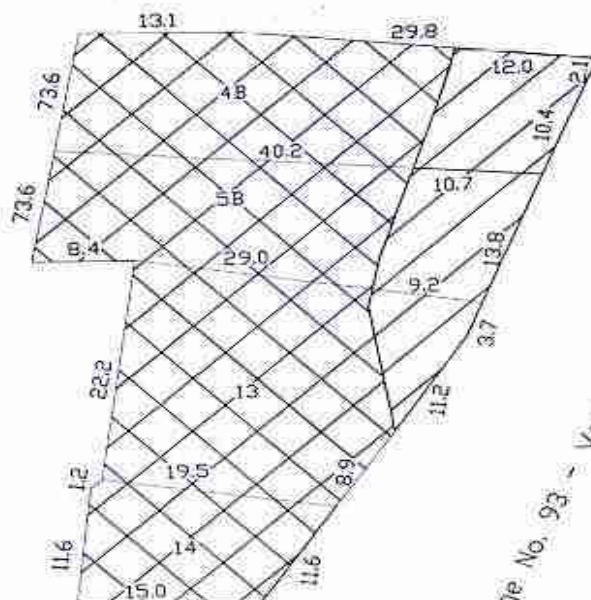
VILLAGE NO: 93
VILLAGE NAME: ERUMAIYUR
AREA : 0.23 ARE

SURVEY NO: 150/4B,5B,13,14

N



149



Village No. 93 - Varadara Japuram village



KGS - 0.19.4 ARE
(48 CENTS)



NAME - 0.03.6 ARE
(9 CENTS)



Proposed Sub-Division between NAME - KGS

[Signature]

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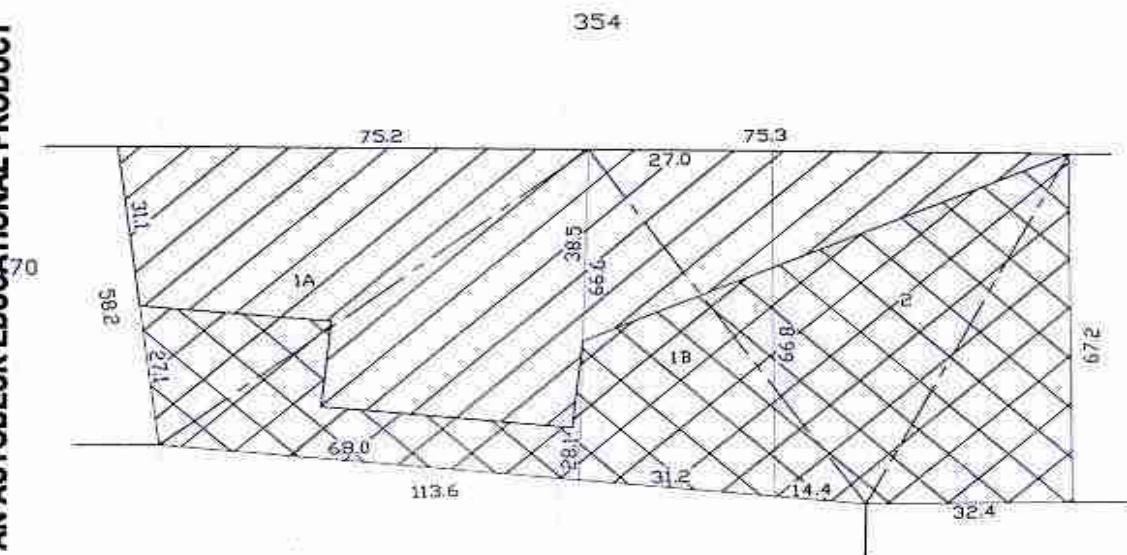


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.96 ARE

SURVEY NO: 353

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



KGS - 0.49 ARE
(121 CENTS)



NAME - 0.47 ARE
(117 CENTS)



Proposed SUR ID: 353, between NAME - KGS

Handwritten signature

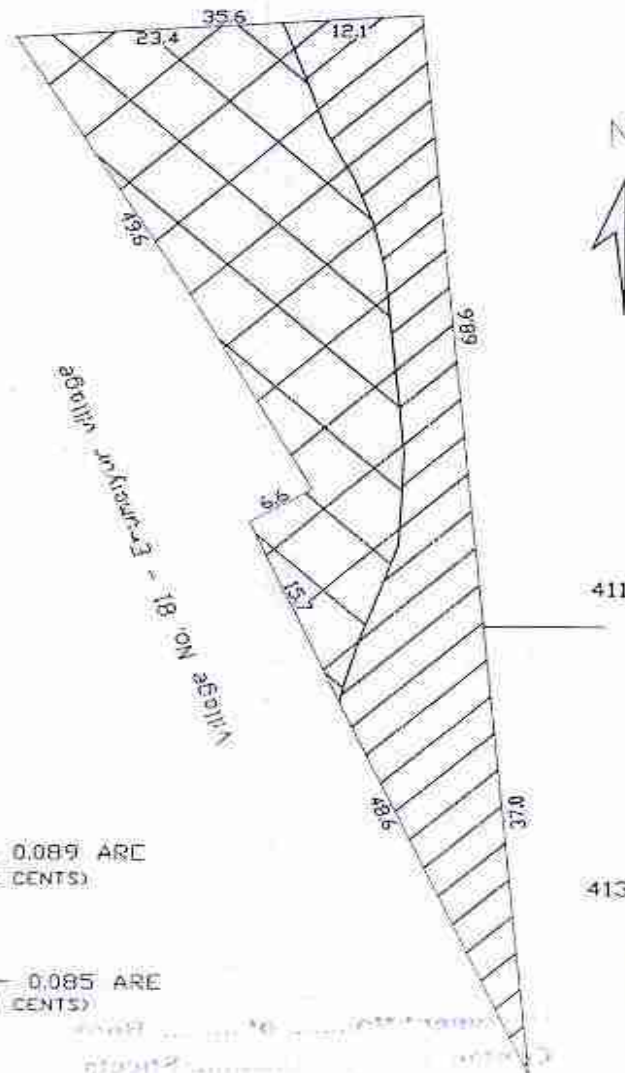
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DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.17 ARE

SURVEY NO: 412



Signature

Signature

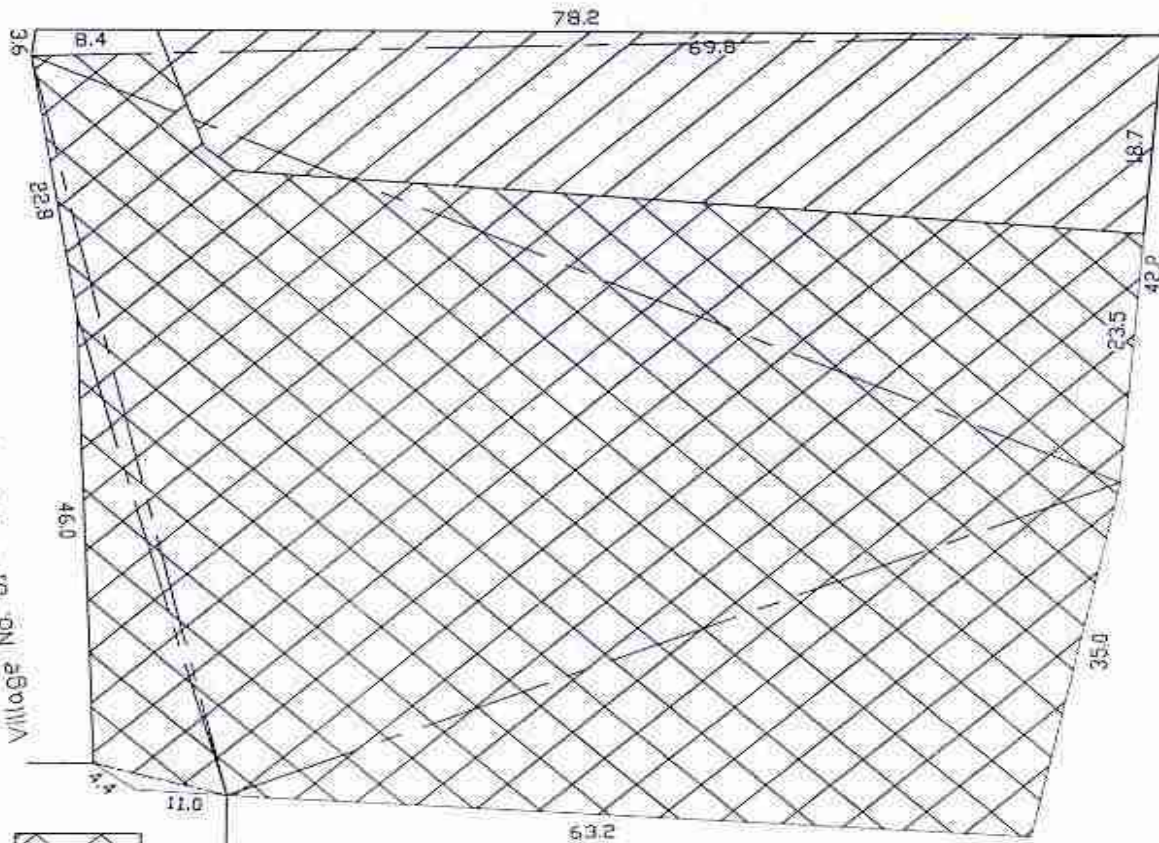


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.62.5 ARE

SURVEY NO: 414

413



KGS - 0.47 ARE
(115 CENTS)



NAME - 0.16 ARE
(39 CENTS)



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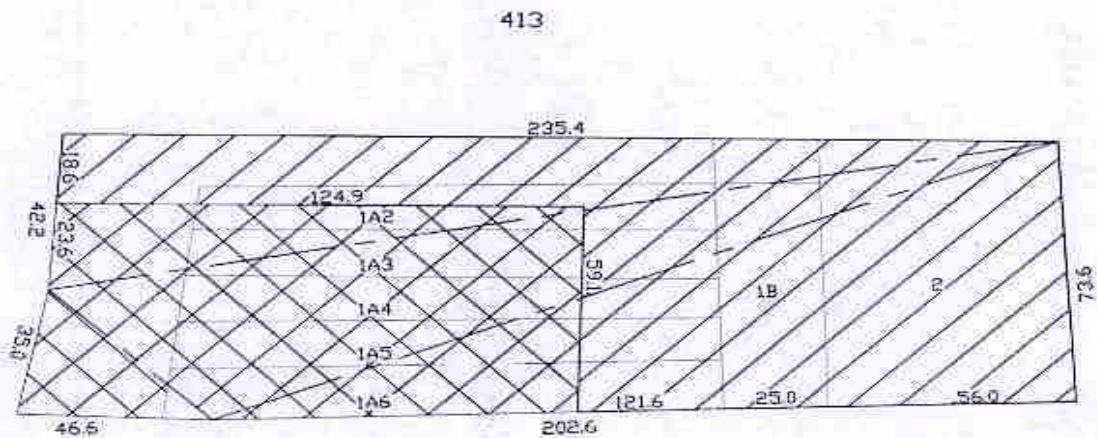


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.80 ARE

SURVEY NO: 415

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



KGS - 0.73 ARE
(181 CENTS)



NAME - 1.08 ARE
(266 CENTS)



Proposed Sub-Division between NAME

[Signature]

[Signature]



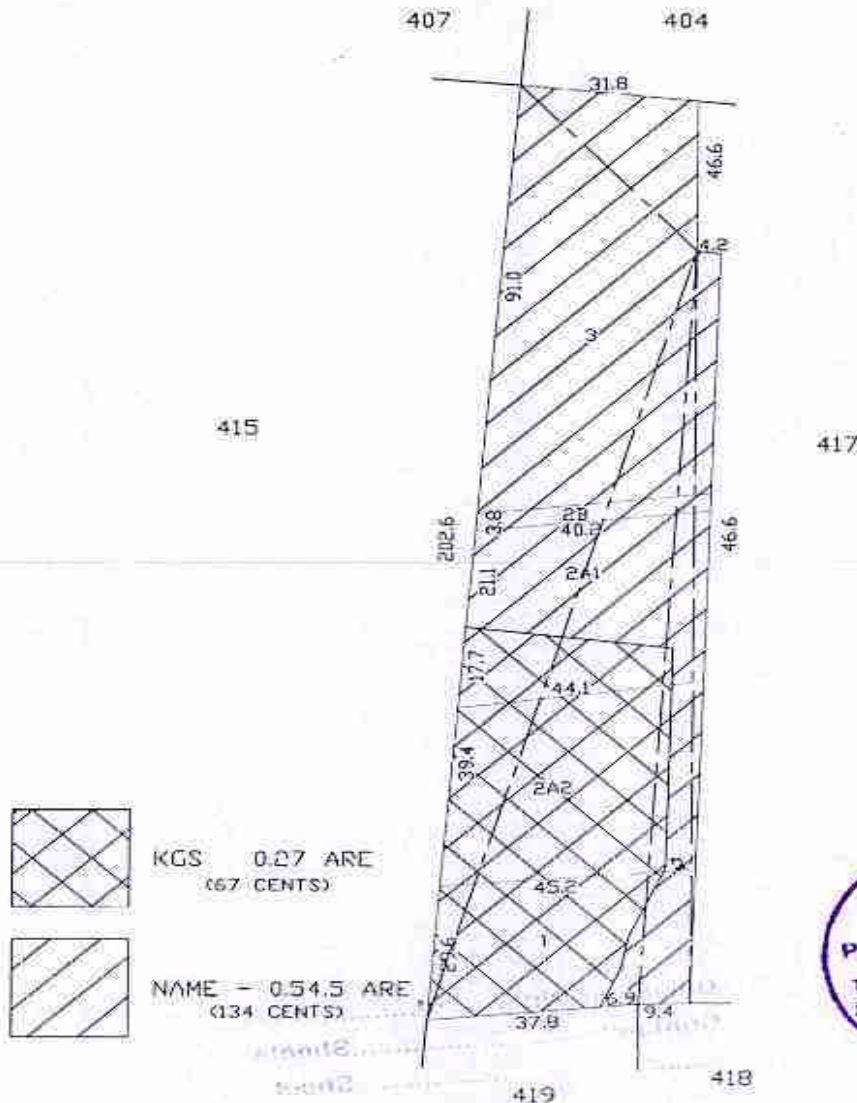
DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.815 ARE

SURVEY NO: 416

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





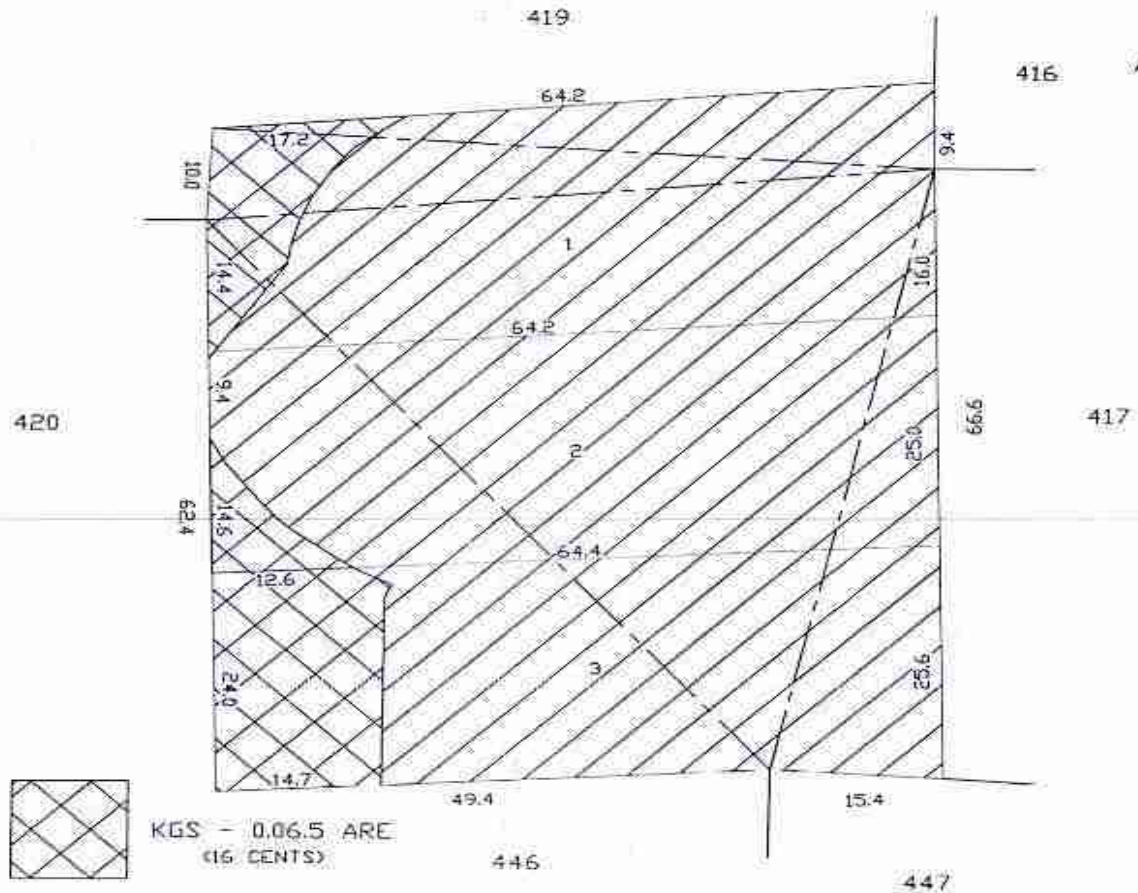
DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.49 ARE

SURVEY NO: 418

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

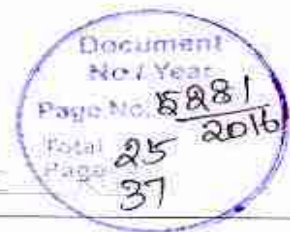


KGS - 0.06.5 ARE
(16 CENTS)



NAME - 0.42.5 ARE
(105 CENTS)

Proposed Sub-Division between NAME



gm

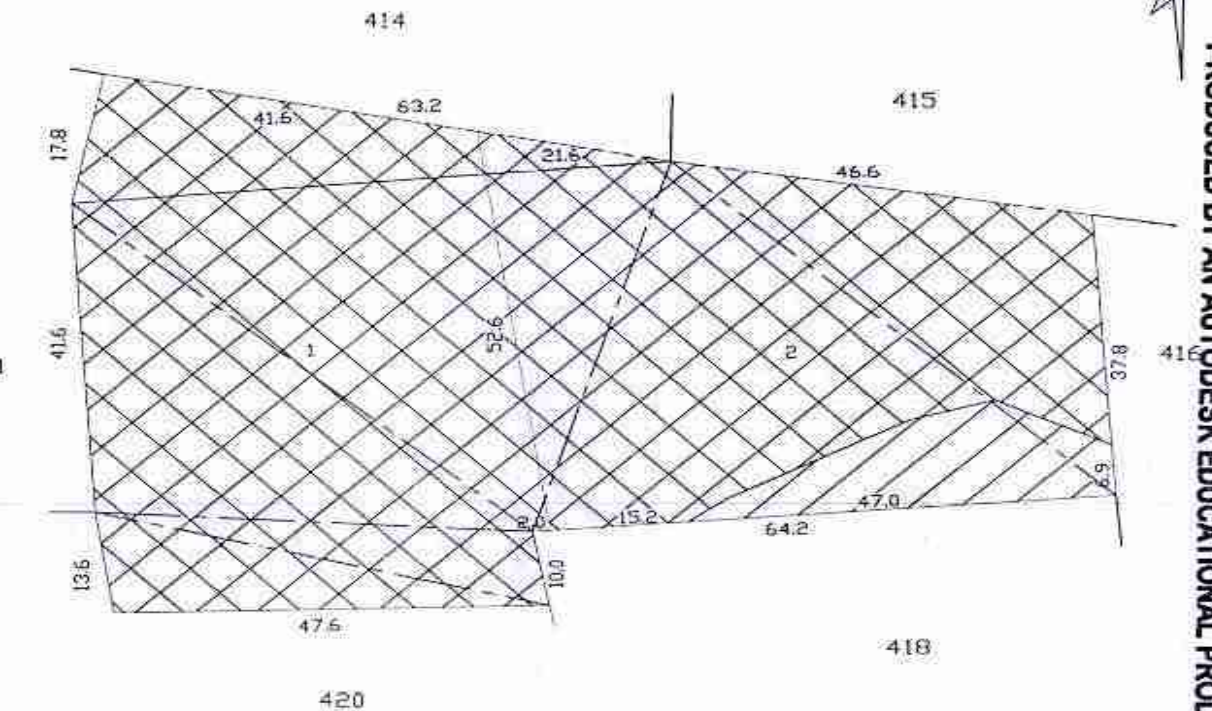
[Signature]



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
ARFA : 0.62 ARE

SURVEY NO: 419



KGS - 0.50 ARE
(143 CENTS)



NAME - 004 ARE
(10 CENTS)



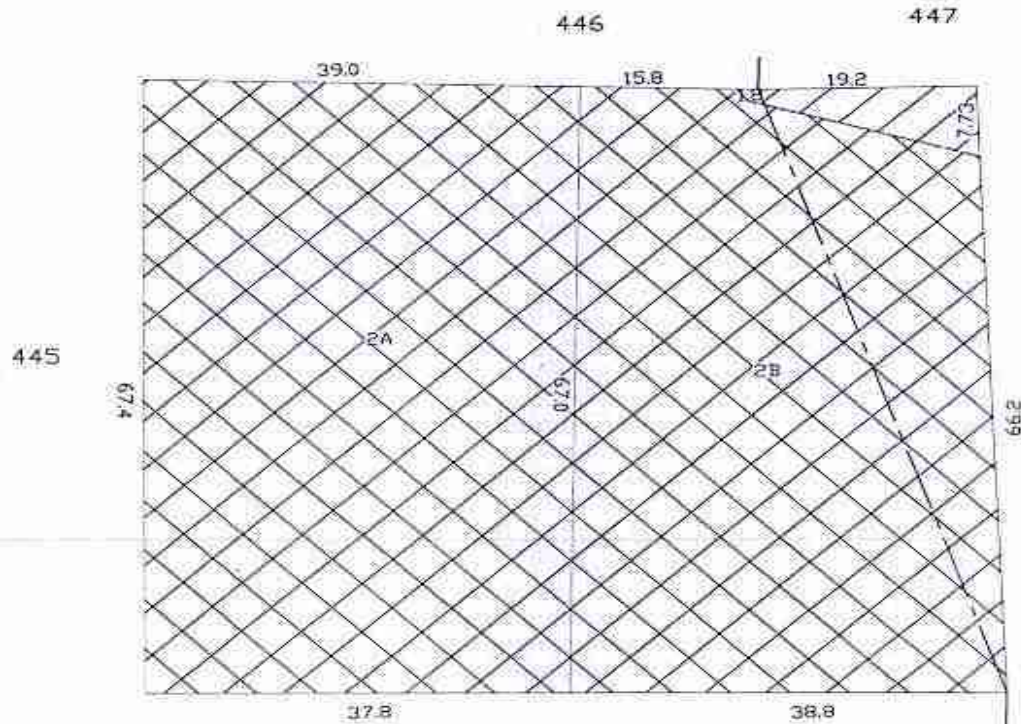
Unopposed Sun $\rightarrow$ change between TAME = KCS



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 03
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.51 ARE

SURVEY NO: 445/2A,2B



KGS - 0.50.5 ARE
(125 CENTS)



NAME - 0.00.5 ARE
(2.2 CENTS)



Proposed Sub Division between NAME - KGS

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DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.52 ARE

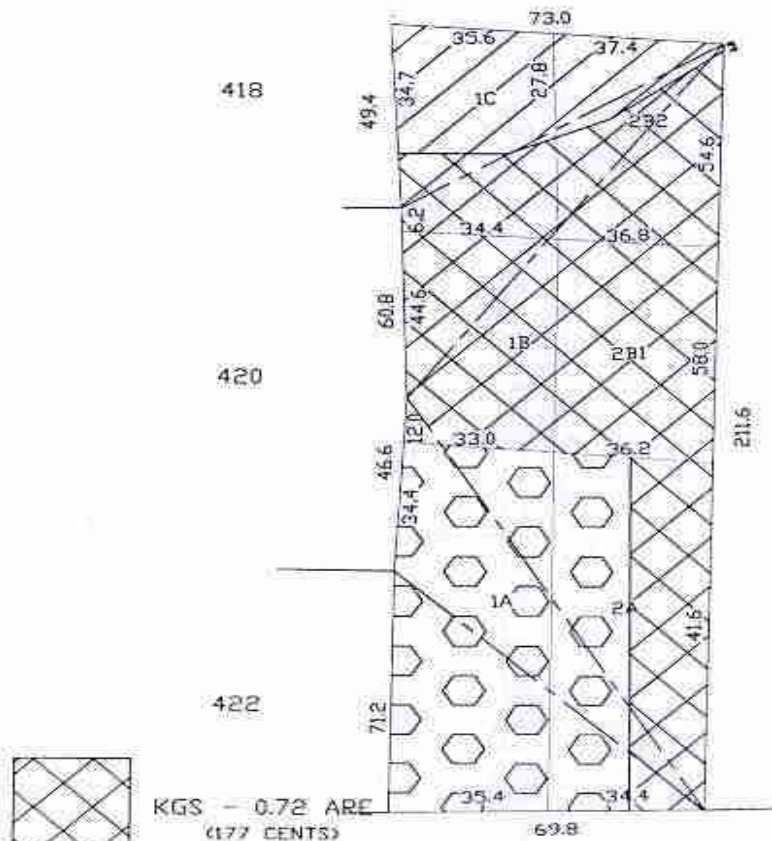
SURVEY NO: 446

447



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



NAME - 0.17 ARE
(43 CENTS)



OTHERS - 0.63 ARE
(155 CENTS)

Proposed Sub-Division No. 446/2016 Date - 10/10/2016

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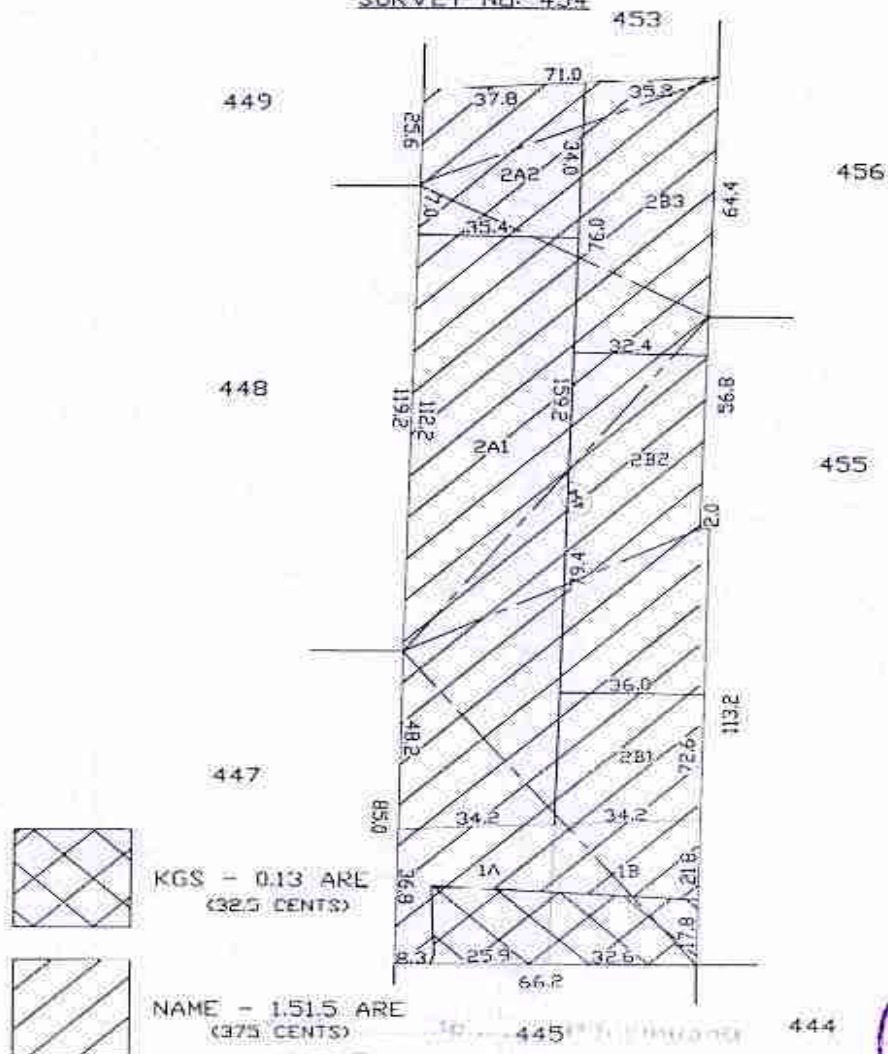
DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.64.5 ARE

SURVEY NO: 454

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Document No / Year
Page No: 5281
Total 29 2016
Page 37

Proposed Sub-Division between NAME - KGS

Signature

Signature

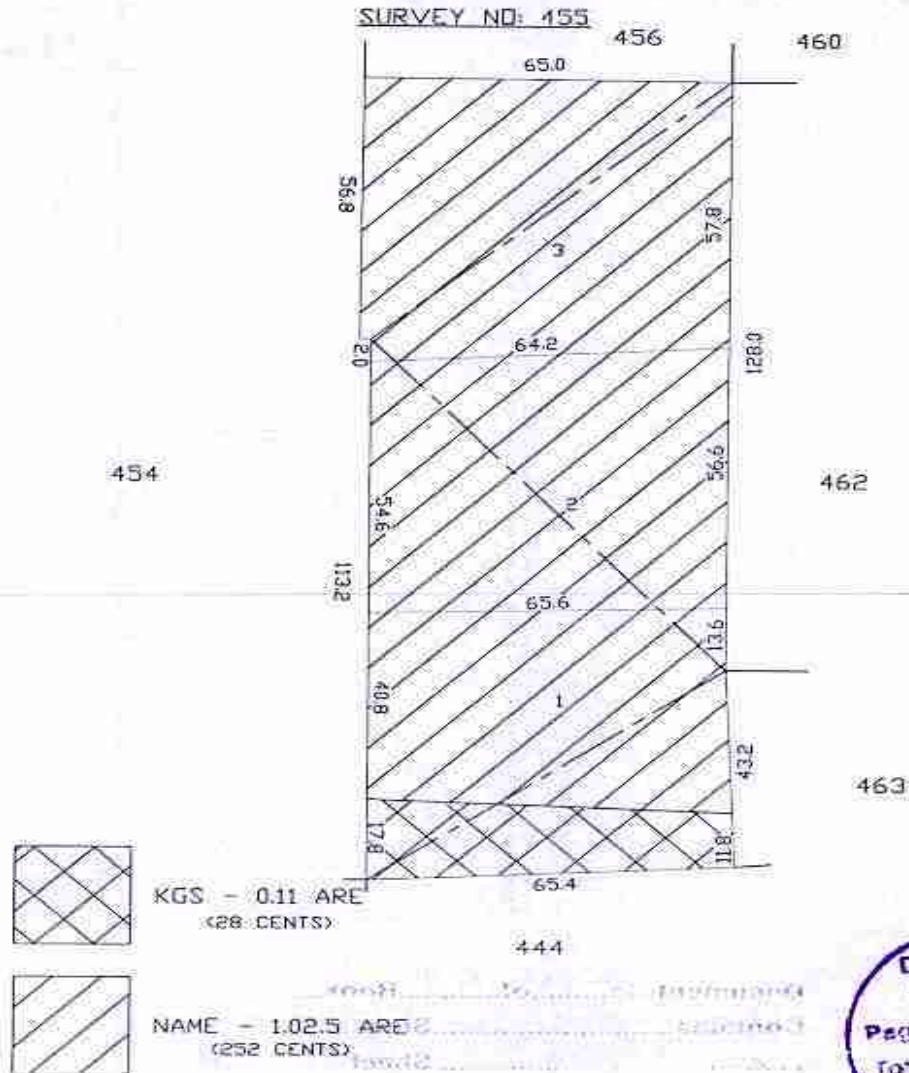


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.13.5 ARE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Proposed Sub-Division NAME - KGS

[Handwritten signatures]

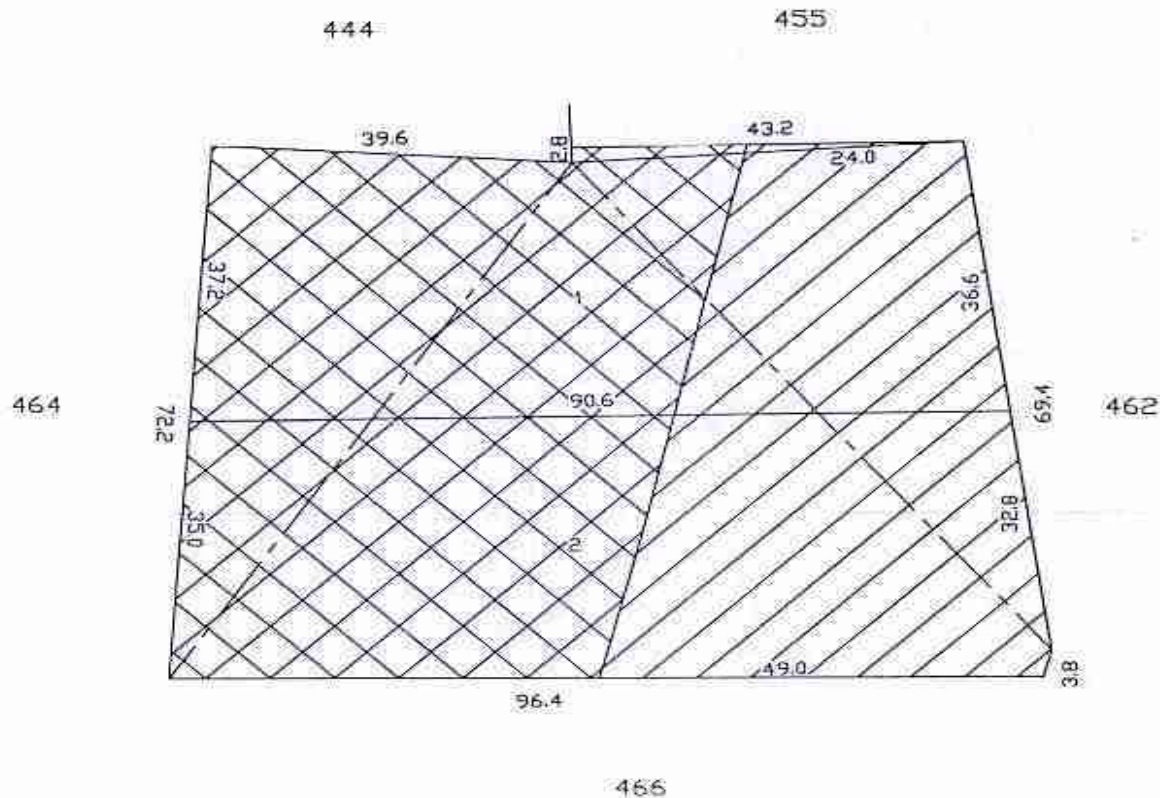


PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 0.67 ARE

SURVEY NO: 463



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



KGS - 0.37 ARE
(90.5 CENTS)



NAME - 0.30 ARE
(75 CENTS)



Proposed Sub-Division between NAME - KGS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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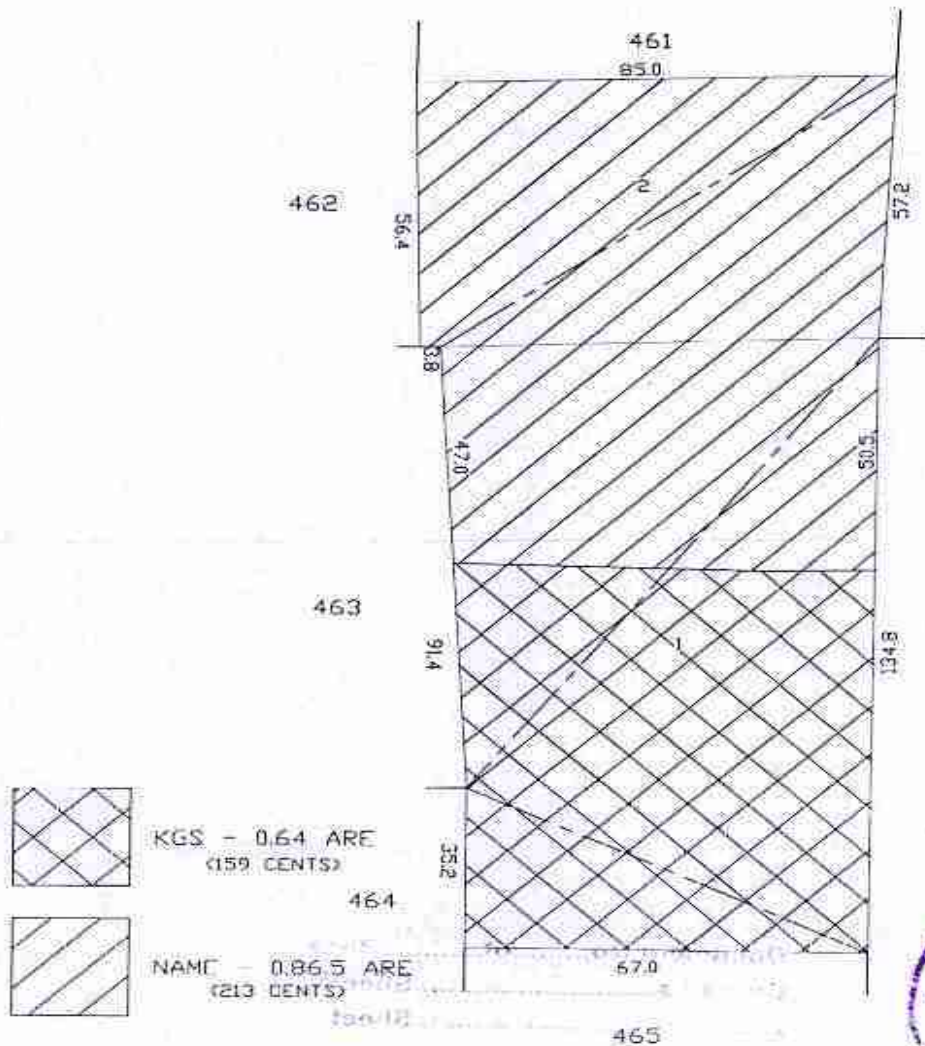
DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.50.5 ARE

SURVEY NO: 466

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Proposed Sub-Division between NAME - KGS



Signature

Signature

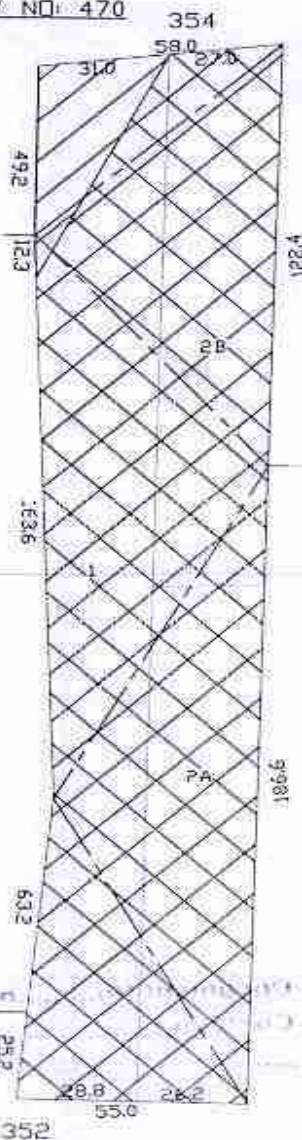


DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.54.5 ARE

SURVEY NO: 470

354



471

467

471



KGS - 1.53.5 ARE
(358 CENTS)



NAME - 0.01 ARE
(24 CENTS)

468



Proposed Sub-Division Name: KGS

Signature

Signature



DISTRICT : CHENGAI ANNA
CIRCLE : SRIPEREMBUDUR

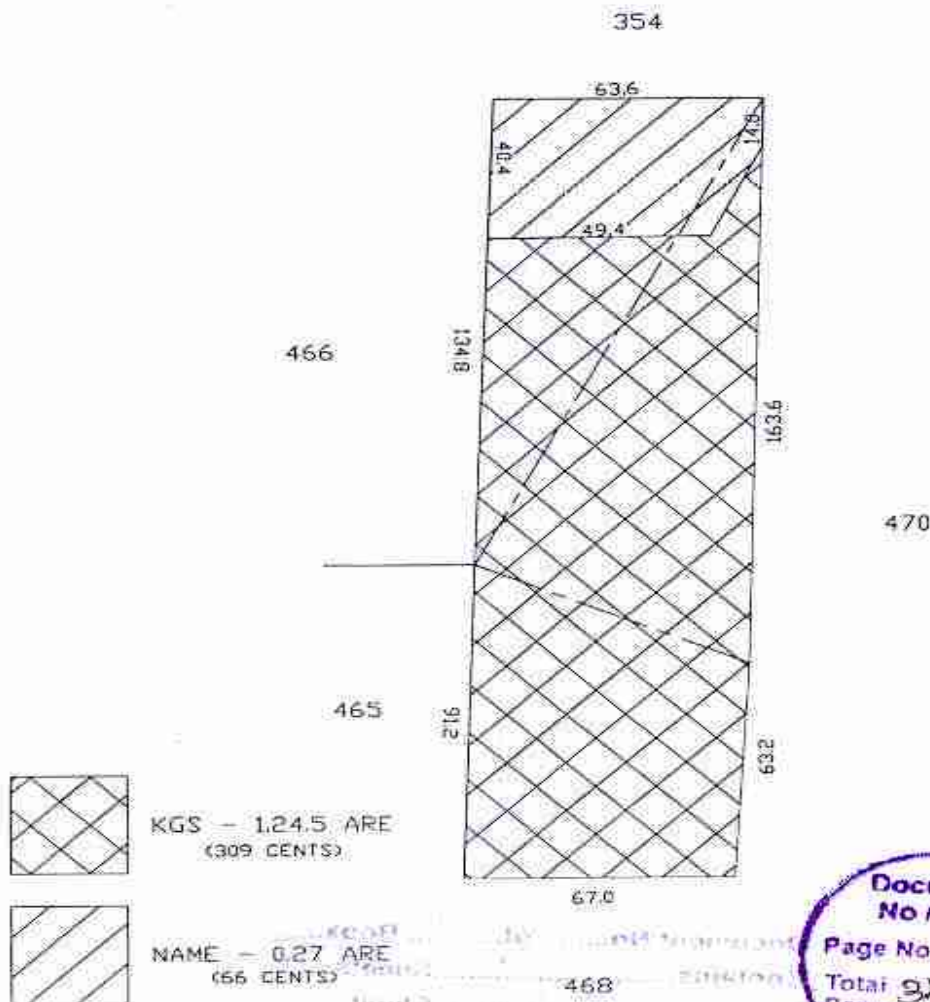
VILLAGE NO: 93
VILLAGE NAME: VARADARAJAPURAM
AREA : 1.51.5 ARE

SURVEY NO: 467



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Proposed Sub. Div. between NAME - KGS

[Handwritten signature]

[Handwritten signature]

5281 94 18/10/2016



25278
18/10/2016

TAMIL NADU
M/s Navodaya Mass Entertainment
Chennai - 60.

34AB 272452
S. KUMARAVELU
Stamp Vendor
L.No.26/CH(S)/2010 Dt.02.03.2011
M-10/22, lawrya Colony, Indira Naga
Adyar, Chennai - 600 020.

EXCHANGE DEED

THIS EXCHANGE DEED is executed at Chennai on this 19th day of October 2016 BY

M/s NAVODAYA MASS ENTERTAINMENTS LIMITED, a company incorporated under the Companies Act, 1956, having CIN U92490TN1989PLC017491 and its registered office at Navodaya Lands, Door No. 82, Ward No. 2, Varadharajapuram, Darcast Road, Tambaram, Chennai - 600045 and represented herein by its Managing Director, Mr. Jose Punnoose (Authorized vide resolution of the board passed by the Board of Directors at their meeting held on 14.10.2016), son of Mr. M.C. Punnoose, aged about 58 years, hereinafter referred to as the "**NMEL**".

For KGS DEVELOPERS LIMITED

Authorized Signatory

Document
No / Year
Page No. 5281
Total 35
Page 37

For NAVODAYA MASS ENTERTAINMENTS LTD.

Joint Managing Director



I hereby certify that on the production of the original instrument, I have satisfied myself that duty of Rs. 14652600/- has been paid therefor.

Sub-Registry Office Padappai

Date 19/10/2016

SUBREGISTRAR



Presented in the Office of SUBREGISTRAR of Padappai and fee of Rs. 2094530 paid, between hours of 3 and 4 on 19/10/2016 by

1 Left Thumb



Name : NAVODAYA MASS ENTERTAINMENTS LTD (JOSE P

S/o M. C. PUNNOOSE

Addition as per recitals of the document

093810 63318

Claim Admitted by

1 Left Thumb



Name : NAVODAYA MASS ENTERTAINMENTS LTD (JOSE P

S/o M. C. PUNNOOSE

Addition as per recitals of the document

2 Left Thumb



Name : KGS DEVELOPERS LTD (GIGI GEORGE)

S/o GEORGE EASOW

Addition as per recitals of the document



Sheet no. 1 of 2

Identified by

96

Name : BHAGAVATHI
PERUMAL V

S/o VISWANATHAN

Addition as per
recitals of the
document



2

Name : ASHISH SRIVASTAVA S/o GOPALVARMA

Addition as per
recitals of the
document

19th day of October 2016

SUBREGISTRAR

Padappai

Registered as No 5281 of 2016 of Book I

Date : 19/10/2016

SUBREGISTRAR Padappai





Registration Department

From

The Inspector General of
Registration,
Chennai-600 028.

To

The District Registrar,
Chennai (South)

Letter No.9374/J1/2022, Dated: 10 /01/2024

Madam,

Sub: Audit-Accountant General's Audit-LAR No.20/
2020-21, Para No.1/IIA, Document No.5281/2016-
Office of the Sub Registrar, Padapai-Adopting
agriculture value as per guideline-Regarding

Ref: From the Reliance Value Services Private Limited,
Chennai, Letter No.Nil, Dated:16-03-2022

It has been brought to the notice that Accountant General raised audit objection in the para referred to in the subject cited in respect of sale deed registered as document no.5281/2016 on the file of Sub Registrar, Padapai pointing out that lands conveyed through this sale deed comprised in Survey nos. 404,414, 415,416, 417, 418, 419 ,445, 446, 447, 448, 454, 455,456, 457,458,459, 460, 461,462, 463,464, 466,341, 342,343, 344,351,352, 353,355,446,470, 471,474,475,476 and 479 of Varadarajapuram Village were approved in the name of "KISHKINTA" by classifying as 'open space and Recreational' by the Chennai Metropolitan Development Authority which evidences that the above said lands have already been converted into commercial purpose and hence guideline value of Rs.3000/- per sq.ft as applicable for commercial category should be adopted.

2) On presenting sale deeds for registration evidencing conveyance of lands abutting Kiskinthu Amusement park adopting guideline value in terms



of agriculture value comprised in the following survey nos., the Sub Registrar, Padapai had insisted to adopt value of Rs.3000/- per sq.ft in view of above said audit objection.

(A) Details of survey nos. of the properties situated in Varadaraja puram Village.

Survey nos. 340/1, 340/2, 341/1B, 342/2A, 342/2B1, [REDACTED], 343/1B, 343/1C, 343/2, 344/1A, 344/1B, 344/1C1, 344/1C2, 351/1, 351/2, 351/3, 352/1, 352/2A, 352/2B, 353/1A2, 353/1B2, 353/2B, 414/1A, 415/1A1B, 415/1A2B, 415/1A3B, 415/1A4B, 415/1A5B, 415/1A6B, 415/3, 416/1A, 416/2A1B, 416/2A2A, 418/1B, 418/2B, 418/3B, 419/1, 419/2A, 445/1A1, 445/1A2, 445/1A3, 445/1A4, 445/1B1, 455/1B2B, 455/1C, 445/1A, 445/1B2C, 445/1B2D, 445/2A, 445/2B1, 446/1A1, 446/1A2, 446/1B, 446/1C1, 446/2B1, 446/2B2A, 454/1A1, 454/1B1, 455/1A, 463/1A, 463/2A, 464/1A2B, 464/1A3A, 464/1A3B, 464/2, 464/3A, 466/1A, 470/1A, 470/2A, 470/2B, 471/1, 471/2A, 471/2B, 471/3, 474/1A, 474/1B, 474/2B, 475/1A, 475/1B, 475/2A, 475/2B, 476/2, 479/1B2 and 2B2.

(B) Details of survey nos. of the properties situated in Eramaiyur Village:
148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A, 150/14, 151/2.

3) In this connection, it is stated that unless and until, the agriculture land is converted into the categories viz: Commercial or Industrial site or house site, it cannot be valued as applicable to these categories. Hence, it is instructed to follow the IGR circular No 17772/G3/2021 dated : 11.05.2021 adopt the value as per guideline register.

Sd/IGR

10.01.2024

/Forwarded By Order/

[Signature]
11.1.24
Superintendent

Copy to

M/s Reliance Value Services Private Limited,
Registered Office: Manek Mahal,
6th Floor, 90 Veer Nariman Road, Mumbai- 400 020.

11/1/2024



File No: TNRERA/PLF/1316/2024

**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]**

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/29/Layout/2159/2024 dated 23.05.2024

Project Name: OPUS 96

Project Details & Address:

Layout of house sites comprised in Survey No. 352/1 , 353/1A2 , 1B2 , 2B , 412/1 , 414/1A , 415/1A1B , 1A2B , 1A3B , 1A4B , 1A5B , 1A6B , 3 , 416/1A , 2A1B , 2A2A , 418/1B , 2B , 3B , 419/1 , 2A , 420/1 , 421/1 , 444/1A , 1F , 2A1 , 2B1B , 2B2 , 2B3 , 2A5A1 , 2A5A2 , 2A5B , 445/1A1 , 1A2 , 1A3 , 1A4 , 1B1 , 1B2B , 1B2C , 1B2D , 1C , 2A , 2B1 , 446/1B , 1C1 , 2B1 , 2B2A , 454/1A1 , 1B1 , 455/1A , 463/1A , 2A , 464/1A2B , 1A3A , 1A3B , 2 , 3A , 465/ 2 , 3 , 4 , 5 , 466/1A , 467/1 , 468/1 , 468/2 , 469/1 , 2 , 3 , 6 & 7 , 470/1A , 2A , 2B , 472/2A2 , 2B of Varadharajapuram Village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 150/13A, 150/14, 151/2 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District. CMDA issued Planning Permission PPD/LO.No.53/2024 in Letter No. Layout-1/0267/2023 Dated 12/03/2024. The President / Executive Officer, Erumaiyur Village Panchayat, approved the layout in Letter No. 08/2023-2024 Dated 28.03.2024. The President, Varatharajapuram Village Panchayat, approved the layout in Letter No. 210/2023-2024 Dated 25/03/2024.

Applicant:

1) M/s. NSPIRE DEVELOPERS LLP & VEES PROPERTIES LIMITED REPRESENTED BY KISHKINTA LAND DEVELOPMENT PVT LTD
No. 36/1, Gandhi Mandapam Road,
Chennai - 600085

2. This registration is granted subject to the following conditions, namely:-

- I. The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;
- II. The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;
- III. The registration shall be valid till 31-03-2025 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.
- IV. The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder
- V. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
- VI. This Registration is given based on the declaration given by you. The Registration of the project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: **Canara Bank, MARATHAHALLI, Bangalore Urban, Karnataka.**
Account Number : **120028446862**

Dated: 23.05.2024

Place: Chennai

Digitally Signed by
S Selvekumar
(Additional Director, TNRERA)

**Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority**

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (<https://rera.tn.gov.in>)



Nu-Tech
CONSISTENT ALWAYS



96

ACRE
MEGA TOWNSHIP
IN THE HEART OF
TAMBARAM



Opus96

CHENNAI'S LARGEST NEW INTEGRATED TOWNSHIP AWAITS YOU



By investing in this mega township, you'll enjoy all the privileges associated with this iconic project.

HIGHLIGHTS OF THE PROJECT



96 Acres Mega Integrated Township

12+ Magnificent Towers | 3200+ Apartments

900+ Villa Plots | 8 Lush Green Parks | 4 Clubhouses

Urbanrise Genius | CBSE School | Retail Arcade

125+ Luxury Amenties | Fully Sustainable Project

NESTLED IN TAMBARAM IN THE BEST LOCATION



Opus96 is a prestigious gated community, located in Kishkinta, Tambaram. This location has excellent transportation facilities and an easy access to urban amenities.

CONNECTIVITY

THAT WILL EARN YOU COMPLIMENTS



Opus96 is easily accessible	Minutes
Outer Ring Road (ORR)	3
Upcoming Tambaram Metro Railway Station	10
Kilambakkam Bus Terminus	10
Tambaram Mepz SEZ	10
Gateway IT Park	15
Chennai International Airport	20

*Images and illustrations are for representation purposes only.

CHILDREN'S LEARNING HUB FOR SMART KIDS AND SMARTER PARENTS



Urbanrise Genius helps parents by eliminating the need for commuting. Children get access to diverse educational opportunities, right inside the campus.

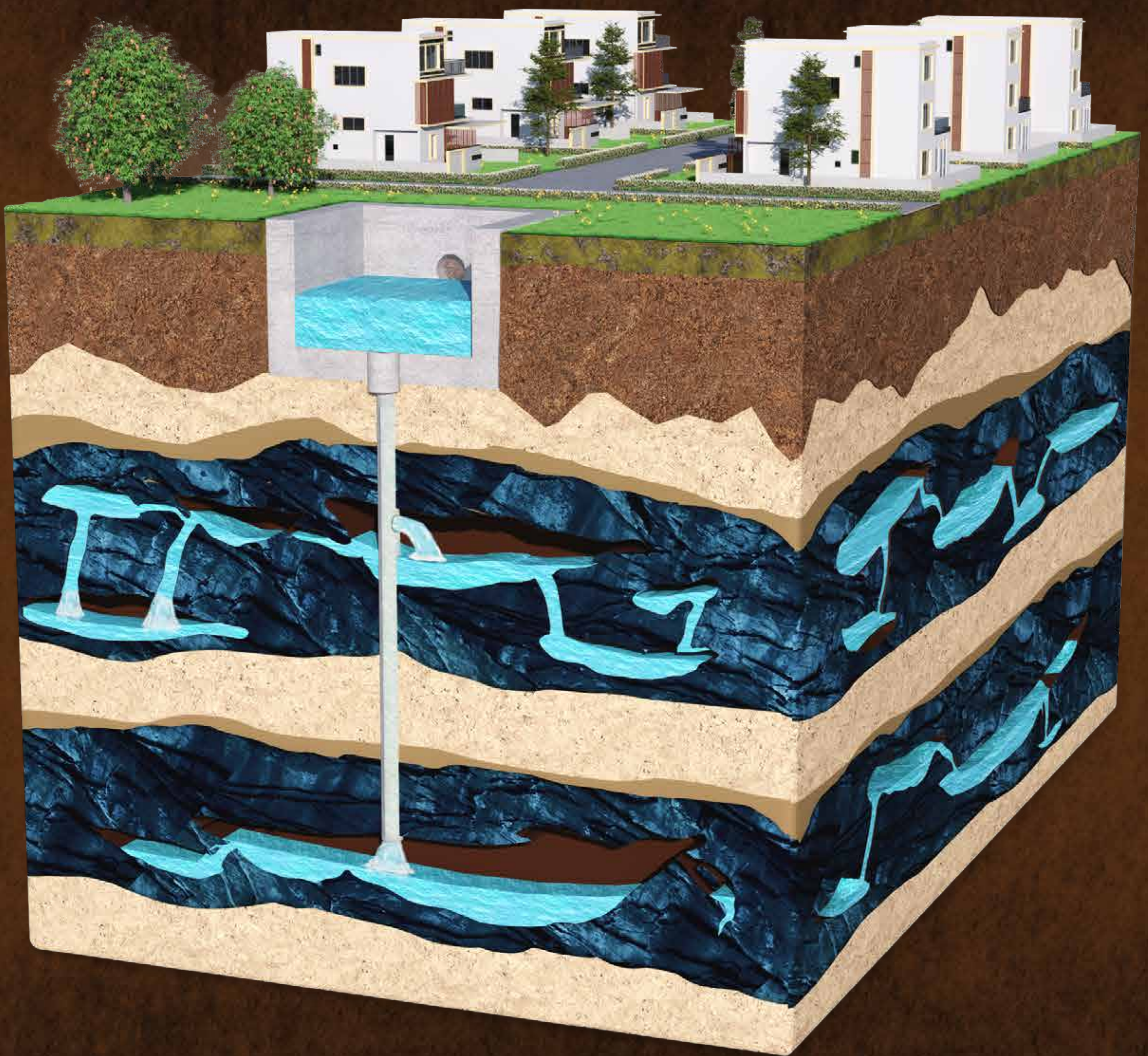


SUSTAINABILITY FEATURES THAT'LL BLOW YOUR MIND



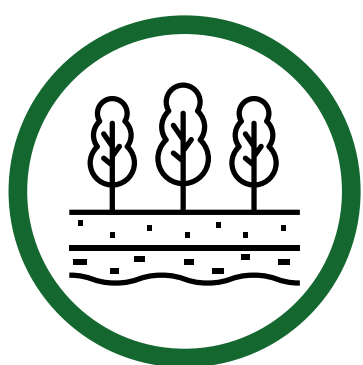
Opus96 sets high standards when it comes to sustainability. It saves energy, creates green spaces and cares for the environment.

INNOVATIVE BHUNGROO WELLS FOR WATER SURPLUS TOWNSHIP



It's a groundwater recharge system that captures and stores rainwater. The stored water is then channeled into the ground, recharging aquifers to support a year-long water supply.

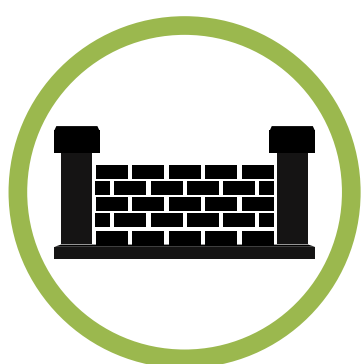
RAIN & WATER LOGGING PROOF



Ground level raised by 5 feet



Storm water drainage



Robust 6 ft. tall RCC Compound wall built with MIVAN technology

125+ AMENITIES FOR ALL AGE-GROUPS



Basket Ball court | Multipurpose court | Cricket net
Gym | Banquet/Multipurpose Hall | Table tennis
CCTV | Senior citizen park | Children's Play Area
Frangipani court Reflexology | Aesthetically
designed landscape gardens Soil Filling upto
2meters | Maze garden | Yoga court

CLUBHOUSE FOR SENIORS

THE ELDER FRIENDLY TOWNSHIP



The exclusive Senior Clubhouse has a separate gym to keep the older residents fit. It also has a yoga centre, board games corner and library to keep their minds active.

A LOVELY CLUBHOUSE FOR THE YOUNG AND LIVELY



This Clubhouse has a state-of-the-art-gym to go from fat to fit. Stretch your muscles in the yoga room. Play TT. or just unwind with a book in the library. There's a banquet hall to organise family events as well.

THE MOST CHILD-FOCUSED TOWNSHIP IN TOWN



Opus96 offers a happy and nurturing environment for kids. With children's parks, playgrounds and learning hubs.

4 PARKS TO EXPERIENCE NATURE FOUR TIMES OVER



Spanning nearly 3 acres, Opus96 is blessed with 4 verdant parks. Filled with vibrant flowers, majestic trees and diverse botanical wonders.

A CBSE SCHOOL INHOUSE FOR QUALITY EDUCATION



A distinguished CBSE school is coming up within the confines of Opus96. That means, students don't have to step out for quality education.

BUILT BY SOUTH INDIA'S ACCLAIMED DEVELOPER



Opus96 is a flagship project for Urbanrise. It promises innovative design, superior quality and lasting value in residential development.

A ROCK SOLID PROJECT THAT PUTS YOUR SAFETY FIRST



Every aspect of safety has been addressed in Opus96 - from clear land titles, robust structural integrity to environmental safeguards.

A GRAND ENTRANCE INTO A WORLD OF GRANDEUR



Opus96 welcomes the visitor with a magnificently landscaped, grand entrance. This includes a glorious welcome arch and a marvelously designed fountain.

A PROJECT LOADED WITH THOUGHTFUL UTILITIES



You are buying into a well-planned lifestyle when you invest in Opus96. It has been designed with a lot of thought, by folks who know your needs.

STYLISH APARTMENTS THAT COMPLEMENT YOUR LIFESTYLE



12 Magnificent towers | 3200+ Apartments
1, 2, & 3BHK | 2 Basement + Stilt + 14 Floors
Rooftop Amenities | Clubhouses
Lush green parks

900 LUXURY VILLA PLOTS OF ALL SIZES OF CLASS



Opus96 comes in a slew of sizes. The plots range from 600 sq. ft. to 2400 sq. ft.

PLUG & PLAY PLOTS

WITH EB & WATER CONNECTIONS



Every plot comes with the assurance of a dedicated water, and EB connection.



In association with



RERA No.TN/29/Layout/2159/2024

www.urbanrise.in | www.opus96.com





CHENNAI'S NEW DESTINATION FOR

LUXURY

96-ACRE LUXURY TOWNSHIP
AT KISHKINTA, TAMBARAM

RERA No.TN/29/Layout/2159/2024 | www.rera.tn.gov.in

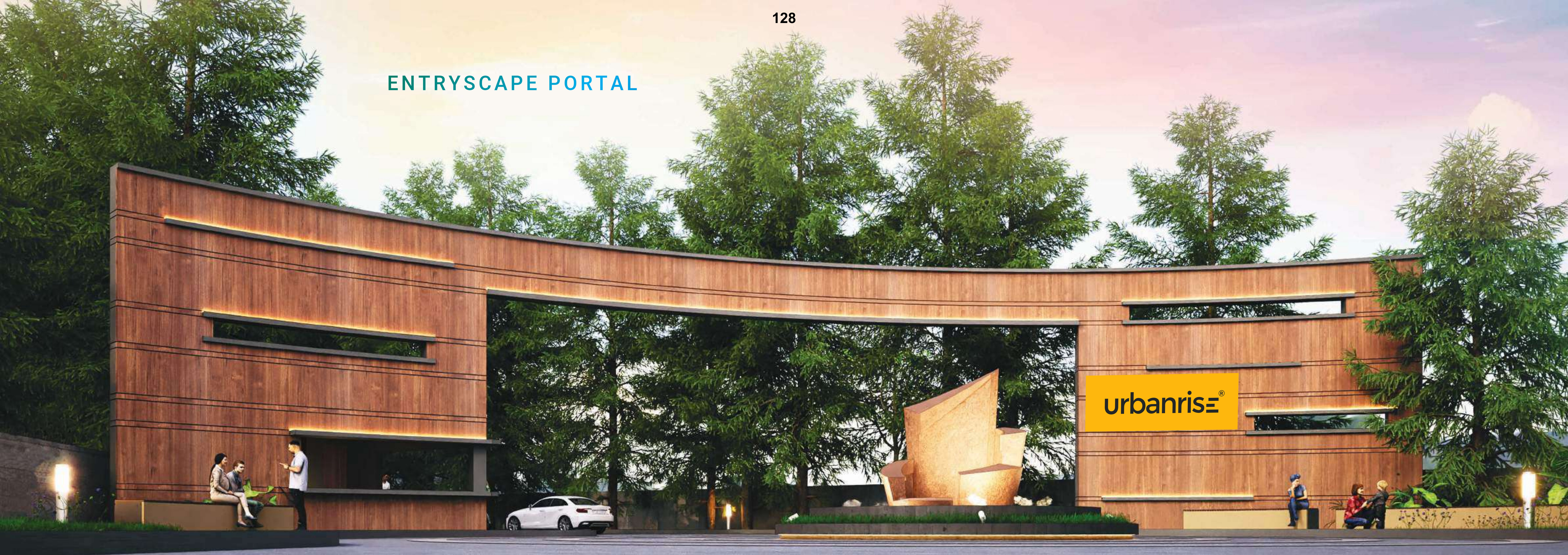


urbanrisΞ®

96-ACRE LUXURY TOWNSHIP
AT KISHKINTA, TAMBARAM



ENTRYSCAPE PORTAL



urbanrise®

MEGA DEVELOPMENT WITH
900 PREMIUM VILLA PLOTS AND
4000 LUXURY APARTMENTS



urbanrise®

A BRAND BUILT BY
EXCELLENCE

A preferred name in South-Indian real estate, Urbanrise is known for its great quality of construction, premium finish and outstanding eye for detail in the southern metros of Bengaluru, Hyderabad and Chennai.

URBANRISE

AT A GLANCE.

South India's largest real estate developer

Projects funded by world-leading financial institutions

51,000 Sq.Ft. real estate portfolio

72 million Sq.Ft. under development

15,000+ homes delivered



IMMACULATE QUALITY ON TIME EVERY TIME.

We've built a reputation not just for excellence in quality but also for punctuality in delivery. A fact confirmed by scores of happy customers.

"Throughout my home-buying journey, I was ably supported by their team and I'm glad to report that my home was delivered on the dot too."

Mr. Seya Prasad, Urbanrise Customer

"My home was a pleasure to move into with a lot of last-minute details being ironed out expertly by the last mile team at Urbanrise."

Mr. Srihari Kumar, Urbanrise Customer



IMPECCABLE FINANCIAL CREDENTIALS.

The world's largest sovereign fund, ADIA (Abu Dhabi Investment Authority) Kotak Realty, and IndoStar Capital Finance Ltd have invested in a majority of our projects.

Gold standard financial credentials give complete peace of mind to the customer. They can also rest assured that the construction will be done swiftly and as per schedule.

ADIA



WHEN
EXCELLENCE
IS THE NORM,
RECOGNITION
FOLLOWS.



**FINANCIALLY STABLE AND
DISCIPLINED COMPANY**

ASIA ONE



**#1 BRAND IN
SOUTH INDIA**

TIMES GROUP & REALITY ICON



**HUMMING GARDENS
BEST RESIDENTIAL VILLA**

TIMES GROUP & REALITY ICON



**GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT**

TIMES GROUP REALITY ICON



**MOST TRUSTED
BUILDER**

TIMES GROUP & REALITY ICON



**MOST RELIABLE
BUILDER**

SILICON INDIA



**ASIA'S BEST & FASTEST
GROWING REAL ESTATE BRAND**

WCRC



**ORCHID SPRINGS
BEST RESIDENTIAL PROJECT**

DHFL & SILICON INDIA



**GALLERIA RESIDENCES
BEST INNOVATION PROJECT**

SILICON INDIA



WHY PLOT IN A MEGA TOWNSHIP IS A BEST INVESTMENT?

The joys of community living.

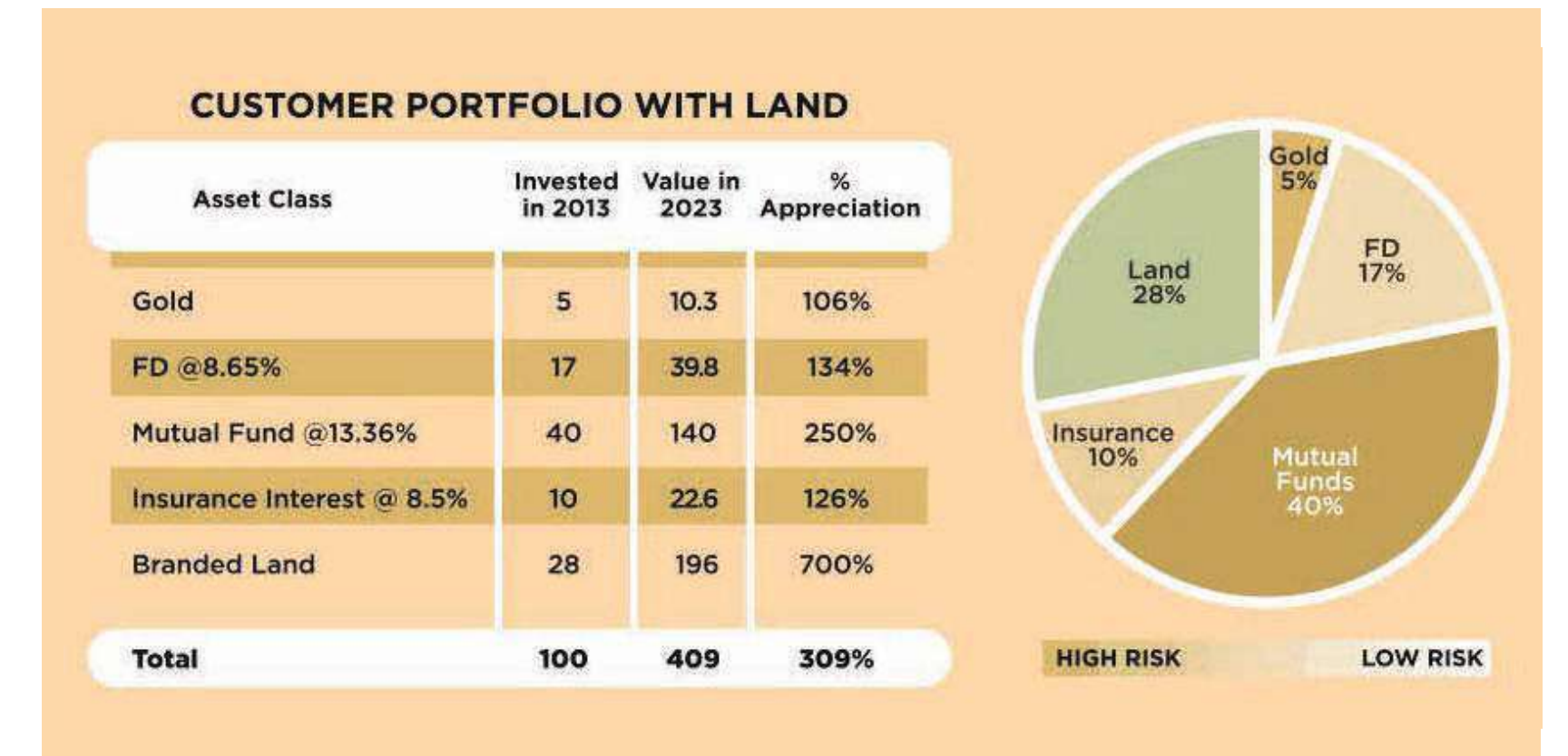
An integrated township means a great community living experience, great friends for your children, every facility within your reach and every creature comfort you'd love to have.

Step up to a premium lifestyle.

Your homes and your close environs go a long way in determining your lifestyle. And here, they are all crafted to give you exclusivity, comfort and safety like never before.

Luxury plot has the highest ROI by far.

A look at the appreciation of an investment portfolio over 10 years with branded land included.



125 PLUS AMENITIES

FOR EVERY WANT
AND NEED.

Here every need of the mind is met, every craving of the heart is exceeded, and every turn gives you a never-before aesthetic experience. Read on for details about the 125+ choice amenities we're creating for you.v

ACTIVE SPORTS/ GAMES

- 1 Table tennis
- 2 Cricket cage
- 3 Basket ball court
- 4 Multipurpose court

LEISURE SPORTS/ GAMES

- 5 Carrom board
- 6 Chess board

PHYSICAL EXERCISES

- 7 Gym
- 8 Cycling track
- 9 Outdoor gym
- 10 Walking track
- 11 Yoga court
- 12 Jogging track
- 13 Reflexology

MENTAL EXERCISE/ REJUVENATION

- 14 Monolithic vertical element
- 15 Urns
- 16 Iconic sculptures
- 17 Hammocks
- 18 Senior citizen park
- 19 Frangipani court
- 20 Boundary planting
- 21 Hibiscus park

- 22 Periwinkle park
- 23 Marigold park
- 24 Wide landscape belt at entrance
- 25 Aesthetically designed landscape gardens
- 26 Aroma garden
- 27 Butterfly garden
- 28 Sculpture court
- 29 Pebble sculpture court
- 30 Herb garden

FUN AND FROLIC

- 31 Party lawn
- 32 Outdoor camp fire
- 33 Selfie corner
- 34 Children's play area
- 35 Tree house
- 36 Toddlers play area
- 37 Maze garden
- 38 Lawn twister
- 39 Kids maze
- 40 Toddler's park
- 41 Hopskotch
- 42 Four square
- 43 Kids park
- 44 Sand pit
- 45 Toddlers slide
- 46 Story telling circle
- 47 Kids doodle corner

SOCIAL HANGOUTS

- 48 Seater arrangement along Entrance arch

- 49 Clubhouse LUXE
- 50 Clubhouse ultra
- 51 Prefunction hall
- 52 Multipurpose hall
- 53 Canopy at first floor
- 54 Banquet hall
- 55 Landscaped terrace
- 56 Seating area
- 57 Planters with seat
- 58 Gathering plaza
- 59 Elder seating area
- 60 Interactive lounge
- 61 Pavilion

ACCESSIBILITY & CONVENIENCE

- 62 Cobble stone paving at entrance
- 63 Entryscape portal
- 64 Storm water drain
- 65 Palm driveway
- 66 Bhungroo wells
- 67 Matured large trees along road
- 68 18M continuous driveway from mainroad to apartments
- 69 Planters on both sides of road
- 70 Greenery
- 71 Demarcated entry points for plots
- 72 Concrete road
- 73 Avenue planting
- 74 Compound wall
- 75 Miyawaki planting
- 76 Majestic entrance

- 77 Pantry with toilets at each floor
- 78 Men's rest room
- 79 Women's rest room
- 80 Store
- 81 Men's changing
- 82 Women's changing
- 83 Entrance portico
- 84 Toddlers/infant room
- 85 Diaper station with toilet
- 86 Handicap toilet
- 87 Rest room
- 88 Entrance lobby
- 89 Lobby
- 90 Passenger lifts
- 91 Commercial plots
- 92 Rain water harvesting
- 93 Street lights (Solar lights)
- 94 Avenue lighting
- 95 Over head tank
- 96 Underground sump
- 97 Land for transformer yard
- 98 Dedicated water supply line
- 99 Dedicated irrigation line
- 100 Provision of underground EB cables
- 101 3m dedicated dense planting on 18m road
- 102 Mound
- 103 Berm
- 104 Organic pergola
- 105 EPDM flooring

- 106 Retaining existing wells for water source
- 107 Kerb with saucer drain.
- 108 Underground provision for communication line
- 109 Perennial well
- 110 Plug & play plots

LEARNING & ENGAGEMENT

- 111 Proposed school
- 112 Kids play area
- 113 Robotics center
- 114 Tuition room - 01
- 115 Tuition room - 02
- 116 Tuition room - 03
- 117 Tuition room - 04
- 118 Collabration space
- 119 Cookery classroom
- 120 Dance room
- 121 Music room
- 122 Library
- 123 Chalk wall

SAFETY

- 124 Entrance arch
- 125 Security cabin
- 126 CCTV

ENTERTAINMENT

- 127 Stage
- 128 Amphitheatre
- 129 Outdoor mike



FOUR PICTURESQUE PARKS.
RECREATION
FOR THE WHOLE FAMILY.

**HIBISCUS
PARK**

Entrance Plaza
Selfie Corner
Walking Track
Cricket pitch
Yoga Lawn
Pavilion
Multipurpose Court
Stage
Amphitheater
Lawn twister
Kids Play area
Frangipani court
Toddlers sand pit
Elders Seating area
Outdoor Gym
Plaza

**CARNATION
PARK**

Aroma Garden
Multipurpose Court
Butterfly Garden
Jogging Track
Party Lawn
Camp Fire
Forest Planting
Seating Court
Kids Play Area
Kids Maze
Sculpture Court
Seating Area
Frangipani Court
Butterfly Garden

MARIGOLD PARK

Herb Garden
Pebble Sculpture Court
Hammock Court
Multipurpose Court
Pavilion
Party Lawn
Miyawaki Planting
Story Telling Circle
Pergola and deck
Chalk wall
Kids Play area
Toddlers Sand pit
Seating Area



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GARDENIA PARK

Miyawaki planting
Over head tank
Walkway

iStock
Credit: fr

89215913

GREENERY INSIDE.

GREENERY OUTSIDE.

The greenery here is more than just the 4 sprawling parks totalling 3 acres. You'll also find tastefully landscaped gardens and trees that border all the main roads here. That's not all. The property is located close to Pazhanthandalam Reserve Forest. This makes for stunning green views from the apartments and enhanced air quality in the surroundings. And what's more, the reserve forest could even be the destination for weekend exploration.



TWO CLUBHOUSES

TO PLAY, MINGLE OR JUST RELAX.

CLUBHOUSE LUXE

Ground + 1 floor with
Multipurpose Hall
Gym

CLUBHOUSE ULTRA

Ground + 3 floors with
Banquet Hall
Table Tennis
Board Games
Gym
Yoga
Library



WHERE TOMORROW'S
GENIUSES
 FIND THEIR CALLING.

URBANRISE GENIUS

Nurturing children's talents is critical for their all-round development. The lack of facilities for this however is daunting. Parents are forced to take children to far-off corners of the city and wait till their classes are over to take them back home. This itself can seem like a full-time job for most. Safety concerns dictate that children can't be allowed to go by themselves either.





Genius is the perfect solution. It is an exclusive 4,500 Sq. Ft. space equipped to bring out and develop the talent in your children. Here children can find the nurturing they need a short walk from home within the community. And what's more, it has a daycare & creche facility as well. Now, parents can use their newfound free time to indulge in hobbies and activities of their own.

Robotics

Cookery

Music

Art

Dance

Tuition Classes



LUXURY PLOTS WITH ACCESS TO **INNOVATIONS** AND MORE.

BHUNGROO WELLS

These wells collect rainwater, store it and channel it into the ground, recharging aquifers to support a year-round water supply.

MIYAWAKI FORESTS

These are quick-growing plants which become dense patches of thick foliage with an authentic forest feel that you'll love.

PERENNIAL WELLS

These wells don't run dry because they have horizontal bores which make full use of the water table.

PLUG-AND-PLAY PLOTS

Electricity and water connections for every plot. No need to run around. No hassles.

PROVISION FOR COMMUNICATION

60 feet Concrete roads bordered by dense plantation

Well-lit internal roads with streetlights for residents' safety

Large overhead water tank connected to every home.



HERE, ALL ESSENTIAL UTILITIES ARE PROVIDED FOR

- › Entrance Portal
- › Concrete Roads
- › Main Road - 60 ft
- › Internal Roads - 60 ft, 32 ft, 30 ft and 23 ft
- › Large Trees along 60 ft Road
- › Solar-Powered Street Lights
- › Miyawaki Forest
- › Two Clubhouse
- › Urbanrise Genius
- › Proposed School
- › Proposed commercial space
- › 4 Parks with Softscape, Hardscape, Irrigation lines & Borewell
- › Overhead Tanks for water supply
- › Domestic Water line tapping point from Overhead Tank
- › Storm Water Drain & Saucer Drain
- › Demarcated area for Transformer Yard
- › Provision for Underground Cables
- › Provision for Underground Communication Lines for each plot



TAMBARAM

CHENNAI'S MOST
SOUGHT-AFTER LOCATION.

Tambaram has gained immense popularity due to excellent transportation facilities and easy access to urban amenities. Tambaram presents a lucrative opportunity for home buyers and investors seeking to buy property at the best prices.

LOCATIONAL ADVANTAGES

3 min. from Outer Ring Road – ORR
10 min. from Kilambakkam Bus Depot
15 min. from Shriram Gateway IT Park
10 min. from Tambaram Railway Station
10 min. from Tambaram MEPZ
20 min. from Chennai International Airport

HEALTHCARE

Kasthuri Hospital - 4.5 kms
Hindu Mission Hospital - 5.0 kms
Dr. Agarwals Eye Hospital - 5.0 kms
Annai Arul Hospital - 5.2 kms

SCHOOLS & COLLEGE

Loyola Academy - 500 mtr
RCM High School - 1.5 kms
Shraddha Children's Academy - 2.1 kms
SANS Academy - 2.3 kms
The Lords' International School - 2.5 kms
Sri Chaitanya Techno School - 5.3 kms
Good Earth School - 6.7 kms
Narayana E-Techno School - 6.1 kms
Sri Sairam Engineering College - 4.1 kms
TMG College of Arts and Science - 6.1 kms
Madras Christian College - 6.6 kms
Madha Engineering College - 7.7 kms
Peri Institute of Engineering College - 7.7 kms
Dhanalakshmi Engineering College - 7.8 kms
Madha Medical College & Hospital - 10.3 kms



WHY ONLY URBANRISE?

CLEAR TITLE

Urbanrise ensures that its properties have a clear title and traces the ownership back to the source to ensure no scope of legal vulnerability.

TRANSPARENT AND TRUSTWORTHY

We go the extra mile to ensure every transaction is transparent and beyond reproach. That's why we have handpicked a team of channel partners and associates.

IMPECCABLE DOCUMENTATION

Every piece of documentation from Urbanrise is without ambiguity and protects all parties who are involved. This way we ensure there is zero chance of a negative experience.

ALL PROJECTS RERA APPROVED

Needless to say, every project of Urbanrise is TNRERA-approved. The number for our Tambaram Property is TN/29/Layout/2159/2024 dated 23.05.2024

MASTERPLAN

OF THE TOWNSHIP.

LEGEND

- 01. WALKING TRACK
- 02. CRICKET PITCH
- 03. MULTIPURPOSE COURT
- 04. TODDLERS SAND PIT
- 05. KIDS PLAY AREA ELDERS
- 06. SEATING AREA
- 07. PAVILION
- 08. FRANGIPANI COURT
- 09. AMPHITHEATER
- 10. PLAZA
- 11. SELFIE CORNER
- 12. LAWN TWISTER

- 13. YOGA LAWN
- 14. OUTDOOR GYM
- 15. BOUNDARY PLANTING
- 16. BERM
- 17. PERGOLA
- 18. LAWN
- 19. SEATING COURT
- 20. JOGGING TRACK
- 21. CAMP FIRE
- 22. FOREST PLANTING
- 23. PARTY LAWN
- 24. AROMA GARDEN

- 25. BUTTERFLY GARDEN
- 26. KIDS MAZE
- 27. SCULPTURE COURT
- 28. CHALK WALL
- 29. STORY TELLING CIRCLE
- 30. PEBBLE SCULPTURE COURT
- 31. HERB GARDEN
- 32. HAMMOCK COURT
- 33. MIYAWAKI PLANTING
- 34. MAINTENACE WAY
- 35. STEPPING STONES PATH
- 36. INFINITY WALK



M/s ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED

DR. A. DHAMODHARAN

File No	Online Proposal No. SIA/TN/INFRA2/515722/2024 & File No. 11714	Purpose	Construction of High-rise Residential development
Site Location	S.No.480/1 (Part), 481/1 (Part), 483/1B (Part), 473/1 (Part), 480/3 (as per Patta 480/3A, 480/3B), 480/4A (As per patta 480/4A1, 480/4A2), 340/1, 474/1B (Part), 475/1 (Part) (As per Patta 475/1A), 474/1A (Part), 340/2, 481/2 (Part) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, Tamilnadu	Land Type/ Classification	Residential Use Zone
Category	8(b), Category B1, EC	Lat - Long	12°56'2.73"N 80° 4'25.20"E
Project Activity	New	Environmental settings	Pond (0.14 km, E) Adyar River (1.06 km, E)

Description		Waste Generation Details				
		A. Water	Construction Phase	Operation Phase	B. Other Wastes	Quantity
Land Area	40208.77 Sqm	Total Water Requirement	20	1148 KLD	Solid Waste	5028 Kg/day
Built - up Area	177399.59 Sqm	Fresh Water Requirement	20	735 KLD	E - waste	8 TPA
OSR Area(%)	4202.58 Sqm (10%)	Treated Water Requirement	-	413 KLD	Bio - Medical Waste	NA
Greenbelt Area (%)	6733.15 Sq.m (17%)	Wastewater Generation	-	1034 KLD	Hazardous Waste	0.3 TPA
No. of floors & Max Height	14 Floors & Max. Height - 51.1 m	Treated Water Generated	-	982 KLD	ETP Sludge	NA
Floor Space Index (FSI)	Permissible 196017.75 Sq.m (4.875) Proposed 131526.05 Sq.m (3.27)	Treated water Reuse	-	374 KLD for Flushing & 39 KLD for Greenbelt, OSR	STP Sludge	65 Kg/day
Source of fresh Water	Varadarajapuram Panchayat	Surplus Treated Water - Disposal	-	569 KLD - Avenue Plantation	Green Initiatives	
STP Capacity / ETP Capacity	STP - 1110 KLD	Miscellaneous details		Green Building Norms		IGBC Gold
		Rainwater Harvesting Details	Recharge Pits - 87 Nos	General Details		
Details of other Statutory NOC obtained	-	Total Power Requirement	13486 KVA	Project Cost	Rs 214.33 crores	
				EMP - Operation Phase	Capital -285 lakhs Recurring -49.34 lakhs	
Previous History & CCR	Not applicable	Population	8972 Nos.	CER	Rs. 2.14 Crores	

NABET Accreditation Certificate



National Accreditation Board for Education and Training

Certificate of Accreditation

Eco Tech Labs Pvt Ltd., Chennai

48, 2nd main road, Ram Nagar South Extension, Pallikaranai, Chennai-600100, Tamil Nadu

The organization is accredited as **Category-A** under the QCI-NABET Scheme for Accreditation of EIA Consultant Organization, Version 3: for preparing EIA/EMP reports in the following Sectors

S. No	Sector Description	Sector (as per)		Cat.
		NABET	MoEFCC	
1.	Mining of minerals including opencast / underground mining	1	1 (a) (i)	A
2.	Thermal power plants	4	1 (d)	A
3.	Metallurgical industries-Ferrous only	8	3 (a)	B
4.	Synthetic organic chemicals industry (dyes & dye intermediates; bulk drugs and intermediates excluding drug formulations; synthetic rubbers; basic organic chemicals, other synthetic organic chemicals and chemical intermediates)	21	5 (f)	A
5.	Airports	29	7 (a)	A
6.	Industrial estates/ parks/ complexes/ Areas, export processing zones (EPZs), Special economic zones (SEZs), Biotech parks, Leather complexes	31	7 (c)	A
7.	Building and construction projects	38	8 (a)	B
8.	Townships and Area development projects	39	8 (b)	B

Note: Names of approved EIA Coordinators and Functional Area Experts are mentioned in SAAC minutes dated March 07, 2024, posted on QCI-NABET website.

The Accreditation shall remain in force subject to continued compliance to the terms and conditions mentioned in QCI-NABET's letter of accreditation bearing no QCI/NABET/ENV/ACO/24/3202 dated Apr. 23, 2024. The accreditation needs to be renewed before the expiry date by Eco Tech Labs Pvt. Ltd., Chennai following due process of assessment.

Issue Date
Apr. 23, 2024



Valid up to
Apr. 10, 2025

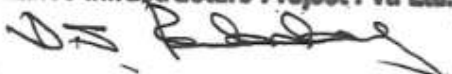
Mr. Ajay Kumar Jha
Sr. Director - NABET

Certificate No.
NABET/EIA/22-25/SA 0222

Prof (Dr) Varinder S Kanwar
CEO - NABET

For the updated List of Accredited EIA Consultant Organizations with approved Sectors please refer to QCI-NABET website.

- M/s. Alliance Infrastructure Projects Private Limited Proposes Construction of High-Rise Residential Group Development Building in Survey No's. 480/1 (Part), 481/1 (Part), 483/1B (Part), 473/1 (Part), 480/3 (as per Patta 480/3A, 480/3B), 480/4A (As per patta 480/4A1, 480/4A2), 340/1, 474/1B (Part), 475/1 (Part) (As per Patta 475/1A), 474/1A (Part), 340/2, 481/2 (Part) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, Tamilnadu.
- The Project consists of :
 - 8 Block with Extended Lower Basement floor for Block B and C (Parking & Sumps) and Upper Basement Floor for A,B,C,D,E,F,G (Parking & Sumps) Block A to G (Residence) Stilt + 14 Floors with 1449 No's. of Dwelling Units, Block H (Club House) Ground floor + 2 Floors (Swimming Pool, Party Hall, Gym, Tuition Center & Co-Working Space).
- Total Land Area is 40208.77 sq.m
- Total Built Up Area is 177399.59 sq.m
- Total No. of Dwelling Units are 1449.

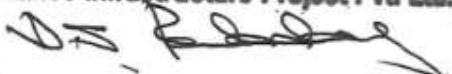


PROJECT DETAILS

S. No	Description	Details
1.	Project Proponent	M/s. Alliance Infrastructure Projects Private Limited
2.	Schedule & Category	8(b), Category B1
3.	Survey Nos	Survey No's. 480/1 (Part), 481/1 (Part), 483/1B (Part), 473/1 (Part), 480/3 (as per Patta 480/3A, 480/3B), 480/4A (As per patta 480/4A1, 480/4A2), 340/1, 474/1B (Part), 475/1 (Part) (As per Patta 475/1A), 474/1A (Part), 340/2, 481/2 (Part) of Varadarajapuram Village, Kundrathur Taluk, Kancheepuram District, Tamilnadu.
4.	Court case & Litigation	No
5.	Height of the Building	51.1 m
6.	Plot Area	40208.77 Sq.m
7.	Estimated Population	8972
8.	Built-up Area	177399.59 Sqm
9.	Solid Waste Generated	5028 kg/day
10.	Electricity Load	13486 KVA
11.	DG Sets	2 No. of 625 KVA & 1 No. of 500 KVA

PROJECT DETAILS

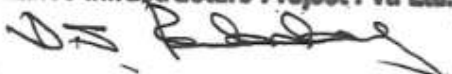
S. No	Description	Details
12.	Fresh Water Requirement	735 KLD
13.	STP Capacity	1110 KLD
14.	Source of Water	Varadarajapuram Panchayat
15.	Project Cost	Rs. 214.33 Crores



NEAREST SURROUNDINGS AND CONNECTIVITY

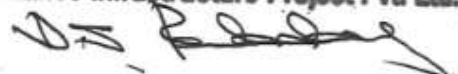
152

Particulars	Details
Project Topography & Site Connectivity	➤ The proposed project site is in Varadarajapuram Village ➤ The site is connected through Chennai Outer Ring Road at a distance of 0.63 km, E
Water bodies within 10 km radius	➤ Thangal – 280m, W ➤ Adyar River (1.06 km, E) ➤ Erumaiyur Eri – 1.2 km, N ➤ Mudichur Lake (3.01 km, SE) ➤ Manimangalam Lake (4.22 km, SW) ➤ Vandalur Lake (4.53 km, SE) ➤ Chembarambakkam Lake (5.79 km, NW) ➤ Somangalam Forest Lake (4.44 km, NW) ➤ Kadaperi Lake (4.49 km, E) ➤ Chitlapakkam Lake (6.47 km, E) ➤ Periya Eri (5.25 km, NE) ➤ Adhanur Lake (7.49 km, SW) ➤ Padappai Lake (7.60 km, SW)



NEAREST SURROUNDINGS AND CONNECTIVITY

Particulars	Details
Water bodies within 10 km radius	➤ Amarambedu Lake (8.14 km, NW) ➤ Karunakaracheri Lake (8.21 km, NW) ➤ Hastinapuram Eri (8.36 km, E) ➤ Madambakkam Lake (8.88 km, SE) ➤ Agaramthen Lake (9.42 km, SE)
Nearest Hospital	➤ Annai Arul Hospital – 1.98 km, SE ➤ Govt. Primary Health Centre, Peerkankaranai – 3.90 kms, SE
Nearest Railway Station	➤ Tambaram Junction – 4.76 km, NE
Nearest Airport	➤ Chennai International Airport – 10.65 km, NE
Reserved Forest within 15 km Radius	➤ Palanthandalam R.F (1.32 km, NW) ➤ Poonthandalam R.F (2.55 km, NW) ➤ Tambaram Mount (3.11 km, NE)



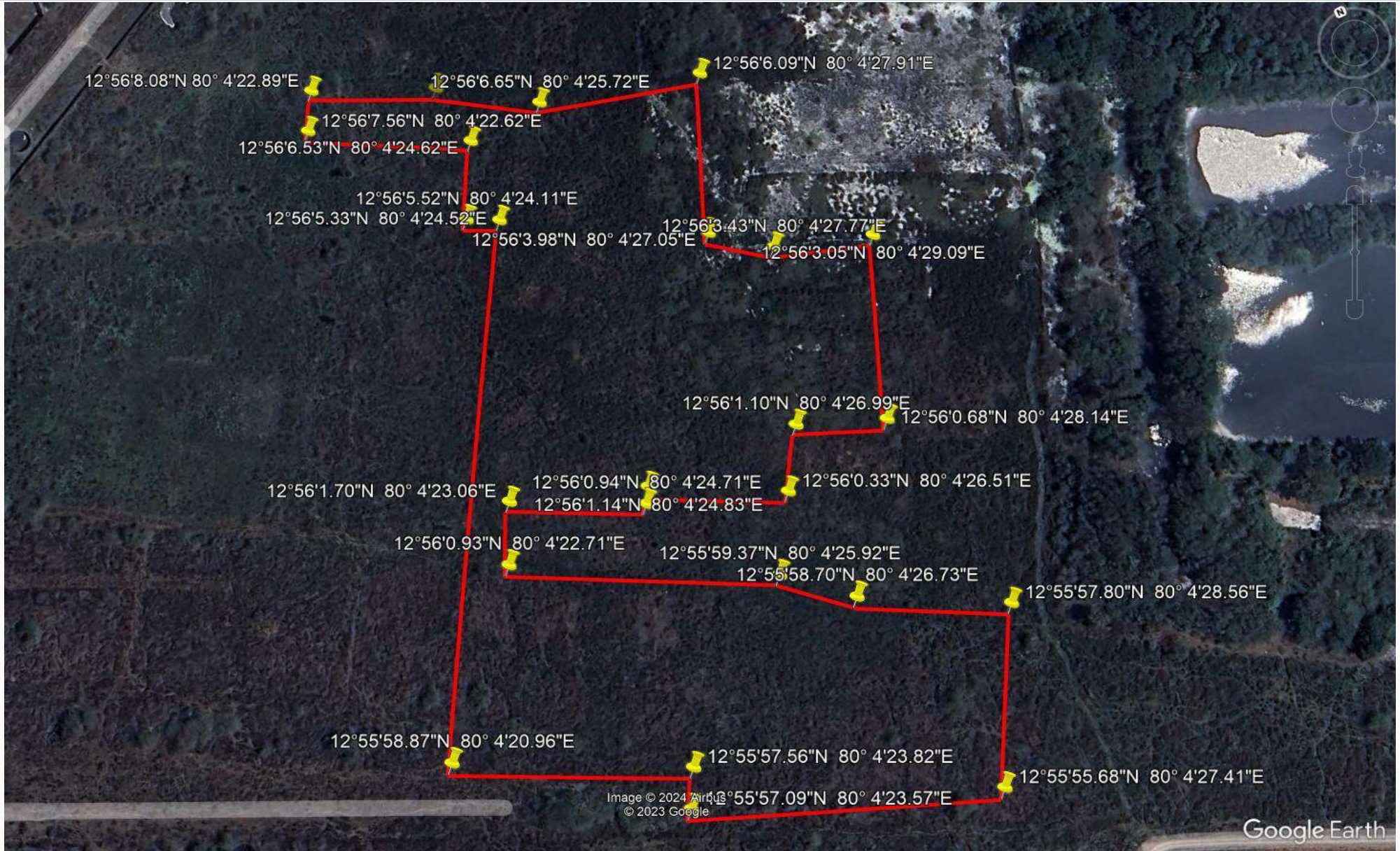
NEAREST SURROUNDINGS AND CONNECTIVITY

Particulars	Details
Reserved Forest within 15 km Radius	➤ Nallur R.F (4.41 km, W) ➤ Nanmangalam R.F (9.60 km, NE)
Hills/Mountain	➤ Pallavaram Mountain (9.62 km, NE)
Wildlife Sanctuary/National Parks	➤ Arignar Anna Zoological Park, Vandalur (5 km, SE)
Defence Installations	➤ Tambaram Air Force (5.17 km, SE)

[Handwritten Signature]

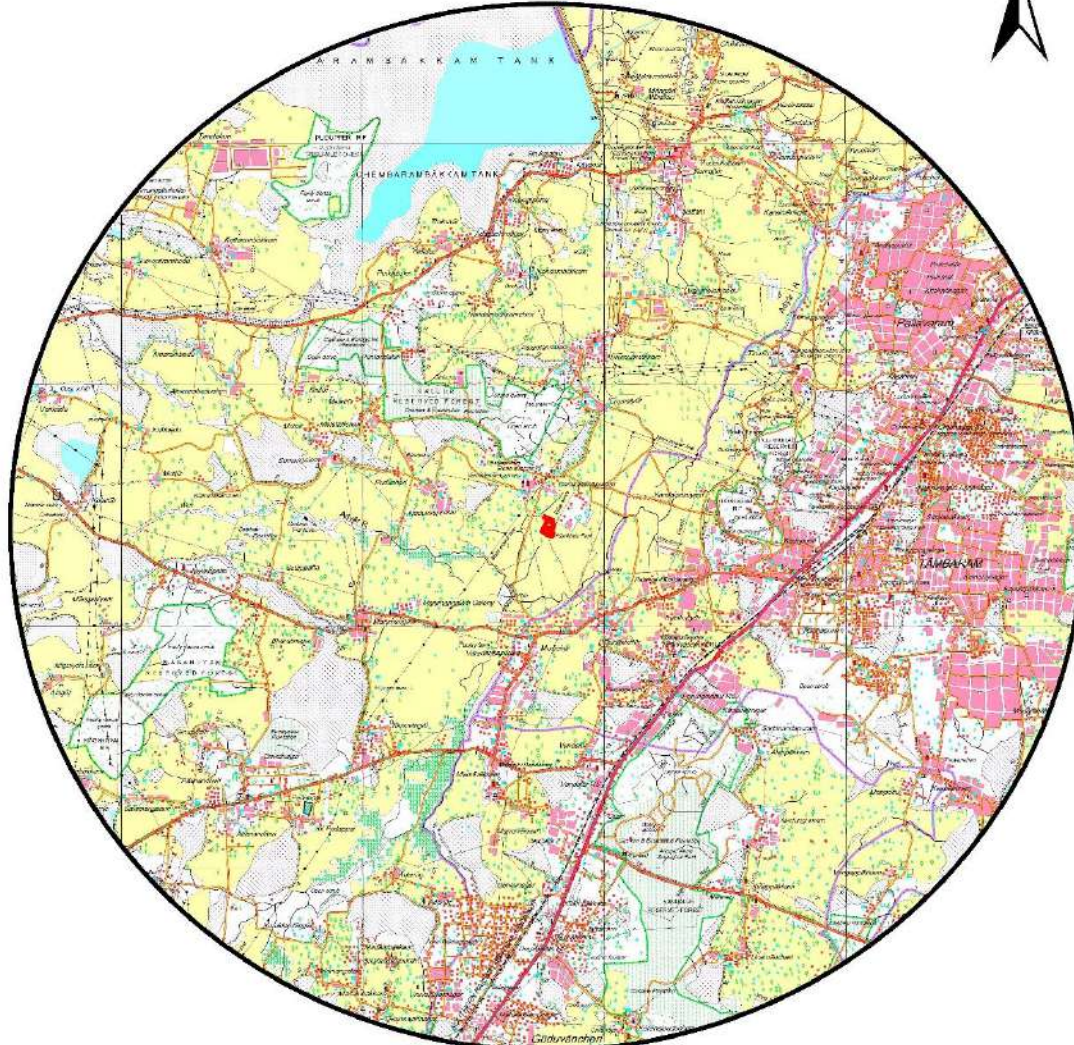
GEOLOGICAL COORDINATES OF THE PROJECT SITE

155



TOPO - 156 10 KM RADIUS

Toposheet No: 57P/13, 66D/1, 66C/4



4 2 0 4 Kilometers

M/s. Alliance Infrastructure Projects Private Limited

10 km Topographic Map

Legend ■ Project Site
□ 10 km Radius

CONVENTIONAL SYMBOLS

Express highway; with toll; with bridge; with distance stone		
Roads, metalled; according to importance		
Roads, double carriageway; according to importance		
Unmetalled road. Cart-track. Pack-track with pass. Foot-path		
Streams: with track in bed; undefined. Canal		
Dam: masonry or rock-fill; earthwork. Weir		
River: dry with water channel; with island & rocks. Tidal river		
Submerged rocks. Shoal. Swamp. Reeds		
Wells: lined; unlined. Tube-well. Spring. Tanks: perennial; dry		
Embankments: road or rail; tank. Broken ground		
Railways, broad gauge: double; single with station; under constr		
Railways, other gauges: double; single with distance stone; do		
Mineral line or tramway. Kin. Cutting with tunnel		
Contours with sub-features. Rocky slopes. Cliffs		
Sand features (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12)		
Towns or Villages: inhabited; deserted. Fort		
Huts: permanent; temporary. Tower. Antiquities		
Temple. Chhatra. Church. Mosque. Idgah. Tomb. Graves		
Lighthouse. Lightship. Buoy: lighted; unlighted. Anchorage		
Mine. Vine on trails. Grass. Bonb		
Palm: palmyra; other. Plantain. Coriander. Bamboo. Other trees		
Areas: cultivated; wooded. Surveyed tree		
Boundary, International		
.. state; demarcated; undemarcated		
.. district; subdivision; taluk or tehsil; forest		
Boundary pillars: surveyed; unlocated		
Heights: triangulated; station; point; approximate		
Bench-mark: geodetic; tertiary; canal		
Post office. Telegraph office. Overhead tank		
Rest house or inspection bungalow. Circuit house. Police station		
Camping ground. Forest: reserved; protected		
Spaced names: administrative; locality or tribal		
Hospital. Dispensary. Veterinary. Hospital / Dispensary		
Aerodrome. Helipad. Tourist site		
Power line: with pylons surveyed; with poles unsurveyed		

Data Source: Survey of India Toposheets

வட்டாட்சியர் அலுவலக இணைய சேவை - நில...

https://eservices.tn.gov.in/eservicesnew/land/chittaExtract_en.html...



தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : வரதராஜபுரம்

பட்டா எண் : 21907

உரிமையாளர்கள் பெயர்

1. - ... M/s. Urbanise Constructions Private Limited

புல எண்	உட்பிரிவு	புன்செய்	நுன்செய்	மற்றவை	குறிப்புகள்
		பரப்பு - ஏர்	நீர்வை - ஏர்	பரப்பு - ஏர்	நீர்வை - ஏர்
340	1	0 - 64.00	3.56	--	--
340	2	0 - 51.00	2.84	--	--
469	4	0 - 17.00	0.94	--	--
469	5	0 - 5.50	0.31	--	--
472	1D1B	0 - 26.30	1.50	--	--
472	1E	0 - 22.50	1.43	--	--
472	1F	0 - 25.00	1.53	--	--
473	1	0 - 61.50	3.42	--	--
474	1A	0 - 41.50	2.32	--	--
474	1B	0 - 43.50	2.41	--	--
475	1A	1 - 35.88	7.55	--	--
476	2	0 - 41.50	2.37	--	--
479	1B2	0 - 20.00	1.11	--	--
479	2B2	0 - 18.50	1.03	--	--
480	1	0 - 40.00	2.23	--	--
480	3A	0 - 8.00	0.50	--	--

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

Document No. 7055 of 2024

16 of 12

Authorised Signatory

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

வட்டாட்சியர் அலுவலக இணைய சேவை - நில...

https://eservices.tn.gov.in/eservicesnew/land/chittaExtract_en.html...

480	3B	--	--	0 - 8.00	0.50	--	--	2024/0103/03/331520--2022/03/14/002410SD
480	4A1	--	--	0 - 8.75	0.50	--	--	2024/0103/03/331520--2022/03/14/002410SD
480	4A2	--	--	0 - 8.75	0.50	--	--	2024/0103/03/331520--2022/03/14/002410SD
481	1	--	--	0 - 19.00	1.04	--	--	2024/0103/03/331520--2022/03/14/002410SD
481	2	--	--	0 - 37.00	2.07	--	--	2024/0103/03/331520--2022/03/14/002410SD
482	2A	--	--	0 - 29.50	1.64	--	--	2024/0103/03/331520--2022/03/14/002410SD
482	2B1B	--	--	0 - 11.00	0.60	--	--	2024/0103/03/331520--2022/03/14/002410SD
482	3A1	--	--	0 - 14.25	0.80	--	--	2024/0103/03/331520--2022/03/14/002410SD
482	3A2	--	--	0 - 14.25	0.80	--	--	2024/0103/03/331520--2022/03/14/002410SD
482	3B	--	--	0 - 16.00	0.90	--	--	2024/0103/03/331520--2022/03/14/002410SD
483	1A	--	--	0 - 51.00	2.84	--	--	2024/0103/03/331520--2022/03/14/002410SD
483	1B	--	--	0 - 42.50	2.36	--	--	2024/0103/03/331520--2022/03/14/002410SD
				8 - 81.68	49.60			

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தரங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/082/021907/50219 என்ற குறிப்பு எண்ணை உள்ளிட்டு செய்யுதல் உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 12-08-2024 அன்று 03:56:00 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For Alliance Infrastructure Projects Pvt. Ltd.

Authorised Signatory

For Urbanise Constructions Pvt. Ltd.

Authorised Signatory

Document No. 7055 of 2024

16 of 12

Authorised Signatory

General Power of Attorney

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, M/s.Urbanrise Constructions Private Limited, (PAN AACCU8984G), (CIN No.U70109AP2021PTC119091), a company incorporated under the Companies Act, 2013, having its office at Plot No.'A', Door No. 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085, represented by its authorised signatory, Mr.Dega Srinivasulu Reddy, son of Late Mr. Ramgopal Reddy, aged about 64 years, (PAN-ACMPD4480F), (Aadhar No.3699 1500 4338), (95515 21719), duly authorized in this regard vide Board Resolution dated 5.8.2024, hereinafter referred to as the "Principal", which expression shall wherever the context so requires or permits mean and include its successors-in-title, administrators and assigns,

do hereby appoint and retain,

M/s.Alliance Infrastructure Projects Private Limited, (PAN:AAFCOA0404J), a company incorporated in India under the Companies Act, 1956, and having its registered office at No.243, 19th Main Road, Sector 4, HSR Layout, Bangalore-560102, Karnataka and also having its office at Plot No.'A', Door No. 36/1, Gandhi Mandapam Road, Kotturpuram, Chennai – 600 085, represented by its authorised signatory, Mr.Dega Srinivasulu Reddy, son of Late Mr. Ramgopal Reddy, aged about 64 years, (PAN-ACMPD4480F), (Aadhar No.3699 1500 4338), (95515 21719), duly authorized in this regard vide Board Resolution dated 5.8.2024, hereinafter referred to as "Attorney", which expression shall, unless the context otherwise specifies, mean and include its respective successors, executors, administrators and assigns

WHEREAS:-

A. The Principal is the lawful and absolute owner of the land to a total extent of 10.70 Acres, comprised in various survey numbers at Varadharajapuram village, Kundrathur Taluk, Kancheepuram district, having purchased the same vide the following sale deeds:

No.	Survey No	Extent in acres	Sale deed date	Document No. SRO, Padappai	Vendor name
1	480/1(part)	0.27 out of 0.99	29.8.2023	8947 of 2023	M/s.Vees Properties Limited (formerly known as KGS Developers Limited)
2	481/1 (part)	0.32% out of 0.46			
3	483/1A(part)	0.52% out of 1.26			
4	483/1B(part)	0.29% out of 1.05			
5	473/1 (part)	0.27 out of 0.51			
6	480/3(as per patta 480/3A, 480/3B)	0.39	31.1.2004	717 of 2024	M/s.Vees Properties Limited (formerly known as KGS Developers Limited)
7	480/4A(as per patta 480/4A1, 480/4A2)	0.43			
8	340/1	1.58			
9	474/1B(part)	0.77% out of 1.07			
10	475/1(part) (as per patta 475/1A)	2.79% out of 3.35			

Alliance Infrastructure Projects Pvt. Ltd.
Authorised Signatory

M/s.Urbanrise Constructions Pvt. Ltd.
Authorised Signatory

11	474/1A(part)	0.97 out of 1.03	13.2.2024	1182 of 2024	M/s.Vees Properties Limited (formerly known as KGS Developers Limited)
12	340/2	1.26			
13	481/2(part)	0.82 out of 0.91			

B. The Principal herein being the absolute owner of the land totally admeasuring 10.70 acres, morefully described in the Schedule hereunder, hereinafter referred to as "Schedule Property", hereby confer upon the Attorney, the following powers

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH that the Principal hereby nominates, constitutes, and appoints the Attorney, as its true and lawful Attorney, to do all or any of the acts, deeds and things in relation to the Schedule Property, as effectually as the Principal might do them.

Irrespective of the generality of the above clause, the Attorney be and is hereby authorised to do all or any of the following acts, deeds and things in relation to the Schedule Property:

1. To prepare, sign, execute and submit necessary applications/plans, documents and to appear before the Chennai Metropolitan Development Authority/ Local Planning Authority, DTCP, RERA Authority, i.e., constituted under The Real Estate (Regulation and Development) Act, Electricity Board, Gram Panchayat, Tahsildar, Survey Officer, the Collector and/or the Local Municipal Corporation and/or the Town Planning Authority, Competent Authority, Revenue Authorities, Police Authorities, PWD, Fire Department, Airport Authorities, Pollution Control Board, Urban Land Tax and/or the Government of Tamil Nadu and/or any other authority for obtaining Government Order, permission/s, approvals/ clearances and/or ratifications to deal with the Schedule Property in such manner as the Attorney may deem fit and proper. To receive all such approvals, sanction and permits from authorities concerned. To prepare a scheme of development of the Schedule Property with a view of developing the Schedule Property, as the Attorney may desire and for that purpose to do such acts, deeds, matters and things as may be necessary, particularly;

(a) To sign, execute, submit to the local Municipal Corporation, Chennai Metropolitan Development Authority / Local Planning Authority, DTCP, Tahsildar, TNRERA Authority, Survey Officer, the Collector, the Government of Tamil Nadu or any other local body or authority the sub-division and/or amalgamation plans, lay-out plans and building plans for constructing and developing the Schedule Property and/ or parts thereof including modification or variation thereof in such manner as may be desired by the Attorney in accordance with the rules and regulations for the time being in force or any amendments thereto and to have such plans approved from the said authorities.

Alliance Infrastructure Projects Pvt. Ltd.
Authorised Signatory

M/s.Urbanrise Constructions Pvt. Ltd.
Authorised Signatory

GOVERNMENT OF TAMIL NADU
2023

[Regd. No. TN/CCN/467/2012-14.
[R. Dis. No. 197/2009.
[Price: Rs. 7.20 Paise.



**TAMIL NADU
GOVERNMENT GAZETTE**
PUBLISHED BY AUTHORITY

No. 32] CHENNAI, WEDNESDAY, AUGUST 9, 2023
Aadi 24, Sobakiruthu, Thiruvalluvar Aandu-2054

Part VI—Section 1

Notifications of interest to the General Public issued by
Heads of Departments, Etc.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

CONTENTS

	Pages.
GENERAL NOTIFICATIONS	
Variation to the Approved Second Master Plan for Chennai Metropolitan Area 2026 of Chennai Metropolitan Development Authority for Chennai Metropolitan Area.	
Egmore Village, Chennai District, etc.	308-320
Variation to the Review Consented Thiruvavur Master Plan for the Thiruvavur Composite Local Planning Area.	320-321
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Variation to the Modified Consent Virudhunagar Master Plan for the Local Planning Area.	323
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DTP—VI-1 (32)—1

[307]

As per TN Government Gazette the Survey No's. 340/1, 474/1B (Part), 475/1 (Part) (As per Patta 475/1A), 474/1A (Part), 340/2 are classified as Residential Use Zone

Aug. 9, 2023]

TAMIL NADU GOVERNMENT GAZETTE

309

following variation under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Second Master Plan for Chennai Metropolitan Area 2026, approved in G.O.(Ms) No.190 Housing & Urban Development (UD I) Department, dated 02.09.2008, G.O.(Ms) No. 191, Housing & Urban Development (UD I) Department dated 02.09.2008 and published as Notification in No.266 Part II—Section 2 of the Tamil Nadu Government Gazette dated the 2nd September 2008.

VARIATION

In the said Second Master Plan land use map for the Varadharajapuram & Erumaiyur Village the following expression shall be added:-

*Map P.P.D. / M.P II (V) No.70/2023

to be read with Map No: MP-II/CMA (VP) 209/2008 & 210-A/2008"

EXPLANATORY NOTE

(This is not part of variation. It intends to bring out the purpose)

Survey Nos. 340/1 & 340/2, 341/1B, 342/2A, 2B1 & 342/2B2, 343/1A, 1B, 1C & 343/2, 344/1A, 1B, 1C1 & 344/1C2, 351/1, 2 & 351/3, 352/1, 2A & 352/2B, 353/1A2, 1B2 & 353/2B, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 415/3, 416/1A, 2A1B & 416/2A2A, 418/1B, 2B & 418/3B, 419/1 & 419/2A, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 445/2B1, 446/1A1, 1A2, 1B, 1C1, 2B1 & 446/2B2A, 454/1A1 & 454/1B1, 455/1A, 463/1A & 463/2A, 464/1A2B, 1A3A, 1A3B, 2 & 464/3A, 466/1A, 470/1A, 2A & 470/2B, 471/1, 2A, 2B & 471/3, 474/1A, 1B & 474/2B, 475/1A, 1B, 2A & 475/2B, 476/2, 479/1B2 and 479/2B2, Varadharajapuram village, Survey Nos. 148/4B, 149/4A, 150/4B1, 5B1, 13A & 150/14 and 151/2 of Erumaiyur Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit classified as "Open Space and Recreational Use Zone" is now reclassified as "Residential Use Zone" subject to the following conditions:

- Drainage Plan for the site under reference shall be obtained from an empanelled Hydrologist during development at the site under reference.
- Remarks of Water Resources Department on inundation and other aspects to be obtained while development at the site under reference and
- Public access to the surrounding vacant lands to be ensured while development at the site under reference.

Chennai-600 008,
4th August 2023.

ANSHUL MISHRA,
Member-Secretary,
Chennai Metropolitan Development
Authority.

Tharapakkam Village, Kancheepuram District

(Letter No. R1/9767/2021-1)

No. VI(1)483/2023.

In exercise of the powers delegated by the Government of Tamil Nadu in G.O. Ms. No. 419, Housing and Urban Development Department, dated 1st June 1984 under Section 91 (1) of the Tamil Nadu Town and Country Planning Act, 1971 the Member-Secretary, Chennai Metropolitan Development Authority hereby makes the following variation under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Second Master Plan for Chennai Metropolitan Area 2026, approved in G.O.(Ms) No.190 Housing & Urban Development (UD I) Department, dated 02.09.2008, G.O.(Ms) No.191, Housing & Urban Development (UD I) Department, dated 02.09.2008 and published as Notification in No. 266 Part II—Section 2 of the Tamil Nadu Government Gazette dated the 2nd September 2008.

VARIATION

In the said Second Master Plan land use map for the Tharapakkam Village the following expression shall be added:-

*Map P.P.D. / M.P II (V) No. 76/2023

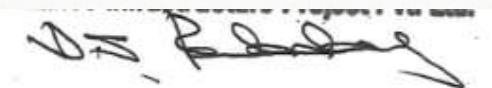
to be read with Map No: MP-II/CMA (VP) 201/2008"

Land Use Classification

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S.No	Village	Block No	Survey No	Specific Category	Street alignment	Remarks
329	Varadharajapuram	0	420	Primary Residential		
330	Varadharajapuram	0	421	Primary Residential		
331	Varadharajapuram	0	422	Primary Residential		
332	Varadharajapuram	0	444	Primary Residential		
333	Varadharajapuram	0	449	Primary Residential		
334	Varadharajapuram	0	450	Primary Residential		
335	Varadharajapuram	0	451pt	Primary Residential		
336	Varadharajapuram	0	452	Primary Residential		
337	Varadharajapuram	0	453	Primary Residential		
338	Varadharajapuram	0	465	Primary Residential		
339	Varadharajapuram	0	467	Primary Residential		
340	Varadharajapuram	0	468	Primary Residential		
341	Varadharajapuram	0	469	Primary Residential		
342	Varadharajapuram	0	472	Primary Residential		
343	Varadharajapuram	0	473	Primary Residential		
344	Varadharajapuram	0	477	Primary Residential		
345	Varadharajapuram	0	478	Primary Residential		
346	Varadharajapuram	0	480	Primary Residential		
347	Varadharajapuram	0	481	Primary Residential		
348	Varadharajapuram	0	482	Primary Residential		
349	Varadharajapuram	0	483	Primary Residential		
350	Varadharajapuram	0	485	Primary Residential		
351	Varadharajapuram	0	486	Primary Residential		
352	Varadharajapuram	0	487	Primary Residential		
353	Varadharajapuram	0	488	Primary Residential		
354	Varadharajapuram	0	489	Primary Residential		
355	Varadharajapuram	0	490	Primary Residential		
356	Varadharajapuram	0	491	Primary Residential		
357	Varadharajapuram	0	492	Primary Residential		
358	Varadharajapuram	0	493	Primary Residential		
359	Varadharajapuram	0	494	Primary Residential		
360	Varadharajapuram	0	495	Primary Residential		
361	Varadharajapuram	0	496	Primary Residential		
362	Varadharajapuram	0	497	Primary Residential		
363	Varadharajapuram	0	498	Primary Residential		
364	Varadharajapuram	0	499	Primary Residential		
365	Varadharajapuram	0	500	Primary Residential		
366	Varadharajapuram	0	501	Primary Residential		
367	Varadharajapuram	0	502	Primary Residential		
368	Varadharajapuram	0	503	Primary Residential		
369	Varadharajapuram	0	504	Primary Residential		
370	Varadharajapuram	0	505	Primary Residential		
371	Varadharajapuram	0	506	Primary Residential		
372	Varadharajapuram	0	507	Primary Residential		
373	Varadharajapuram	0	508	Primary Residential		
374	Varadharajapuram	0	509	Primary Residential		
375	Varadharajapuram	0	510	Primary Residential		
376	Varadharajapuram	0	511	Primary Residential		

As per CMDA Land Use, Survey No's. 480/1 (Part), 481/1 (Part), 483/1B (Part), 473/1 (Part), 480/3 (as per Patta 480/3A, 480/3B), 480/4A (As per Patta 480/4A1, 480/4A2), 481/2 (Part) classified as Primary Residential Use Zone



Project Cost Certificate



PRATHYUSHA & CO
Chartered Accountants

CA Prathyusha

Ph: 9740323840

caprathyusha1203@gmail.com

PROJECT COST CERTIFICATE

This is to certify that the value of proposed assets of the residential project by M/s Urbanrise Constructions Pvt Ltd ;Power of attorney holder being M/s Alliance Infrastructure projects Pvt Ltd for applying the Approvals of the project Located at **Varatharajapuram village** comprised in the survey Numbers **340/1,340/2,473/1 PT, 474/1A PT, 474/1B PT, 475/1 PT, 480/1 PT, 480/3,480/4A, 481/1 PT, 481/2 PT, 483/1A PT, 483/1B PT** at Kundrathur Taluk, Tambaram Corporation, Kancheepuram District, Tamil Nadu are as follows:

Assets	Value of Proposed Assets (INR in Crs)
Civil Construction	
Other Infrastructure Cost	190.55
Land	23.78
Total Cost	214.33

For Prathyusha & Co
Chartered Accountants

Prathyusha S M

Prathyusha S M
(Proprietor)

Membership No: 248420

Firm No: 0237085

Place: Bangalore

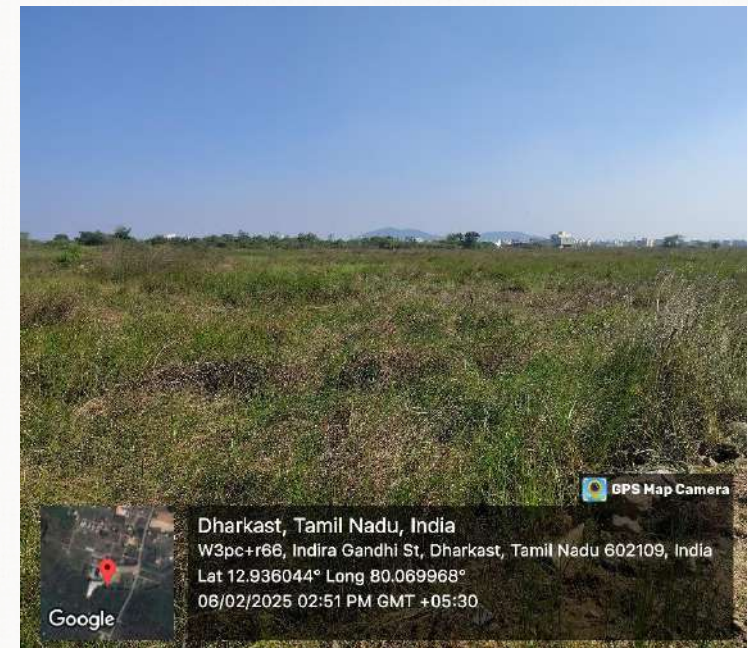
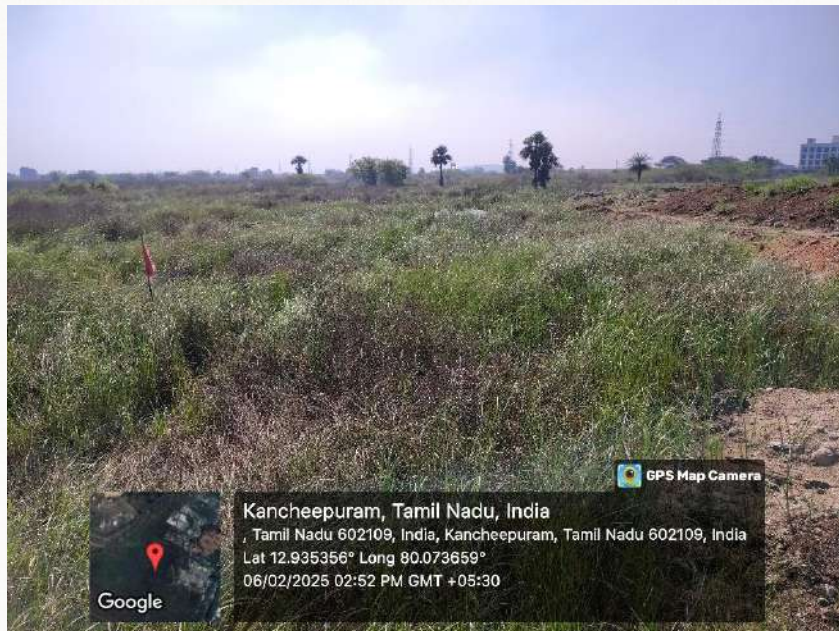
Date: 19-07-2024

UDIN: 24248420BKUEV6139

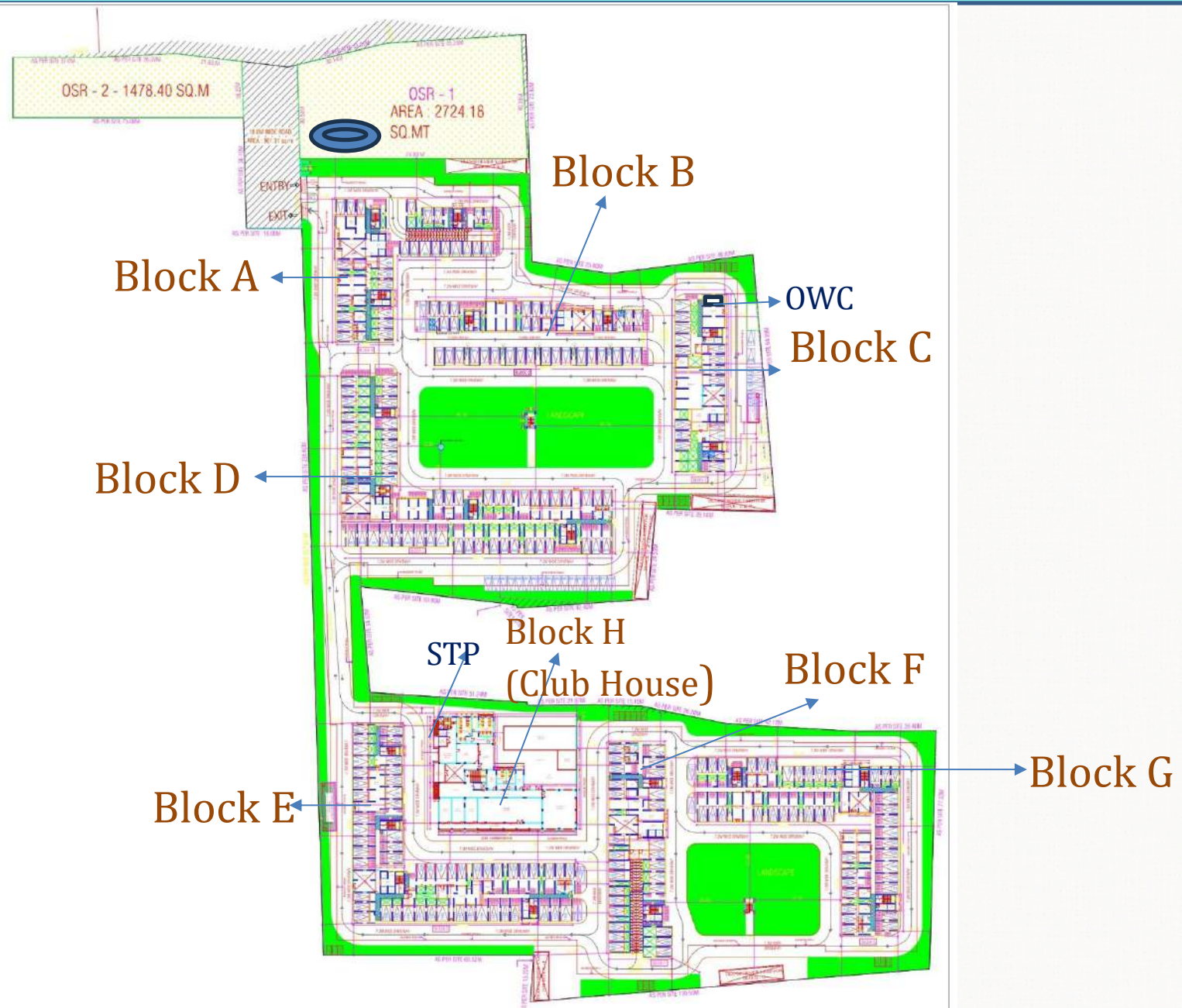


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SITE PHOTOGRAPHS



Site Plan



LAND USE BREAK UP

S.No	Details	Area in (Sqm)	Percentage (%)
1.	Total Land Area	40208.77	100%
2.	Gifted Link Road Area	961.31	2.5%
3.	Total Ground Coverage Area of Buildings	11960.41	30%
4.	Roads and Pavements Area	14236.46	35%
5.	Surface or open Parking Area	375	1%
6.	STP, Solid Waste Disposal and Other Utilities Area	1719.86	4.5%
7.	Greenbelt development Area	6753.15	17%
8.	OSR Area	4202.58	10%

Built Up Area Statement-summary

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Name of the Block / Building	Built-up Area (FSI Area) Sqm	Built-up Area (Non FSI Area) Sqm	Built Up Area Parking Area & Others if any (Covered Built Up Area)	Total Built Up Area (Sqm)
Lower Basement 1 for Block B & C		165.86	6269.36	6435.22
Upper Basement 2 for Block A to G	600.68	804.24	26992.36	28397.28
Block A	15611.42	54.95	1615.17	17281.54
Block B	14845.00	34.59	1538.33	16417.92
Block C	11502.39	34.66	1153.49	12690.54
Block D	25695.84	56.56	1225.89	26978.29
Block E	24094.28	81.87	2312.41	26488.56
Block F	15026.40	22.95	1356.92	16406.27
Block G	21437.02	54.63	2099.30	23590.95
Block H (Club House)	2713.02			2713.02
Total	131526.05	1310.31	44563.23	177399.59

WATER REQUIREMENT CALCULATION

166

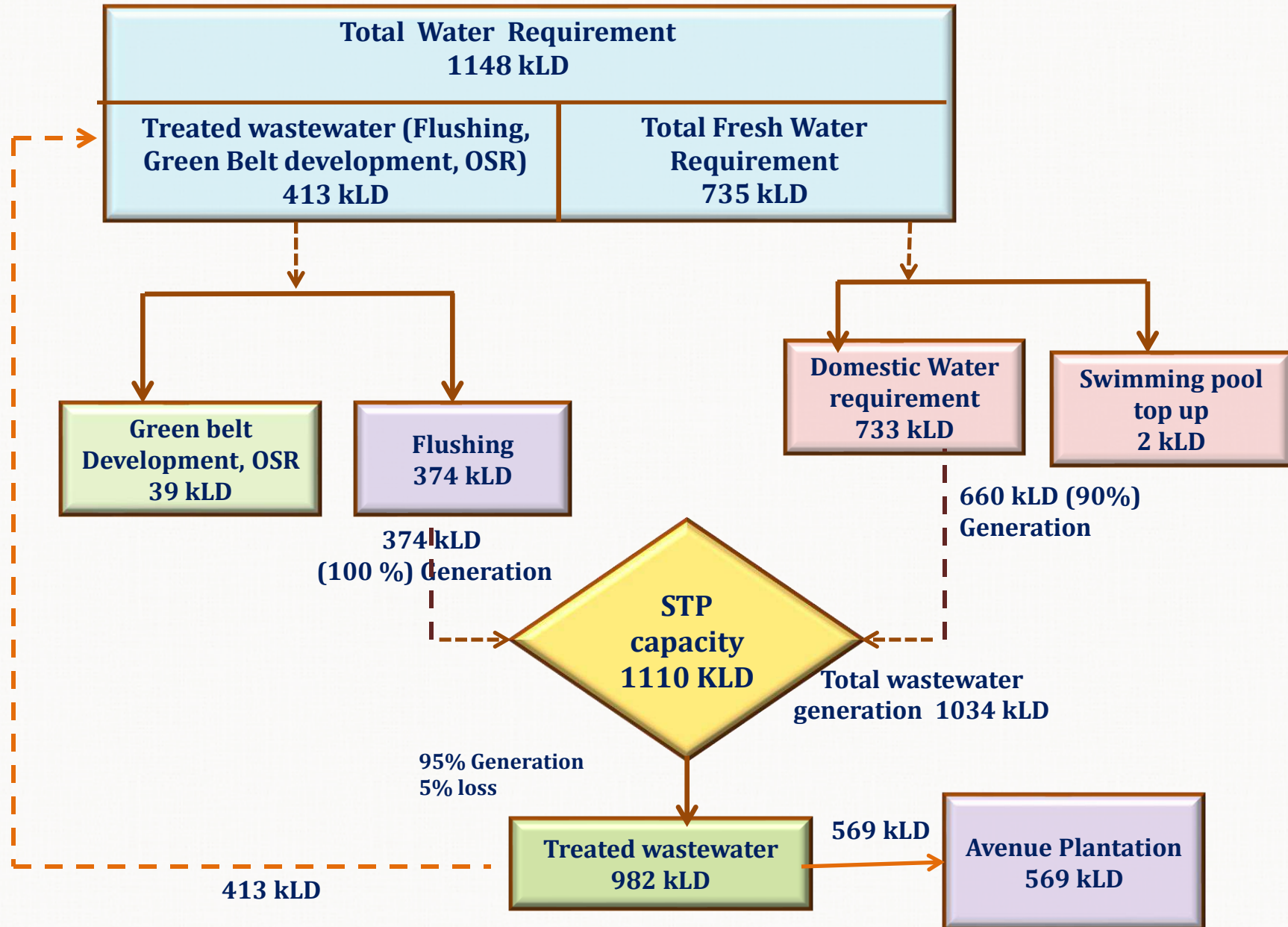
Project Components	Occupancy load	Total Water Requirement (lpd)	Domestic water Requirement (lpd)	Recycled water Requirement (lpd)
Residential Population	8083	1091205	727470	363735
		(135 lpcd)	(90 lpcd)	(45 lpcd)
Visitors	808	12120	4040	8080
		(15 lpcd)	(5 lpcd)	(10 lpcd)
Maintenance staff	81	3645	1215	2430
		(45 lpcd)	(15 lpcd)	(30 lpcd)
Total	8972	1106970	732725	374245
Swimming Pool		2000	2000	-
Water requirement for Gardening purposes based on the Gardening area (6753.15 Sqm @ 3.5 litres/ Sqm)		23636 litres	-	23636 litres
Water requirement for OSR Gardening purposes based on the Gardening area (4202.58 Sqm @ 3.5 litres/Sqm)		14709 litres	-	14709 litres
Total		1147315	734725	412590

SUMMARY OF WATER CALCULATION

S. No.	Details	Quantity (kLD)
1.	Total Water Requirement	1148
2.	Fresh Water Requirement for Domestic Purposes	733
3.	Fresh Water Requirement for Swimming Pool	2
4.	Treated wastewater for Flushing	374
5.	Treated wastewater for Gardening	24
6.	Treated wastewater for OSR	15

WATER BALANCE CHART

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S.NO.	DESCRIPTION	AREA-LAW (M) X WATER DEPTH-H (M)	VOLUME (IN CUBIC METER)
01	EQUALIZATION TANK	AREA=9.0 M X 10.3 M X 4.0 M	370.8 M ³
02	PRE AERATION TANK-1	AREA=5.0 M X 5.0 M X 4.5 M	112.5 M ³
03	MAIN AERATION TANK-1	AREA=22.0 M X 5.0 M X 4.5 M	495.0 M ³
04	PRE AERATION TANK-2	AREA=5.0 M X 5.0 M X 4.5 M	112.5 M ³
05	MAIN AERATION TANK-2	AREA=22.0 M X 5.0 M X 4.5 M	495.0 M ³
06	DECANT WATER TANK	AREA=7.3 M X 14.7 M X 3.2 M	341.39 M ³
07	SURGE HOLDING TANK	AREA=9.0 M X 1.7 M X 3.0 M	45.9 M ³
08	FINAL TREATED WATER TANK - 1	AREA=13.4 M X 10.5 M X 3.3 M	454.31 M ³
09	FINAL TREATED WATER TANK - 2	AREA=9.0 M X 10.5 M X 3.3 M	311.85 M ³

 E-1381, 5th cross, 6th Main,
AECIS Layout, ITPL Road,
Brookfields,
Bangalore - 560 037
Tele Fax: +91 80 41705115.

PROJECT: TAMBARAM

SUB-TITLE: GENERAL ARRANGEMENT DRAWING

DATE	DRG NO	REV NO	REV DATE	DRAWN	CHKD	APPRD
01-01-2001	001	01	01-01-2001	001	00001	00001

Sewage Treatment Plant Components (1110 kLD) - SBR

S.No	Description	List Of Civil Units Size/Cap	Quantity	Volume Cum
1	Equalization Tank	9 m x 10.3m x 4 m	1	370.8
2	Pre-Aeration Tank 1	5.00 m x 5 m x 4.5 m	1	112.5
3	Main Aeration Tank 1	22 m x 5m x 4.5 m	1	495
4	Pre-Aeration Tank 2	5.00 m x 5 m x 4.5m	1	112.5
5	Main Aeration Tank 2	22 m x 5 m x 4.5 m	1	495
6	Decant Water Tank	7.3 m x 14.7 m x 3.2 m	1	343.39
7	Sludge Holding Tank	9 m x 1.7 m x 3 m	1	45.9
8	Activated Carbon Filter	1.5 m dia x 1.8 m H	1	-
9	Pressure Sand Filter	1.5 m dia x 1.8 m H	1	-
10	Final Treated Water Tank 1	13.4 m x 10.5 m x 3.3 m	1	464.31
11	Filter Press	18" x 18" (9 Plates)	1	-
12	Final Treated Water Tank 2	9m x 10.5 m x 3.3 m	1	311.85
13	UV Disinfection System	8 cu.m/hr (220-240 V/50-60 Hz Voltage)		

171 SOLID WASTE MANAGEMENT

S. No.	Project Components	Occupancy load	Per Capita generation	Total solid Waste generation Kg/day
1.	Residential Building	8083	0.6	4850
2.	Visitors	809	0.2	162
3.	Maintenance Staff	81	0.2	16
Total Waste Generation in Kg/day			-	5028

S.No	Description	Quantity (kg/day)	Mode of Treatment / Disposal
1	Biodegradable (@40% of waste generated)	2011	Will be treated in Organic Waste Converter and used as manure for gardening.
2	Non - Biodegradable (@60% of waste generated)	3017	Sent to recyclers or local bodies for recycling
3	STP sludge	54	will be used as manure for greenbelt development

Solid Waste Management – Operation Phase

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S. No	Solid Waste	Solid Waste Management
1.	Collection & Segregation	• A door-to-door collection system will be provided for collection of domestic waste from project site • Local vendors will be hired for waste collection and management • Separate colored bins for dry recyclables, wet compostable and inert waste will be provided • Litter bin will also be provided in open areas like parks etc • MSW storage room provided at surface for temporary storage of MSW at site
2.	Treatment of Waste •Compostable •Recyclable •E-Waste	Organic waste converter within project site. Manure storage space provided at site for storage of manure To be sold to Authorized vendors To be sold to Authorized vendors
3.	Disposal	Inert fraction of waste will be handed for to local authority responsible for managing waste in the area for disposal.

Segregation of Solid Waste



- Food items
- Kitchen waste, peels, Cuttings, refuse
- Tea, coffee
- Cotton
- Match sticks



- Plastic Food jars
- Empty Can
- Glass Bottle
- Aluminium rigid trays
- Newspapers
- Magazines & Books



- Floor cleaners
- Solvents
- Oil
- Batteries
- Tube light, CFL bulbs



- Sanitary Napkin

Organic Waste Converter

OWC Equipment Spec (750Kg / batch)

Type - Semi automatic

Size : 1100 x 800 x 1200

Name : Eco converter from ECO CARE ZONE

Crusher Motor - (1440 rpm/ 440V/ 50HZ) - 7.5 hp
(5500 watts)

Dewatering unit motor - (1440 rpm/ 440V/ 50HZ) - 3hp
(2200 watts)

Body & Sink - SS304

Dewatering Unit - SS filter with SS blade

Electrical Panel - Suitable starters with 32A breaker
Prewired



Single curing system will be used in the proposed project. Here the beneficial micro-organisms take over. With proper aeration and maintaining the moisture %, the total process conversion and curing takes place in 14 days. The manure at the end of the 14 day cycle will have soil smell without excess temperature.

STP Sludge Management¹⁷⁵

- STP sludge will be pumped from sludge holding tank and feed to mechanical filter press unit, the leachate will be diverted to collection tank of STP , the obtained sludge in cake form of mixed with domestic solid waste compost obtained from Organic waste converter to enhance organic value of the compost to be utilized in the site .
- The excess compost after utilised in the site green belt development will be handed over to the farmers association / organic manure vendors.

176 Disposal of Sanitary Waste

Type of waste	Disposal
Sanitary napkins	Collected separately and disposed through electric Incinerators

Electric Incinerator with capacity of handling 50 Napkins per day will be installed (Total – 3 Number)

- Instant disposal of used Napkins in a very scientific and hygienic way.
- Top opening Door for easy operation.
- Easy and convenient to install inside the toilet.
- Portable and Wall Mountable.
- The outside is built with Mild Steel with Powder Coating. The ash is collected in an Ash Collection tray at the bottom of the Incinerator.
- Specially designed for girls to operate very easily and safely.
- Complete burning of napkins only less than 5% ash per Napkin is generated.

Incinerator Machine Specification

Model	BST/SNI100
Design	Wall or Portable unit
Capacity (Approx.)	50 napkins per day
Duration to destroy	10 minutes for 5 Napkins
Auto power off	Yes
Construction	MS or SS with Ceramic insulation
Door type	Top sliding door
Accessories	Ash collection tray
Safety	Auto thermal cut off Emission outlet
Optional	Temperature display Timer display
Power supply	220 Volts / 50 Hz



Sanitary Incinerators
Model : BST/SNI100
Company : Bionics Scientific
Technologies (P) Ltd ,
New Delhi.

178 e- Waste Management

S. No	e – waste	e- waste Management
1.	Types of e – waste	• e -waste generated from residential development are used TVs, computer monitors, printers, scanners, keyboards, mice, cables, circuit boards, lamps, clocks, flashlight, calculators, phones, answering machines, digital/video cameras, radios, VCRs, DVD players, MP3 and CD players . •Kitchen equipment (toasters, coffee makers, microwave ovens)
2.	Collection & Segregation	• A door-to-door collection system will be provided for collection of E waste from project site once in a month. • Local vendors will be hired for waste collection and management.
3.	Disposal	E waste will be sold to authorised recyclers & scrap vendors.

Rainwater Harvesting

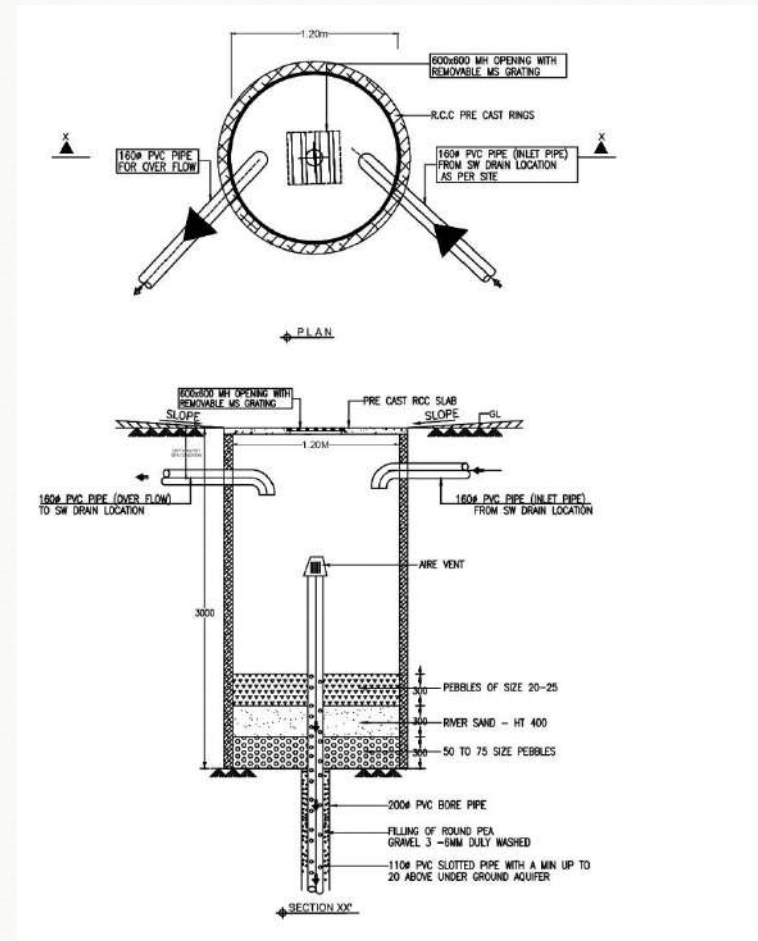
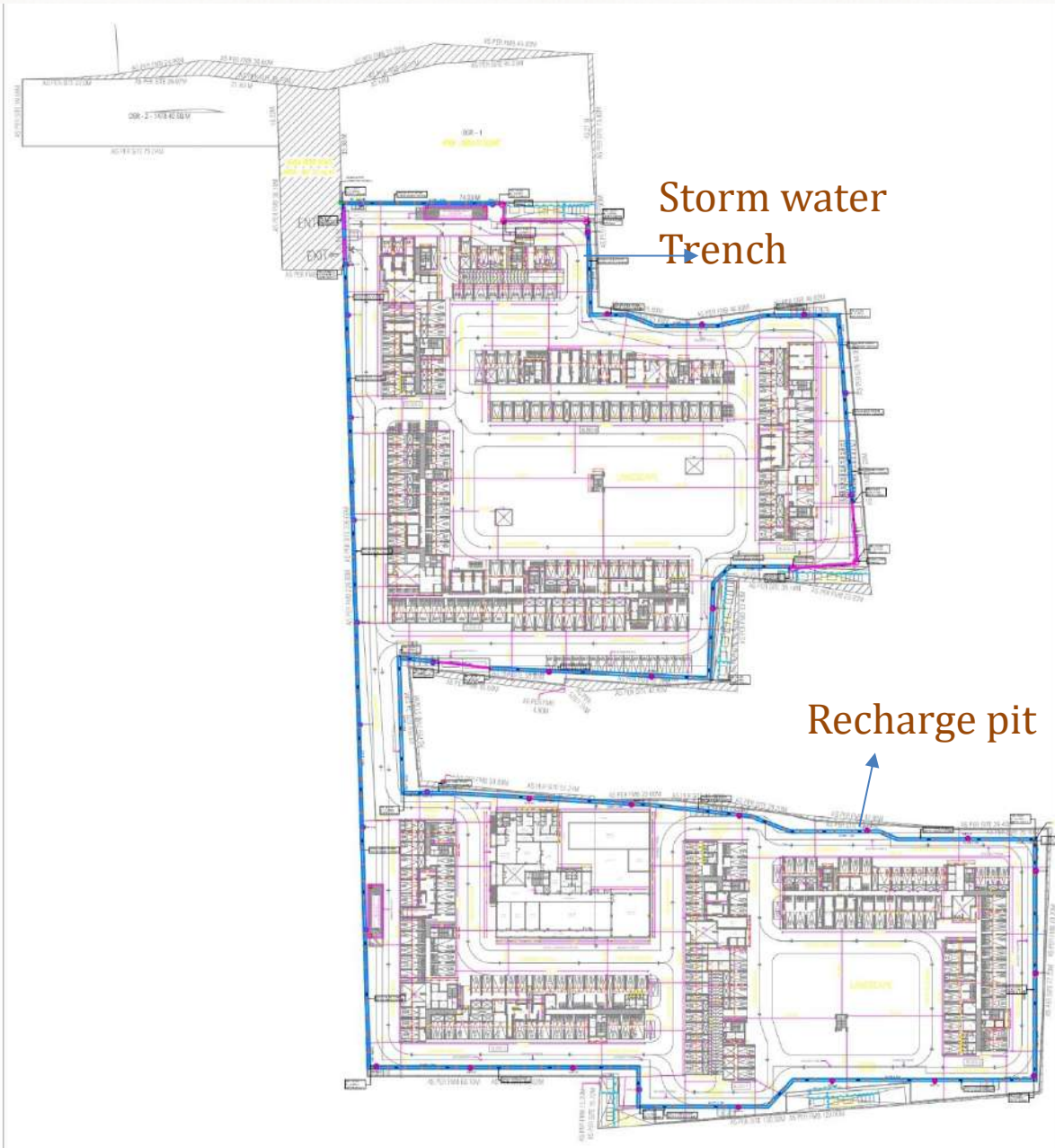
179

Description	Area in Sqm	Coefficient runoff	Annual Rainfall in m	Total Rainwater Runoff Cum
Roof area	11960.41	0.85	1.26	12810
Road area	14236.46	0.7	1.26	12557
Green area	6753.15	0.25	1.26	2127
Total Annual Rainfall				27493
Considering 50 rainy days per Annum, per day runoff will be				550 cum
Rainwater collection tank proposed for 100% of the roof top collection i.e. 256 cum (Per day roof top collection)				256 cum
275 Cum Rainwater storage tank proposed in the site				
Remaining rainwater will be recharge into recharge well. Recharge pit: 87 Nos with Dia 1.2 m, depth 3m				294 cum
100% of Rainwater is managed within the project site During abnormal rains the excess storm water will be connected to Road side public storm water channel.				

❖ The roof top rainwater from the project site will be collected in the UG rain water Storage Tank (275 Cum) through downspouts and the same will be used as fresh water source for domestic purpose during monsoon season after Preliminary treatment.

❖ The water from paved and green surfaces will be directed to the recharge wells (Proposed – 87 Nos. of 1.2m Dia, 3 m Depth with a total capacity of 294 Cum).

Rainwater Harvesting Layout



Parking Details

Details	No. of Car Parking	No. of Two-Wheeler Parking
Total number of Vehicles in Lower Basement	178	196
Total Number of Vehicles in Upper Basement	664	754
Total Number of Vehicles in Stilt	251	314
Total number of Car Parking in Ground Level (Surface Parking)	30	
Total number of Parking as Required as per CMDA Norms	330	1254
Total Number of Vehicles Provided	1123	1264

- Power requirement – 13486 KVA (Source of power – TANGEDCO)
- Back-up power supply through DG sets :
- 625 KVA - 2 Nos & 500 KVA - 1 No
- All the DG sets will be provided with Inbuilt Acoustic enclosures to comply with the noise level standards prescribed by CPCB
- Stacks with height will be provided in compliance with CPCB norms.

Solar Proposal

S.No	Description	Solar System Saving in Energy		
		Total KW	Efficiency	Total KW
1	Solar Roof Panel Area – 5980 Sq.m (50 % of the Roof top is provided for Solar)	598	50%	299
	Energy Avg. Production per Hour-KW Hr			1196
	Energy Production per Day(8-Hours)-KW Hr			9568
	Energy Production per Annum-KW Hr			3492320
	Energy savings / Annum (in KW Hr)			3492320

Hot water requirement of 50 % of the total population will be met through Solar Water Heater.

50% of population- 4042 numbers

Hot Water demand- 5 Litres/Capita.

Therefore **20 KLD of Hot water** will be met through Solar Water Heater.

Greenbelt development

185



As per MOEF&CC - O.M F. No.
22-34/2018-IA.III -

Requirement 1 tree / 80 Sq.m of
plot area

- Plot Area – **40208.77 Sqm**
- Green Belt Area-**6753.15 Sqm** (17% of total Plot area).
- No of trees required – **505 Nos**

Tree Species

186

<i>S.No</i>	<i>Scientific Name</i>	<i>Local Name</i>	<i>Number of trees</i>
1	<i>Pongamia pinnata</i>	<i>Pungam</i>	60
2	<i>Ficus glomerata</i>	<i>Athi</i>	40
3	<i>Ficus religiosa</i>	<i>Arasam</i>	40
4	<i>Azadirachta indica</i>	<i>Vepam</i>	70
5	<i>Syzygium cumini</i>	<i>Naval</i>	50
6	<i>Thespesia populnea</i>	<i>Puvarasu</i>	50
7	<i>Premna serratifolia</i>	<i>Narumunnai</i>	50
8	<i>Calophyllum inophyllum</i>	<i>Punnai maram</i>	45
9	<i>Terminalia arjuna</i>	<i>Maradu</i>	50
10	<i>Aegle marmelos</i>	<i>Vilvam</i>	50
<i>Total</i>			505

Baseline Monitoring Locations

Baseline Monitoring Period : July – September 2024

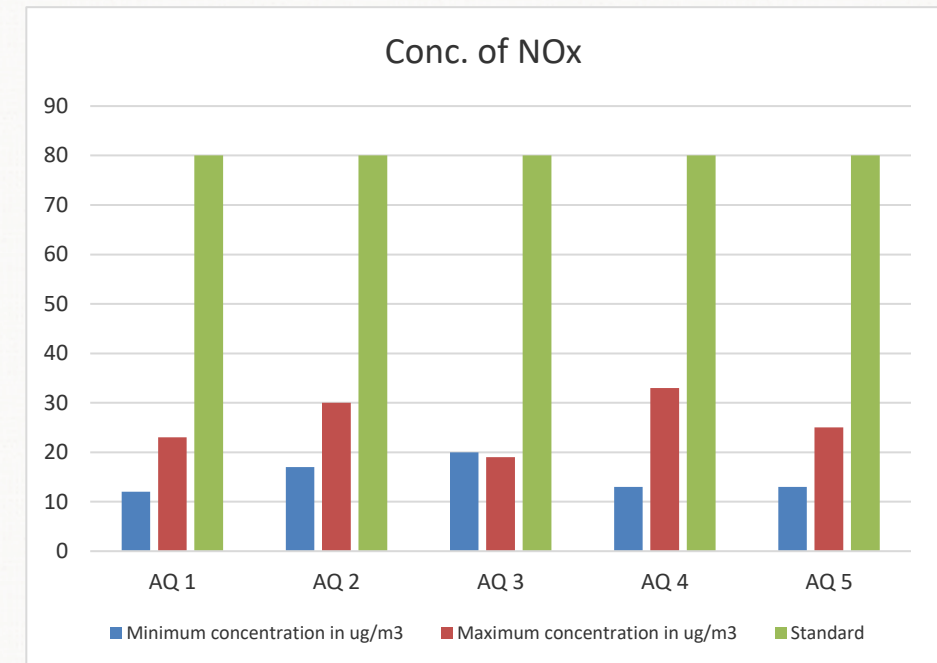
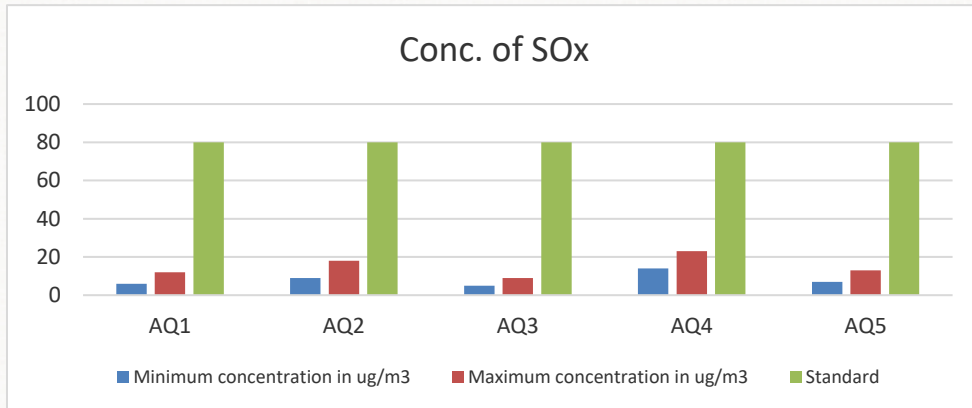
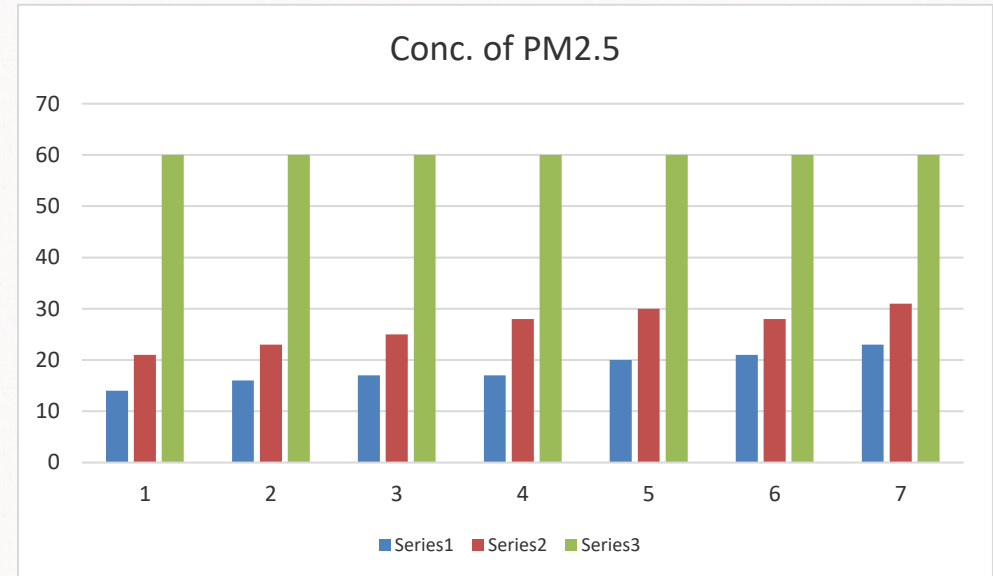
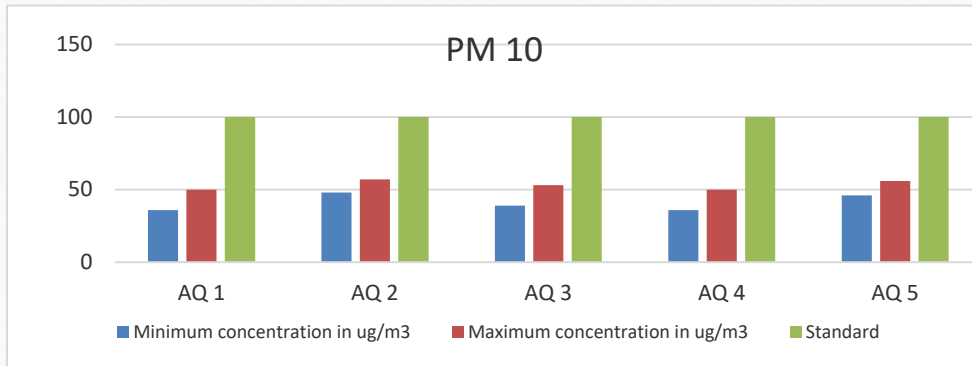
Location & Code	Distance (km)	Direction
Project Site	-	-
Old Perungalathur	1.78	SE
Naduveerapattu	2.03	W
Kannadapalayam	2.72	NE
Manimangalam	3.78	SW

188 Ambient Air Quality Monitoring

Code	Location	PM 10 ($\mu\text{g}/\text{m}^3$)				PM 2.5 ($\mu\text{g}/\text{m}^3$)				SO2 ($\mu\text{g}/\text{m}^3$)				NOx ($\mu\text{g}/\text{m}^3$)			
		Min	Max	Avg	98 per	Min	Max	Avg	98 per	Min	Max	Avg	98 per	Min	Max	Avg	98 per
AAQ 1	Project site	36	50	43.1	49.08	14	21	18.2	21	6	12	9.5	12	12	23	18.2	23
AAQ 2	Old Perungalathur	48	57	53.3	57	17	26	21.5	25.54	9	18	12.5	17.54	17	30	21.0	29.08
AAQ 3	Nadu veera pattu	39	53	45.5	51.62	15	23	19.2	23	5	9	7.5	9	20	19	14.8	19
AAQ 4	Kannadapalayam	36	50	43.1	49.08	21	28	24.3	27.54	14	23	19.9	23	13	33	26.6	32.54
AAQ 5	Mani mangalam	46	56	51.5	55.54	19	27	23.1	26.54	7	13	8.9	12.08	13	25	17.0	23.62
Residential Area		100				60				80				80			

Ambient Air Quality Monitoring

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Mitigation Measures

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DURING CONSTRUCTION PHASE:

- The site will be completely barricaded during construction phase to control the dust emission
- Continuous water sprinkling in the site will be carried out for minimizing the dust emission due to wind activity
- The loading and unloading will be carried by proper watering in the sand and other construction materials to reduce the dust during the activity
- The vehicles will be checked for emission certificate before entering into site for loading and unloading materials
- The laborers will be provided with proper PPE equipments during construction phase.
- Cement storage, loading and unloading activity will be carried out in a tarpaulin shed
- Fly ash based material will be utilized
- The drop heights during transit of raw materials will be made minimum to ensure minimal emission of dust.

DURING OPERATION PHASE:

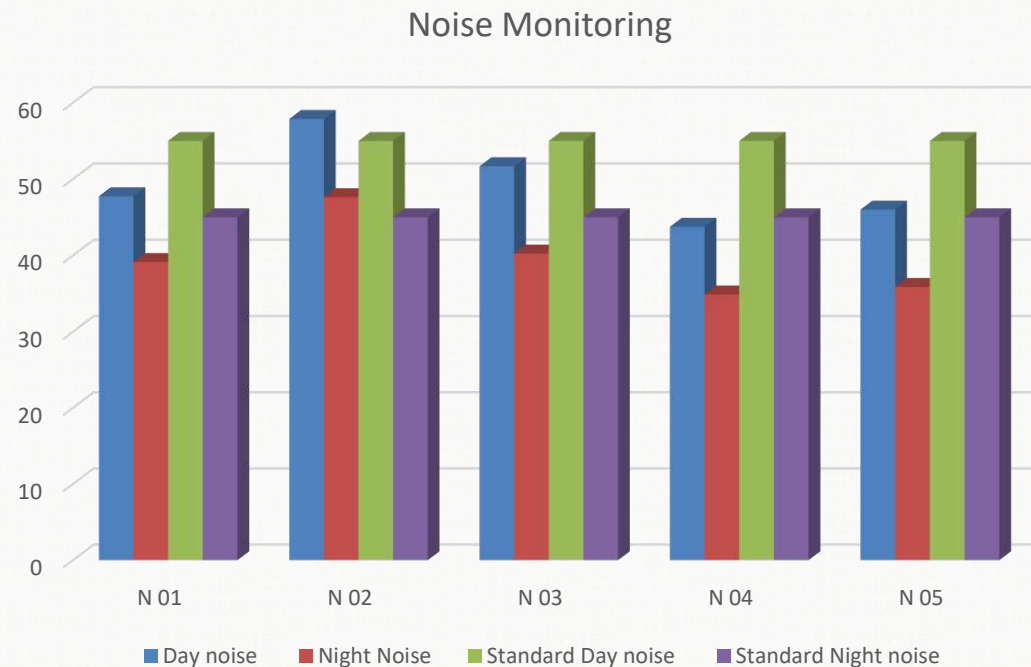
- Green belt with tall trees will be planted, which will capture the particulates and reduce the concentration of SO₂ and NO_x. In addition to that, Carbon Sequestration species will also be planted to reduce the carbon emission
- DG sets will be provided with proper stack height and monthly monitoring will be carried out for stack emission check
- By the plantation of ground level biotic environment, particulate emission from the soil by the wind erosions will be curtailed.
- The baseline will be monitored continuously during construction for checking the incremental pollution loads during construction period and compliance of the same will be submitted to SEIAA, TNPCB, MoEF & CC.

Ambient Noise Level Monitoring

191

Location	Leq day in dB(A)		
	Max	Min	Average
Project site – N1	51	41	48
Old Perungalathur – N2	62	52	58
Naduveerapattu – N3	55	45	52
Kannadapalayam – N4	48	39	44
Manimangalam – N5	50	40	46

Location	Leq Night in dB(A)		
	Max	Min	Average
Project site – N1	43	36	39
Old Perungalathur – N2	52	43	48
Naduveerapattu – N3	44	36	40
Kannadapalayam – N4	38	32	35
Manimangalam – N5	40	32	36



Average Noise Level (Leq Day & Night)

Ground Water Sampling							
S.No	Parameters	Units	GW 1 Project site	GW2 Old Perungalathur	GW3 Naduveerapattu	GW4 Kannadapalayam	GW5 Manimangalam
1	pH (at 25°C)	-	7.33	7.55	7.77	7.25	7.23
2	Electrical Conductivity	µS/cm	1601	1032	1015	1595	2565
3	Colour	Hazen Unit	BQL(LOQ:5)	BQL(LOQ:5)	BQL(LOQ:5)	BQL(LOQ:5)	BQL(LOQ:5)
4	Turbidity	NTU	BQL(LOQ:1)	BQL(LOQ:1)	BQL(LOQ:1)	BQL(LOQ:1)	BQL(LOQ:1)
5	Total Dissolved Solids	mg/L	1018	705	619	996	1487
6	Total Suspended Solids	mg/L	BQL(LOQ:2)	BQL(LOQ:2)	BQL(LOQ:2)	BQL(LOQ:2)	BQL(LOQ:2)
7	Total Hardness as CaCO3	mg/L	586	368	291	568	593
8	Calcium Hardness as CaCO3	mg/L	307	181	151	300	488
9	Magnesium Hardness as CaCO3	mg/L	279	187	140	268	105
10	Calcium as Ca	mg/L	123	72.2	60.5	120	195
11	Magnesium as Mg	mg/L	67.6	45.5	34.2	65.1	25.5
12	Chloride as Cl	mg/L	275	110	95.6	260	410
13	Sulphate as SO4	mg/L	162	187	150	155	220
14	Total Alkalinity as CaCO3	mg/L	225	235	260	295	315
15	Iron as Fe	mg/L	BQL(LOQ:0.1)	BQL(LOQ:0.1)	BQL(LOQ:0.1)	BQL(LOQ:0.1)	BQL(LOQ:0.1)
16	Silica as SiO2	mg/L	38.5	51.9	24.9	30.8	63.1
17	Fluoride as F	mg/L	1.13	1.02	0.33	1.22	1.12
18	Nitrate as NO3	mg/L	17.3	16.6	15.4	18.2	23.3
19	Potassium as K	mg/L	20.2	8.8	6.6	14.4	20.2
20	Sodium as Na	mg/L	210	82.3	75.9	185	337

Surface water Sampling

S.No	Parameters	Adyar River
1	pH (at 25°C)	7.95
2	Electrical Conductivity	2232
3	Colour	15
4	Turbidity	38
5	Total Dissolved Solids	1395
6	Total Suspended Solids	30
7	Total Hardness as CaCO ₃	332
8	Calcium as Ca	75
9	Magnesium as Mg	35.1
10	Chloride as Cl	380
11	Sulphate as SO ₄	75.2
12	Total Alkalinity as CaCO ₃	585
13	Iron as Fe	2.56
14	Silica as SiO ₂	59.4
15	Fluoride as F	0.31
16	Nitrate as NO ₃	6.65
17	Potassium as k	80.6
18	Sodium as Na	325
19	Total Kjeldahl Nitrogen	13.3
20	Biochemical Oxygen demand	45.1
21	Chemical Oxygen demand	165
22	Dissolved oxygen	2.2

Soil Quality Analysis

S.No	Parameters	Units	SQ 1	SQ 2	SQ 3	SQ 4	SQ 5
1	pH (at 25°C)	-	7.67	8.09	7.77	7.98	7.65
2	Electrical Conductivity	mS/cm	1.121	0.59	0.377	0.799	0.29
3	Water Content	%	4.5	4.99	14.2	7.5	5.1
4	Chloride	mg/kg	250	260	36.3	79.9	74
5	Calcium as Ca	mg/kg	38.8	30.8	29.2	41.2	22.2
6	Sodium	mg/kg	125	480	780	385	186.0
7	Available Potassium	mg/kg	132	275	711	341	23.3
8	Organic Matter	%	1.95	0.12	0.36	0.77	0.56
9	Magnesium as Mg	mg/kg	11.5	29.2	15.6	15.2	14.1
10	Total Soluble Sulphates	mg/kg	70.2	510	170	189	31.2
11	Cation Exchange Capacity	meq/100g	20	11.2	14.1	8.80	13.1
12	Carbonate	mg/kg	Nil	Nil	Nil	NIL	Nil
13	Bicarbonate	mg/kg	181	260	90.3	135	61.1
14	TKN	%	0.31	0.25	0.20	0.22	0.20
15	bulk dencity	g/cm3	1.29	1.26	1.36	1.18	1.36
16	Phosphorous	mg/Kg	197	202	190	171	190
17	sand	%	62	64	58	75	58
18	clay	%	25	10	15	10	15
19	silt	%	13	26	27	15	27
20	SAR	meq/Kg	22.6	22.9	24.3	15.2	25.5

Environmental Management Cost- Construction Phase

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Description	Budgetary Allocation (Rs. In Lakhs)	
	Capital Expenses	Operational Expenses
Drinking Water & Sanitation (Temporary Toilet) Facilities	2.5	4.0
Storm Water Management	1.0	3.5
Solid Waste/Debris Management	0.8	4.0
Environmental Monitoring in site	0	6
Dust Suppression Measures	2.5	5
Occupational Health & Safety	10	6
Total	16.8	28.5

Environmental Management Cost Operational phase - Capital Cost

S. No	Description	Quantity	Cost (Lakhs)
1	Sewage Treatment Plant		
	Civil	-	100
	Electrical & Mechanical	-	40
2	Fresh water supply	-	10
3	Excess Treated sewage Disposal		20
4	Solid Waste Management	-	5
5	Greenbelt Development		
	Seedlings/ Plants	505	2
	Guards	505	3
	Establishing cost	---	5
6	Energy Conservation measures		
	i) Solar Street Lights & Solar Panel	-	45
	ii) Installation Cost	-	15
7	Rainwater harvesting		
	RWH Sumps & Storm water drains	-	20
	RWH recharge wells		10
8	Pond in OSR		10
	Total		285

Environmental Management Cost Operation Phase- Recurring Cost

S. No	Description	Qty	Cost (Lakhs)
1	Sewage Treatment Plant		
	Power consumption cost	80 KW x 22 hrs x 365 days	10
	Manpower cost	2 x 12 months	2
	Consumables / Chemicals	-	3
2	Excess treated sewage disposal	-	12
2	Solid Waste Management		
	Door to Door Collection-Garbage		4
	Maintenance		0.24
3	Greenbelt development		
	Gardener(1No for every 2500sqmts)	2 x 12 months	3
	Manure		0.5
4	Rainwater harvesting		
	Maintenance Staffs	2 x 12 months	1.6
5	Energy Conservation		
	Solar streetlights & Solar panel		8
6	Environmental Monitoring		
	Sampling-Sewage(once in a month)	12 samples	0.4
	Water - Once in a month (1 No x 12)	12 samples	0.4
	Air – Once in a month (1 No x 12)	12 samples	0.4
	Noise - Once in a month (5 No x 12)	60 samples	0.4
	Soil - Once in a month (1 No x 12)	12 samples	0.4
7	OSR Pond Maintenance		3
	Total per Annum		49.34

Undertaking by M/s Alliance Infrastructure Projects Private Limited

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- We assure that we will adopt IGBC Gold certification.
- We assure that we are liable for the operation and maintenance of STP & OWC for 10 Years from period of operation of the project.
- We also assure that the storm water drain would not carry any untreated or treated sewage.
- We also assure that our project site does not encroach any water bodies such as rivers, canals, nallas, lakes, ponds, tanks, etc., from its original boundary.
- We assure that a pond in the OSR will be maintained, and surplus rainwater runoff will be drained into the pond.
- We assure that the pavements/parking pavements will be green/permeable pavements.
- We will attain 50% of roof coverage with solar panels
- We assure that CER activities will be completed as per the action plan submitted.
- There is no litigations against this project.

Corporate Environment Responsibility

The CER amount of Rs 214 Lakhs will be spent for below mentioned activities

S. No.	CER Activity	Capital cost Allocation (in lakhs)	Action Plan
1	Government Higher Secondary School – 2.10 km, SE I. Green belt development in the school ii. Providing hygiene Toilets rooms for students iii. Providing Environmental related books in the school library iv. Infrastructure development works if any as per demand v. Building repair work as per school demand	25	Will be spent within 1 year after obtaining Environmental clearance
2	Irumbuliyur Govt school – 3.9 km, SE I. Green belt development in the school ii. Providing hygiene Toilets rooms for students iii. Providing Environmental related books in the school library iv. Infrastructure development works if any as per demand v. Building repair work as per school demand	25	
3	As per SEAC Recommendations	164	
Total Cost Allocation		214	

Traffic Survey

200

Project site : M/s Alliance			Location: Chennai Outer Ring Road		
Date of survey : 03.02.2024			Six lane divided two way		
Time	Two Wheelers	Three Wheelers	Four Wheelers	Six Wheelers	Bicycles
	(Motorcycle, Scooter etc.)	(Autorickshaw, motorised carts etc.)	(Passenger cars, Pickup vans etc.)	(Light commercial vehicles, Trucks & Buses etc.)	
Morning Peak					
07.00 - 07.30 Hrs	185	75	196	95	21
07.30 - 08.00 Hrs	210	85	204	105	4
08.00 - 08.30 Hrs	250	92	257	121	4
08.30 - 09.00 Hrs	310	105	321	118	18
09.00 - 09.30 Hrs	390	113	310	125	5
09.30 - 10.00 Hrs	350	118	251	110	7
10.00 - 10.30 Hrs	395	120	248	114	10
10.30 - 11.00 Hrs	350	129	284	75	1
Item Total	2440	837	2071	863	70
Total Number of Vehicles					6281
M. Factor	0.5	1.2	1	2	0.5
PCU	1220	1004	2071	1726	35
Total No. of PCUs (For 4 Hrs)					6056
Total No. of PCUs/Hr (Avg.)					1514

201 Traffic Survey

Time	Two Wheelers	Three Wheelers	Four Wheelers	Six Wheelers	Bicycles
	(Motorcycle, Scooter etc.)	(Autorickshaw, motorised carts etc.)	(Passenger cars, Pickup vans etc.)	(Light commercial vehicles, Trucks & Buses etc.)	
Evening Peak					
16.00 - 16.30 Hrs	190	79	162	96	20
16.30 - 17.00 Hrs	232	94	186	121	16
17.00 - 17.30 Hrs	246	108	234	142	15
17.30 - 18.00 Hrs	287	123	250	168	18
18.00 - 18.30 Hrs	311	135	286	176	5
18.30 - 19.00 Hrs	269	169	279	185	7
19.00 - 19.30 Hrs	195	183	281	114	8
19.30 - 20.00 Hrs	197	157	276	75	16
Item Total	1927	1048	1954	1077	105
Total Number of Vehicles					6111
M. Factor	0.5	1.2	1	2	0.5
PCU	963	1257	1954	2154	52
Total No. of PCUs (For 4 Hrs)					6380
Total No. of PCUs/Hr (Avg.)					1595

Traffic 202 study



Traffic Study

Proposed parking requirement from Residential building

Details	No. of Car Parking	No. of Two- Wheeler Parking
Total number of Vehicles in Lower Basement	178	196
Total Number of Vehicles in Upper Basement	664	754
Total Number of Vehicles in Stilt	251	314
Total number of Car Parking in Ground Level (Surface Parking)	30	
Total number of Parking as Required as per CMDA Norms	330	1254
Total Number of Vehicles Provided	1123	1264

Chennai Outer Ring Road falls under the category of Arterial roads (Six lane divided two way) – 5400 PCUs per Hour as per the IRC Code 106:1990

Legend:

PCU - Passenger Car Unit

MP - Morning Peak hour Traffic Volume in PCU

EP - Evening Peak hour Traffic Volume in PCU

Existing Traffic Load in Road (PCUs)	Increase in Vehicular Population due to the Residential Building (PCUs)	Estimated Future Traffic Volume in PCUs (V)	Capacity of Existing Road in PCUs per Hour as per IRC 106-1990 (C)	V/C Ratio
MP- 1514, EP- 1594	1755PCU	MP-3269, EP-3349	5400 PCU	0.6

ADDITIONAL TOR & ITS COMPLIANCE

STANDARD 205

S.No.	Condition	Compliance
Project Details		
1.	Need and benefits of the project.	➤ Due to migrant flux of people from villages to cities, in search of better means of living, there is an increased demand in urban living. ➤ The major benefit due to the proposed development is the generation of permanent and also temporary employment for considerable number of employees/workers. ➤ Plantation shall reduce energy use by reducing heat island effect and trees shall act as natural noise barriers. It shall provide Pleasing aesthetic and visual impact. Greenbelt Provide tolerance to air pollutants like PM10, PM2.5, SO2, NOx and CO. ➤ For funding of CER: CER fund of Rs 2.14 crores will be spent for social welfare
2.	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].	The Built-up area, Occupancy load for Water requirement and solid waste management is calculated as per NBC Norms, 2016 and details are given in Slide No.20,21-24,26-29
3.	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.	GFA certificate is given in Slide No. 15 and EMP is given in Slide No.51-52

	MISCELLANEOUS	
4.	Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website http://moef.nic.in/Manual/Townships .	Impact and Mitigation measures is given in Chapter 4 of EIA report Page No.124
	Land Environment	
5.	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.	Land use details around 10 km radius of project site is given in Chapter 3 of EIA report Page No.69

Land Acquisition and R& R			
6.	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.	Water bodies within 10 km radius	➤ Pond (0.14 km, E) ➤ Adyar River (1.06 km, E) ➤ Mudichur Lake (3.01 km, SE) ➤ Manimangalam Lake (4.22 km, SW) ➤ Vandalur Lake (4.53 km, SE) ➤ Chembarambakkam Lake (5.79 km, NW) ➤ Somangalam Forest Lake (4.44 km, NW) ➤ Kadaperi Lake (4.49 km, E) ➤ Chitlapakkam Lake (6.47 km, E) ➤ Periya Eri (5.25 km, NE) ➤ Adhanur Lake (7.49 km, SW) ➤ Padappai Lake (7.60 km, SW) ➤ Amarambedu Lake (8.14 km, NW) ➤ Karunakaracheri Lake (8.21 km, NW) ➤ Hastinapuram Eri (8.36 km, E) ➤ Thandalam Eri ➤ Madambakkam Lake (8.88 km, SE) ➤ Agaramthen Lake (9.42 km, SE)
		Reserved Forest within 10km Radius	➤ Palanthandalam R.F (1.32 km, NW) ➤ Poonthandalam R.F (2.55 km, NW) ➤ Nallur R.F (4.41 km, W) ➤ Nanmangalam R.F (9.60 km, NE)
		National Park	➤ Arignar Anna Zoological Park, Vandalur (5 km, SE)

Environmental Monitoring And Management		
7.	Examine baseline environmental quality along with projected incremental load due to the project.	Details of Baseline data is given in Chapter 3 Page No.81-102
8.	Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health	The details of Environmental data relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health is discussed in Chapter 3 of EIA report Page No. 81-121. The main conclusion of the report is that the environmental settings are within the prescribed standard limits and the proposed is a residential development. The land settings is not altered the area is surrounded by residential settlements , there is no any eco sensitive or thick biodiversity within the site and adjacent land and due to the proposed project, the socio economic and health and sanitation will be improved.

STANDARD 209R

9. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.	• Compliance with all environmental legal requirements, regulations and guidance. • Integration of environmental factors into business decisions. • Planning work systems and practices so as to give due consideration as to their potential environmental impact. • So far as it is possible to prevent the illegal deposit, disposal or treatment of controlled waste by any person where that waste has been, or will be under the control of the company. • Where possible seek to influence the design and specification of construction projects so as to ensure that environmental impact is minimized as far as it reasonably practical. • Ensuring considered use of resources of all kinds, including the promotion of recycled and recyclable materials wherever possible. • Establishing company procedures to ensure that waste is managed in line with legislation and that all parties involved in the waste production, transportation, transfer and disposal process comply with their Duty of Care regarding waste control. • Periodically review environmental legislation to which the organization's activities are subject to ensure continued compliance with both the letter and spirit of legislation. • Ensure that all subcontractors / suppliers working on our behalf hold appropriate environmental permits / licenses. • Provide information to individuals regarding the monitoring of the Company Environmental Procedures. • Provide copies of this Environmental Policy Statement to all employees • Ensure all employees have an understanding and are trained in their responsibilities in relation to the environmental policy and procedures.
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10.	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters	EMP is given in Slide No.51-52
11.	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan	About 17% of the plot area will be provided for the development of Green Belt. Area allotted for Green Belt: 6753.15 Sqm. Thick trees with greater canopy are also proposed which act as shade providers. Adequate numbers of these species will be planted all along the boundaries of the site and along the either side of the internal roads. Almost 505 Number of species were planted in site. Amount of carbon sequestrated per tree = 78 kg of carbon Amount of carbon sequestrated for 505 trees = 39390 kg of carbon For the Proposed project = 39 MT / year.

	Drainage	
12.	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.	Details of drainage pattern is given in chapter 3 Page No.75
	Forest	
13.	Submit the details of the trees to be felled for the project, if any .	The project site was initially a vacant land and we proposed plan for green belt development in site in almost 17% of land area
14.	Submit the present land use and permission required for any conversion such as forest, agriculture etc.	Present land use is Residential use.
	Water Environment	
15.	Ground water classification as per the Central Ground Water Authority	It is classified as semi critical zone as per CGWA. The source of fresh water for proposed project is Varadharajapuram Panchayat

	Water Management	
16.	Examine the details of Source of water, water requirement, use of treated wastewater and prepare a water balance chart.	Details of water requirement and water balance is given in Slide No.21-24
17.	Rainwater harvesting proposals should be made with due safeguards for ground water quality.	Details of rainwater harvesting is given in Slide No.34-36
18.	Maximize recycling of water and utilization of rainwater. Examine details	Details of rainwater harvesting is given in Slide No.34-36
19.	Examine soil characteristics and depth of ground water table for rainwater harvesting	The soil characteristics were elaborated in Chapter 3 of EIA Report Page No.99. The depth of ground water table varies form 5-10m BGL as per Groundwater Yearbook of Tamil Nadu and U. T. of Puducherry (2021-2022)
	Waste Management	
20.	Examine details of solid waste generation treatment and its disposal.	Details of Solid waste generation is given in Slide No.26-29
21.	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.	There is no demolition involved in this project.

STANDARD 213

	Energy Requirements	
22.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.	Total power requirement will be met from TNEB.
23.	Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.	50% of terrace Roof area will be provided with Solar panels.
24.	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.	Impact of DG and mitigation measures is given in Chapter 4 Page No43.
	Road and Traffic	
25.	Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.	Traffic study is given in Slide No.55-58
26.	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic	Traffic study is given in Slide No.55-58

27.	Examine the details of transport of materials for construction which should include source and availability.	List of building materials being used at site <table><tr><td>1.Concrete</td><td>9.P.V.C. conduit</td></tr><tr><td>2.Crushed sand</td><td>10.MDS, MCBs</td></tr><tr><td>3.Tiles</td><td>11.PVC overhead water tanks</td></tr><tr><td>4.Granite</td><td>12.2 1/2" thick red color paver tiles</td></tr><tr><td>5.PPC Cement</td><td>13.PPR (ISI marked)</td></tr><tr><td>6.Reinforcement steel</td><td>14.PVC waste water lines</td></tr><tr><td>7.Pipe scaffolding (cup lock system)</td><td>15.S.W. sewer line up to main sewer</td></tr><tr><td>8.CPV Pipes</td><td>16.PVC rain water down take</td></tr></table> Construction Machinery (i) Dumper: Will be used for mud and material handling (ii) Excavator: Will be used for digging and earth work (iii) Concrete Batching Plant: Will be used for concrete mixing (iv) Road roller : For compacting the earth	1.Concrete	9.P.V.C. conduit	2.Crushed sand	10.MDS, MCBs	3.Tiles	11.PVC overhead water tanks	4.Granite	12.2 1/2" thick red color paver tiles	5.PPC Cement	13.PPR (ISI marked)	6.Reinforcement steel	14.PVC waste water lines	7.Pipe scaffolding (cup lock system)	15.S.W. sewer line up to main sewer	8.CPV Pipes	16.PVC rain water down take
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	Disaster Management Plan	
28.	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.	Disaster Management plan and Emergency Evacuation plan is given in chapter 7 of EIA report Page No.70-75.
	Court Cases	
29.	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.	NIL

Disaster Management Plan including emergency evacuation during natural and man-made disaster

Disaster Management Plan involves the different management steps which considers both natural and human induced hazards. It involves different phases such as pre-disaster, during disaster and post disaster. It includes an action plan for ensuring that the community is provided with adequate knowledge and resources in the event of any unwanted incident.

The overall objective of a disaster management plan is making use of the combined resources at the site and outside services to minimize the effects.

Response in case of Earthquake

Response Procedures for Occupants

If indoors:

1. Take cover under a piece of heavy furniture or against an inside wall and hold on.
2. Stay inside: The most dangerous thing to do during the shaking of an earthquake is to try to leave the building because objects can fall on you.

If outdoors:

Move into the open, away from buildings, streetlights, and utility wires. Once in the open, stay there until the shaking stops.

If in a moving vehicle:

Stop quickly and stay in the vehicle. Move to a clear area away from buildings, trees, overpasses, or utility wires. Once the shaking has stopped, proceed with caution. Avoid bridges or ramps that might have been damaged by the quake.

After the earthquake

1. After the earthquake be prepared for aftershocks.
2. Although smaller than the main shock, aftershocks cause additional damage and may bring weakened structures down. Aftershocks can occur in the first hours, days, weeks, or even months after the quake.

Help injured or trapped persons.

1. Give first aid where appropriate. Do not move seriously injured persons unless they are in immediate danger of further injury. Call for help.
2. Remember to help those who may require special assistance--infants, the elderly, and people with disabilities.
3. Stay out of damaged buildings.
4. Use the telephone only for emergency calls.

Response Procedure for Emergency Team

1. Formulate an Emergency Response Team for earthquake response.
Using the public address system, inform people of response procedures discussed above.
2. Inform the necessary authorities for aid.
3. Ensure no person is stuck beneath any debris, in case of a structural failure.
4. Ensure that all occupants standing outside near the buildings are taken to open areas.
5. Ensure that the first aid ambulance and fire tender vehicles are summoned if necessary.
6. Inform the nearby hospitals if there are any injuries.
7. Check the utilities and storage tanks for any damage.

Response in case of cyclones and floods

1. Community awareness and mass education programme would be arranged to manage the challenges during and after floods and cyclones.
2. Employees would be made aware to switch off electrical mains at emergency situation.
3. Employees would be educated about Do's and Don'ts during cyclone and Floods.
4. Developer would construct an embankment/flood wall around the proposed site.
5. Proper maintenance of storm water channel and sewer lines.
6. Developer would build the proposed building with all the measures to withstand high wind velocity.
7. Developer would identify large scale medical store.
8. Awareness would be spread about the hazards of stored water. Communicable diseases like malaria, dengue, etc. could spread if water is stored for longer time.
9. Building would be investigated for leakages and any leakage would be repair by developer at low cost. After the formation of society, developer would assist in this activity.

Response in case of fire

1. Required response during in the event of a fire should be described in signs located in the lobby.
2. On sighting a fire, it should be immediately informed to the environment manager giving the exact location and type of fire in detail.
3. Initiate the Emergency Response Team for fires.
4. If the fire is small, engage in extinguishing the fire using the nearest fire extinguisher.
5. Guide the Emergency Response Team staff to the emergency assembly point.
6. The Emergency Response Team should immediately inform the nearest dispensary and security force. If required a fire tender should be summoned.
7. The response team should immediately move to the point of fire and take all necessary steps to stop the fire. If the fire is not controllable and spreads then the manager in charge should inform the district authorities and call for external help.
8. The Emergency Response Team will provide immediate relief to the injured at the scene of incident. Any injured persons should be evacuated on priority to the dispensary or one of the nearest hospitals based on their condition.

Instructions for Employees

1. Get out of buildings as quickly and as safely as possible.
2. Use the stairs to escape. When evacuating, stay low to the ground.
3. If possible, cover mouth with a cloth to avoid inhaling smoke and gases.
4. Close doors in each room after escaping to delay the spread of the fire.
5. If in a room with a closed door.
6. If smoke is pouring in around the bottom of the door or if it feels hot, keep the door closed.
7. Open a window to escape or for fresh air while awaiting rescue.
8. If there is no smoke at the bottom or top and the door is not hot, then open the door slowly.
9. If there is too much smoke or fire in the hall, slam the door shut.
10. Stay out of damaged buildings.
11. Check that all wiring and utilities are safe.

A state of the art fire fighting system is proposed for the project to prevent and control fire outbreaks. The fire fighting system will consist of portable fire extinguishers, hose reel, wet riser, yard hydrant, automatic sprinkler system, and manual fire alarm system. The buildings will also be provided with automatic fire detection and alarm system.

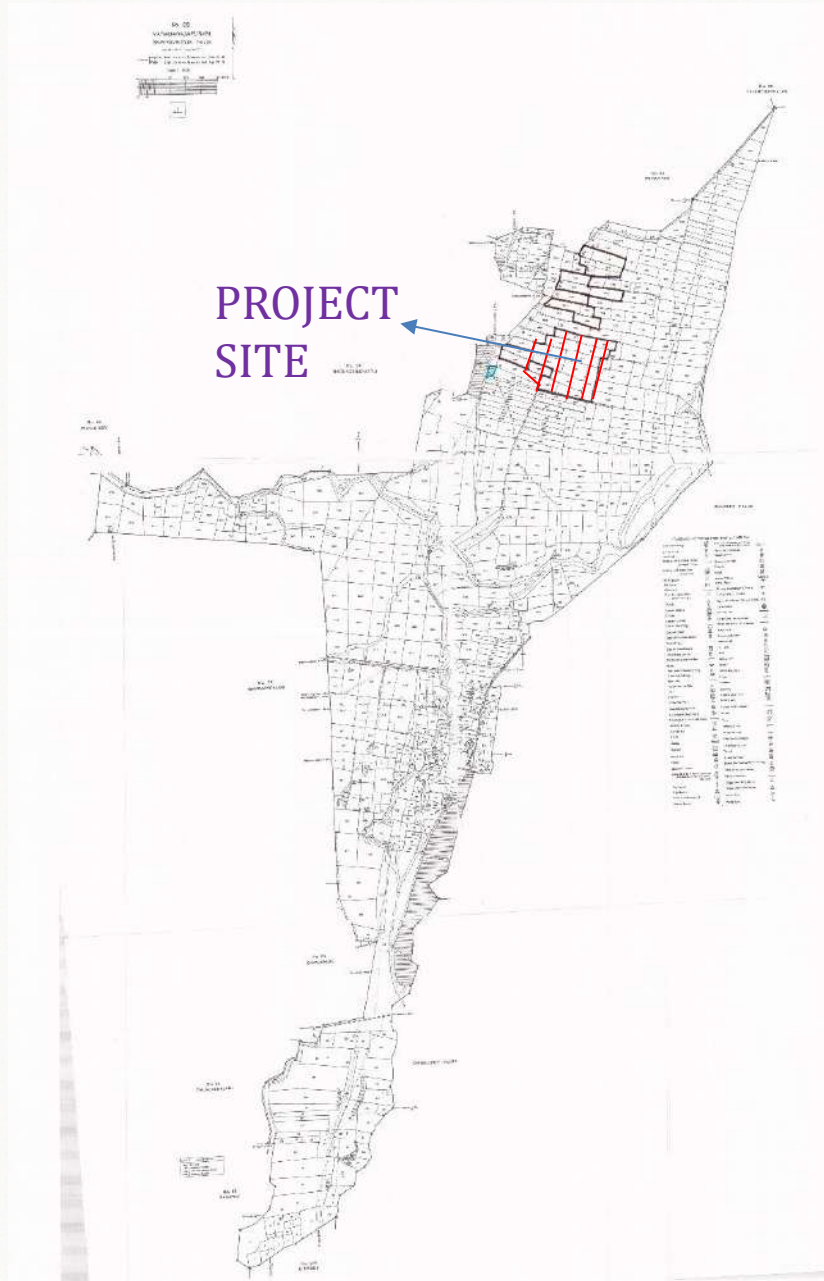
ADDITIONAL TOR

222

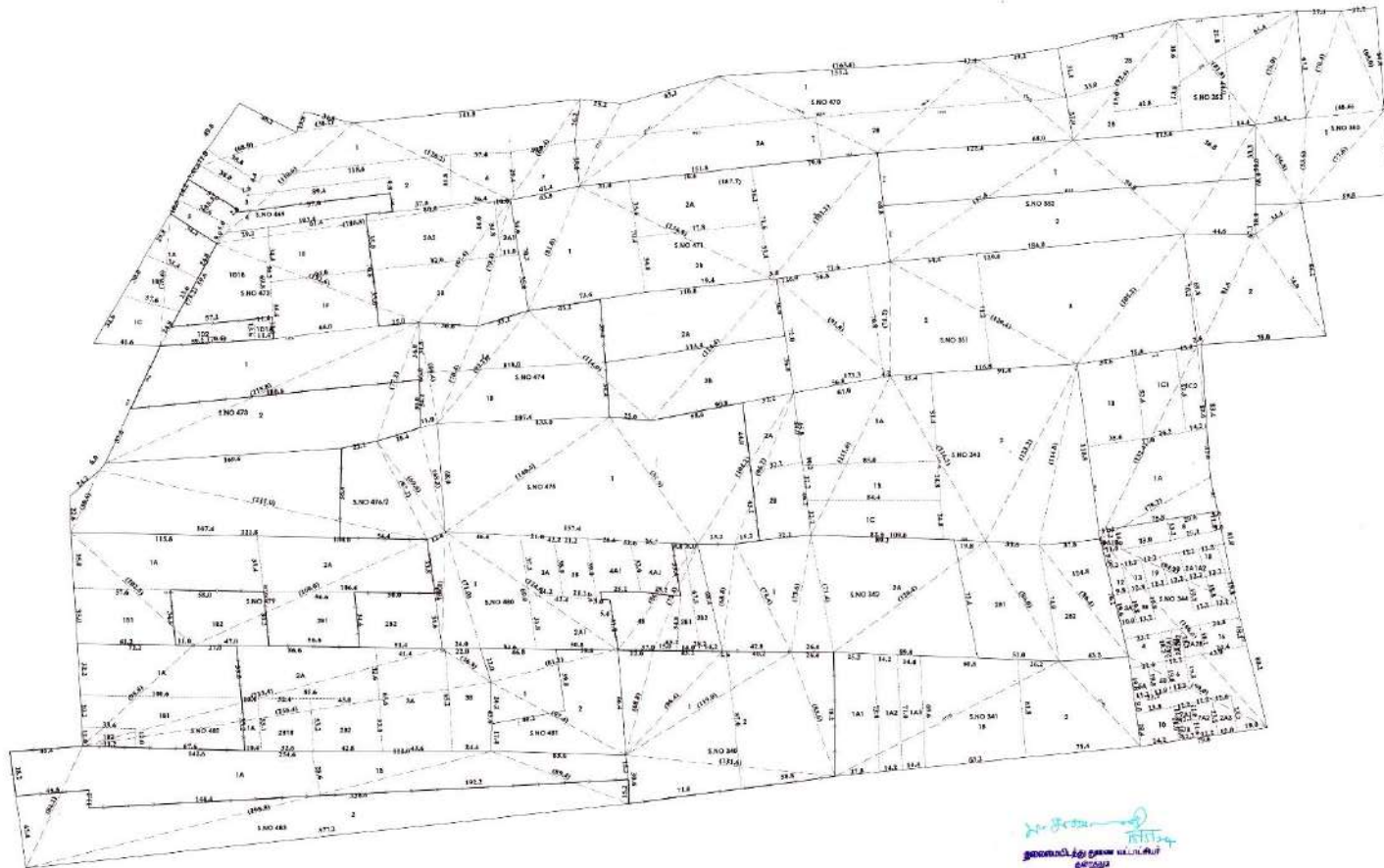
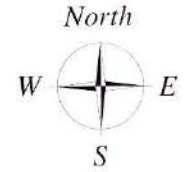
S.No	Additional Condition	Compliance
SEIAA SPECIFIC CONDITION		
1.	The PP shall furnish the detail Traffic study report	Traffic study report is given in Slide No.55-58
2.	Land use classification shall be obtained from the Competent Authority for the Survey Numbers of this project. Further, the project proponent shall submit the planning permission obtained from the CMDA, if any	The land use classification for all S.Nos is given in Slide No.14-15 Planning Permit will be issued by CMDA after submitting Environmental clearance.
3.	The proponent shall conduct the EIA study and submit the EIA report for the entire campus along with layout and necessary documents such as "A" register, village map and FMB sketch shall be furnished.	Village map, FMB is enclosed below.

VILLAGE MAP

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COMBINED FMB SKETCH OF S.NOs 469,470,471,472,473,474,475,476,479,480,481,482, 483,350,351,352,353,340,341,342,343,344 OF VARATHARAJAPURAM VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.



- G LINE
- SUB DIVISION LINE
- FMB LINE
- PART 1 BOUNDARY
- PART 2 BOUNDARY

SEAC SPECIFIC TERMS OF REFERENCE

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4.	The proposal to achieve minimum of IGBC Gold green building norms and shall obtain IGBC certificate.	➤ We will adopt an IGBC Green Building Rating System. The green concepts and techniques in the building sector can help address National concerns like water efficiency, energy efficiency, and reduction in fossil fuel use, handling of consumer waste and conserving natural resources. ➤ Most importantly, these concepts can enhance occupant's health and well-being, which is assuming greater importance. ➤ IGBC Green Residential Societies rating system addresses green features under the following categories: - Facility Management - Sustainable Water Practices - Energy Conservation - Waste Management - Innovative Practices Benefits ➤ 20-30% reduction in Energy cost ➤ 30-50% reduction in Water requirement ➤ Improved health & wellbeing of occupants.
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5. The PP shall explore construction of pond of appropriate size in the earmarked OSR land in consultation with the local body. The pond should be modelled like a temple tank with parapet walls, steps, etc. The pond is meant to play three hydraulic roles, namely (1) as a storage, which acted as insurance against low rainfall periods and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a structure which was crucial to the overall eco-system	The pond/Temple tank is proposed in the OSR land. This will be modelled like a temple tank with parapet walls, steps and it will be used (1) as a storage and also recharges groundwater in the surrounding area, (2) as a flood control measure, preventing soil erosion and wastage of runoff waters during the period of heavy rainfall, and (3) as a structure which was crucial to the overall eco-system.
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SEAC SPECIFIC TERMS OF REFERENCE

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6.	Commitment letter from competent authority for supply of water shall be furnished.	The source of water supply is Varadharajapuram Panchayat.
7.	Proposal for dual-fuel/ gas powered DG sets shall be furnished.	The capacity of DG sets were very high and we will explore the possibilities of using Gas powered DG sets.
8.	Details of litigations, if any pending against the project shall be furnished along with supporting documents.	There is no litigations against this project.
9.	Detailed Evacuation plan during emergency/ natural disaster/ untoward accidents shall be submitted	Evacuation plan during emergency/ natural disaster/ untoward accidents is given in Slide No.71-76
10.	The space allotment for solid waste disposal and sewage treatment & grey water treatment plant shall be furnished	➤ The area allotted for Solid waste disposal is 150 Sqm ➤ The area allotted for STP is 500 Sqm
11.	Details of the Solid waste management plan shall be prepared as per solid waste management Rules, 2016 and shall be furnished.	The solid waste management plan has been prepared as per solid waste management Rules, 2016 and the same has been discussed in Slide No.26-29
12.	Details of the E-waste management plan shall be prepared as per E-waste Management Rules, 2016 and shall be furnished	This is a residential building, hence there won't huge E-waste generated in the site. The E-waste generated will be disposed as per E-waste Management Rules, 2016 .
13.	Details of the rainwater harvesting system with cost estimation should be furnished.	The rainwater harvesting details has been discussed in chapter 2 section 2.11. The cost estimation has been included in EMP and the same has been discussed in Slide No.51-52

SEAC SPECIFIC TERMS OF REFERENCE

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14.	A detailed storm water management plan to drain out the storm water entering the premises during heavy rains period shall be prepared including main drains and subdrains in accordance with the contour levels of the proposed project considering the flood occurred in the year 2015 and also considering the water bodies around the proposed project site & the surrounding development. The storm water drain shall be designed in accordance with the guidelines prescribed by the Ministry of Urban Development.	Storm water management plan is prepared and discussed in Slide No.33-35
15.	The OSR area should not be included in the activity area and not be taken into account for the green belt area.	The area allocated for Greenbelt development is 17% of total plot area 6753.15 Sqm and OSR area is not included in Greenbelt development.
16.	The layout plan shall be furnished for the greenbelt area earmarked with GPS coordinates by the project proponent on the periphery of the site and the same shall be submitted for CMDA/DTCP approval. The green belt width should be at least 3m wide all along the boundaries of the project site. The green belt area should not be less than 15% of the total land area of the project.	About 17% of the plot area will be provided for the development of Green Belt. Area allotted for Green Belt: 6753.15 Sqm. Thick trees with greater canopy are also proposed which act as shade providers. Adequate numbers of these species will be planted all along the boundaries of the site and along the either side of the internal roads. Our proposed building activity will not be in migrating pathway of migrating birds.

SEAC SPECIFIC TERMS OF REFERENCE

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17.	Cumulative impacts of the Project considering with other infrastructure developments and industrial parks in the surrounding environment within 5 km & 10 km radius shall be furnished	Manual for Building, Construction, Townships and Area Development Projects by MoEF & CC, February 2010. The study area of 10km radius around the project site is taken as buffer zone. Cumulative impact has been predicted taking into consideration of other infrastructure development around 10km radius. predicted impacts and the corresponding mitigation plan is detailed in chapter 4.
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18.	A detailed post-COVID health management plan for construction workers as per ICMR and MHA or the State Govt. guideline may be followed and report shall be furnished.	1.Screening of staff while entering the workplace ➤ Screening will be in Place for all entrants and ask for any COVID – 19 symptoms for them and their family members. ➤ The Temperature Check will be in Place for all entrants with usage of approved Digital thermometer 2. Mask wearing ➤ All the staff will wear mask at all places in the workplace and will be continuously monitored. ➤ Anyone found without mask shall be sent out of the workplace. 3. Maintaining physical distancing ➤ Work place should be arranged in such a way that two meters distance is maintained between staff & achieved by spacing out the work station points or using alternate work stations by not using one work station in the middle ➤ If the spacing is not possible, barricading with transparent sheets/ screens will be attempted based on the local settings. 4.Hand washing / hand sanitation: ➤ Automated foot operated hand sanitizers will be placed in all the accessible places of the work place, including gate, entry to the floor, corridors, etc. ➤ All the washrooms will be provided with soap and water for hand washing. Additional temporary hand washing facilities will be places in required places
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18.	A detailed post-COVID health management plan for construction workers as per ICMR and MHA or the State Govt. guideline may be followed and report shall be furnished.	5. Canteen/ Dining Area: • The workers divided into groups and meal/ tea timing must be split across the groups. This may be done based on the capacity of the dining hall. • Sufficient distancing will be maintained in dining hall. Zig zag/ alternate seating arrangements will be adhered. 6. Avoiding all instances which lead to mass gathering and grouping of staff. 7. Necessary measures and monitoring mechanism will be made to avoid spitting in public places. 8. Transportation: • The drivers involved in transportation of the staff will be screened daily for temperature or any other symptoms. • The seating arrangement will be made in such a way that no crowding is seen. The vehicle will be a/crated with all windows opened. c) Periodic disinfection of the vehicle will be done after all the trip. 9. Vaccination: • All staff and family members should be vaccinated with two doses of COVID-19 vaccine considering as high priority group. 10. Awareness creation: • Necessary steps were made to create awareness about COVID-19 appropriate behavior among the staff/workers. • IEC material will be printed and displayed in the workplace.
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SEAC SPECIFIC TERMS OF REFERENCE

19.	The project proponent shall furnish detailed baseline monitoring data with prediction parameters for modeling for the ground water, emission, noise and traffic	The baseline monitoring data with prediction parameters for ground water, emission, noise and traffic is discussed in chapter 3 under section 3.5, 3.7, 3.8 and chapter 4 under section 4.3																																	
20.	The proposal for utilization of at least 50% of Solar Energy shall be included in the EIA / EMP report.	<table><tr><th rowspan="2">S.No</th><th rowspan="2">Description</th><th colspan="3">Solar System Saving in Energy</th></tr><tr><th>Total KW</th><th>Efficiency</th><th>Total KW</th></tr><tr><td rowspan="5">1</td><td>Solar Roof Panel Area – 5980 Sq.m (50 % of the Roof top is provided for Solar)</td><td>598</td><td>50%</td><td>299</td></tr><tr><td colspan="3">Energy Avg. Production per Hour-KWHr</td><td>1196</td></tr><tr><td colspan="3">Energy Production per Day(8-Hours)-KWHr</td><td>9568</td></tr><tr><td colspan="3">Energy Production per Annum-KWHr</td><td>3492320</td></tr><tr><td colspan="3">Energy savings / Annum (in KwHr)</td><td>3492320</td></tr></table>					S.No	Description	Solar System Saving in Energy			Total KW	Efficiency	Total KW	1	Solar Roof Panel Area – 5980 Sq.m (50 % of the Roof top is provided for Solar)	598	50%	299	Energy Avg. Production per Hour-KWHr			1196	Energy Production per Day(8-Hours)-KWHr			9568	Energy Production per Annum-KWHr			3492320	Energy savings / Annum (in KwHr)			3492320
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	Energy savings / Annum (in KwHr)			3492320																															
21.	As per the MoEF&CC Office Memorandum F.No.22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020, the proponent shall furnish the detailed EMP.	The EMP plan has been discussed in Slide No.51-52																																	

SEIAA STANDARDS CONDITIONS

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1.	Impact on soil, soil biota and vegetation.	Impact on soil, soil biota and vegetation is given in Chapter 3 of EIA report.
2.	Impact on climate change	Impact on climate change is given in Chapter 3 of EIA report.
3.	Carbon sequestration strategies adopted and action towards Carbon Sequestration.	About 17 % of the plot area will be provided for the development of Green Belt. Area allotted for Green Belt: 6753.15 Sqm. Thick trees with greater canopy are also proposed which act as shade providers. Adequate numbers of these species will be planted all along the boundaries of the site and along the either side of the internal roads. Almost 505 Number of species were planted in site. Amount of carbon sequestered per tree = 78 kg of carbon Amount of carbon sequestered for 505 trees = 39390 kg of carbon For the Proposed project = 39MT / year
4.	Smart technologies adopted to improve energy efficiency.	The proposed project is a residential development and Energy efficiency Improved by Using Solar PV System, Using energy-efficient equipment, Using LED lights.

5.	Occupational Health & safety details shall be furnished.	Occupational Health & safety details are given in Chapter 7 of EIA report.																	
6.	CO2 Emission and action for containing it.	<table><tr><th>S.No</th><th>Anticipated Impacts</th><th>Mitigation measures</th></tr><tr><td>1.</td><td>The construction of a residential building involves five stages viz. design, production of building materials, mobilization of materials, building construction, and disposal of construction waste will have an impact on green house gas emissions.</td><td>In order to reduce the emissions due to the construction activities, the recycled building materials along with the environmentally friendly construction practices will be implemented to minimize the harm to the environment.</td></tr><tr><td>1.</td><td>The production of building materials account for 74% of the aggregate GHG emissions, 12% of the aggregate emissions are from transportation of building material and construction equipment, 10% from fuel and electricity used for construction equipment, 2% from human activities, and 2% are from transportation of construction waste.</td><td>The use of glass and wood will be minimized in the project, since it is residential project it will be used only for windows.</td></tr><tr><td>1.</td><td>The massive emission contribution of the productions of building material and their transportation, human activities also contribute 2% of overall emissions during the construction of the residential building</td><td>Prefabricated building materials and components will be preferred to recover the environmental losses due to GHG emissions.</td></tr><tr><td>4.</td><td>During the operation of Sewage Treatment plant – the green housed gases is predicted during the anaerobic conditions.</td><td>For the proposed project, the STP will be designed with adequate aeration system with the Green house monitoring sensors .</td></tr></table>			S.No	Anticipated Impacts	Mitigation measures	1.	The construction of a residential building involves five stages viz. design, production of building materials, mobilization of materials, building construction, and disposal of construction waste will have an impact on green house gas emissions.	In order to reduce the emissions due to the construction activities, the recycled building materials along with the environmentally friendly construction practices will be implemented to minimize the harm to the environment.	1.	The production of building materials account for 74% of the aggregate GHG emissions, 12% of the aggregate emissions are from transportation of building material and construction equipment, 10% from fuel and electricity used for construction equipment, 2% from human activities, and 2% are from transportation of construction waste.	The use of glass and wood will be minimized in the project, since it is residential project it will be used only for windows.	1.	The massive emission contribution of the productions of building material and their transportation, human activities also contribute 2% of overall emissions during the construction of the residential building	Prefabricated building materials and components will be preferred to recover the environmental losses due to GHG emissions.	4.	During the operation of Sewage Treatment plant – the green housed gases is predicted during the anaerobic conditions.	For the proposed project, the STP will be designed with adequate aeration system with the Green house monitoring sensors .
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4.	During the operation of Sewage Treatment plant – the green housed gases is predicted during the anaerobic conditions.	For the proposed project, the STP will be designed with adequate aeration system with the Green house monitoring sensors .																	

SEIAA STANDARDS CONDITIONS

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7.	Anticipated Green House Gas emissions and mitigation strategies.	The native tree species, shrubs and ground covers will be developed in consultation with TN Forest Department. The planting arrangement will be based on optimal use of available land providing thick vegetation and shady trees. The tree plantation (large size species) shall be undertaken at the time of preparation of the site so that they would grow to considerable size by the time of commissioning of the proposed project. Criteria for selection of species for greenbelt The plant species suitable for green belt development should be selected based on the following characteristics. • Thick canopy cover • Perennial and evergreen • High sink potential for pollutants • Large leaf area index
8.	Flood inundation certificate from competent Authority	We had obtained Inundation NOC for adjacent plotted development for our own land vide Letter No.DB/T5(3)/F-8607&8911VardarajapuramEramaiyur10078/2023 dated: 07.12.2023 and copy of same enclosed, we will follow the conditions as mentioned in the NOC for our proposed Residential development. The action plan attached As per PWD NOC, the site will be raised upto to the field level of (+)15.800 m to protect the site from flood during heavy rain. The average existing field level of our site is + 13.40 meter and hence average filling of 2.4 meter will be done in the site as recommended in the WRD NOC.

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03431800-6297711: <http://www.gutenberg.org>

Water Resources Department

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

dated. 07.12.2023

Sub: CMDA – Area Plans Unit – Layout Division – Planning permission for the Layout of house sites in S.No.352/1, 353/1A2, 1B2 & 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 3, 418/1A, 2A1B & 2A2A, 418/1B, 2B & 3B, 419/1 & 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2 & 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 2B1, 446/1B, 1C1, 2B1 & 2B2A, 454/1A1 & 1B1, 455/1A, 463/1A & 2A, 464/1A2B, 1A3A, 1A3B, 2 & 3A, 465/1, 2, 3, 4 & 5, 466/1A, 467/1, 468/1 & 2, 469/1, 2, 3 & 6, 470/1A, 2A & 2B, 472/2A2 & 2B of Varadharajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 151/2 of Erumaiyur village, Kundrathur taluk, Kancheepuram district, Kundrathur Panchayat union limit – specific remarks along with NOC on Inundation point of view – Issued – regarding.

参考文献

With reference to the 1st letter cited above and after careful consideration the

7/12/20

CNP 3103721 info@cambridge.org

Condition of Adayar River in 2015 floods

Due to occurrence of heavy intensity of rainfall occurred in the entire catchment area of Adayar basin resulting in breaching of many major and small tanks. The urbanized catchment area resulting with radical change of land use and increased coefficient of runoff in turn increased flood inflow in to the tanks and streams. Hydraulic inefficiency of the river course and micro & macro drains due deposition (siltation), accreditation (erosion) and constrains due to encroachments of various forms. Due to these conditions, the Maximum Flood Level (MFL) near the site under reference during the 02.12.2015 floods was assessed (+) **15.800 MSL as well as the Adyar river MFL.**

Present condition of Adayar River

regarding Long term flo
Huy 2/12/22

237 PWD NOC for Applicant's own land (Adjacent to Proposed site)

In this project, the maximum flood level of the Adyar river is reduced into (+)15.200m as well as nearby site. Due to these circumstances, to project the applicant site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the Maximum flood level of Adayar River. Hence, the applicant site must be raised at the level of (+) 15.200m + 0.60m = **(+)15.800m**. And also, the entire site must be at the minimum level of (+) 15.800 m in order to avoid any inundation in future.

To overcome any possibility of inundation, the ground level of the site should be raised to a minimum level of (+)15.800m (i.e.,) above 3.88m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side. The applicant existing field level varies from (+).13.840m to (+).14.430m and depth of filling of the applicant site requires from 1.37 to 1.96m above the existing ground level, so as to avoid inundation. Hence, the applicant is suggested not to have regular habitation below MFL.

To ascertain the gravity of inundation of the said Land, corresponding field levels of the adjoining lands were taken and furnished as detailed below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the Existing level	
			Required Level in m	Height Filling in m
1.	352/1	(+)13.840	(+)15.800	1.96
2.	353/1A2	(+)13.900		1.90
3.	353/1B2			
4.	353/2B			
5.	412/1	(+)13.970	1.83	
6.	414/1A	(+)14.210	(+)15.800	1.59
7.	415/1A1B			
8.	415/1A2B			
9.	415/1A3B			
10.	415/1A4B			
11.	415/1A5B			
12.	415/1A6B			
13.	415/3			
14.	416/1A	(+)14.290	1.51	
15.	416/2A1B			
16.	416/2A2A			

Heads 1/12/23

17.	418/1B	(+)14.310		1.49	
18.	418/2B				
19.	418/3B				
20.	419/1	(+)14.100		1.70	
21.	419/2A				
22.	420/1	(+)13.880		1.92	
23.	421/1				
24.	444/1A	(+)14.150		1.65	
25.	444/1F				
26.	444/2A1				
27.	444/2B1B				
28.	444/2B2				
29.	444/2B3				
30.	444/2A5A1				
31.	444/2A5A2				
32.	444/2A5B				
33.	445/1A1	(+)14.270	(+)15.800	1.53	
34.	445/1A2				
35.	445/1A3				
36.	445/1A4				
37.	445/1B1				
38.	445/1B2B				
39.	445/1B2C				
40.	445/1B2D				
41.	445/1C				
42.	445/2A				
43.	445/2B1				
44.	446/1B	(+)13.980	(+)15.800	1.82	
45.	446/1C1				
46.	446/2B1				
47.	446/2B2A	(+)14.060		1.74	
48.	454/1A1				
49.	454/1B1				
50.	455/1A				

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PWD NOC for Applicant own land (Adjacent to Proposed site)

51.	463/1A	(+)14.350		1.45
52.	463/2A			
53.	464/1A2B			
54.	464/1A3A	(+)14.210		1.59
55.	464/1A3B			
56.	464/2			
57.	464/3A			
58.	465/1	(+)14.120		1.68
59.	465/2			
60.	465/3			
61.	465/4			
62.	465/5			
63.	466/1A	(+)13.980	(+)15.800	1.82
64.	467/1	(+)14.050		1.75
65.	468/1	(+)13.920		1.88
66.	468/2			
67.	469/1	(+)14.030		1.77
68.	469/2			
69.	469/3			
70.	469/6			
71.	469/7			
72.	470/1A	(+)13.890		1.91
73.	470/2A			
74.	470/2B			
75.	472/2A2	(+)13.940		1.86
76.	472/2B			
Erumaiyur village				
77.	148/4B	(+)14.430	(+)15.800	1.37
78.	149/4A			
79.	150/4B1	(+)14.150		1.65
80.	150/5B1			
81.	150/13A			
82.	150/14			
83.	151/2			
Jeyaraj 1.74				

1.74
5/12/23

Based on the available Revenue records as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view for the planning permission for the Layout of house sites in S.No.352/1, 353/1A2, 1B2 & 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 3, 416/1A, 2A1B & 2A2A, 418/1B, 2B & 3B, 419/1 & 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2 & 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 2B1, 446/1B, 1C1, 2B1 & 2B2A, 454/1A1 & 1B1, 455/1A, 463/1A & 2A, 464/1A2B, 1A3A, 1A3B, 2 & 3A, 465/1, 2, 3, 4 & 5, 466/1A, 467/1, 468/1 & 2, 469/1, 2, 3, 6 & 7, 470/1A, 2A & 2B, 472/2A2 & 2B of Varadharajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 151/2 of Erumaiyur village, Kundrathur taluk, Kancheepuram district, Kundrathur Panchayat union limit in favour of M/s.Kishkinta Land Development Pvt Ltd, Represented by its Authorised signatory Me.Dega Srinivasalu GPA on behalf of M/s. Vees Properties Ltd, No.36/1, Gandhi Mandapam Main Road, Kotturpuram, Chennai – 600 085 is hereby issued to Chennai Metropolitan Development Authority subject to the following conditions and technical suggestion, besides as any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA. ✓

Conditions

1. The applicant's land should be filled with earth with proper compaction to the level of (+)15.800m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 1.37m to 1.96m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.800m (i.e.,)above 3.88m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side. to avoid inundation from River Adyar during the heavy rains. The entire pavement level should not be less than (+)15.800m as tabulated and regular habitation purpose should not be below the MFL.

2. The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

5/12/23

PWD NOC for Applicant own land (Adjacent to Proposed site)

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3. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinity of the documents submitted.

4. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

6. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands / channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view. ✓

Technical Suggestions

(a). The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

b). The applicant should provide necessary setback distance within the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai-2 vide Roc. No. 4367 / 2019 – BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas

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in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c). The applicants' lands are seems to be Ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

(d). The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants, and as well as the construction materials / debris / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel / Pond restricting the free flow of water.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion on inundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

Handwritten signature
for Chief Engineer, WRD,
Chennai Region, Chennai – 5

PWD NOC – Action Plan for Conditions

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S.No	Conditions	Status of Compliance
1.	1. The applicant's land should be filled with earth with proper compaction to the level of (+)15.800m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 1.37m to 1.96m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.800m (i.e..) above 3.88m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side. to avoid inundation from River Adyar during the heavy rains. The entire pavement level should not be less than (+)15.800m as tabulated and regular habitation purpose should not be below the MFL.	We will ensure that the land will be filled and compacted in layers of not more than 0.30m depth to achieve the required level of (+)13.370m. Emergency pumping and dewatering arrangements will be provided as required. Regular habitation will not be planned below MFL (+)15.295m, and all-round pavement levels will be maintained at or above (+)13.370m.
2.	The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).	We will clearly demarcate the land boundary in coordination with authorities and ensure no encroachment on government land as per Revenue records.

PWD NOC – Action Plan for Conditions

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S.No	Conditions	Status of Compliance
3.	The permission granted to the applicants, should not be altered / modified /changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinenity of the documents submitted.	We confirm the authenticity of the submitted documents and take responsibility for any discrepancies or encroachments.
4.	4. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.	We will provide advance notice to WRD officers and allow inspections during and after execution.

PWD NOC – Action Plan for Conditions

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S.No	Conditions	Status of Compliance
5.	5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.	We will agree to comply the rules and regulations of the WRD from time to time
6.	WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands /channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.	We will comply to the condition.

SEIAA STANDARD CONDITIONS

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9.	Traffic Study	Traffic study is given in Slide No.55-58
10.	Details of Plantation in EMP.	Details of EMP & CER is discussed in Slide No.51-52 & 544

SEIAA STANDARD CONDITIONS

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1.	Impacts on Energy requirement. BGV	The total power requirement for the project will be met from TNEB and proposes solar power in 50% of roof area to meet the required power.
2.	Impacts on living System (air, water, soil & microorganism).	The impact in the reference environment is detailed in EIA report chapter 3 & 4. it is a Industrial shed development and the land use pattern is non planned area, the required mitigation measures proposed in the EIA report and hence there will not be any major impact to air, water , soil & microorganism and the air, water & soi. The existing baseline data has done and samples are analyzed through NABL laboratory and the details are given in Chapter 3 of EIA report
3.	Impacts on terrestrial & aquatic within and surrounding areas.	There will be no impact to terrestrial & aquatic within and surrounding areas, the proposed land use for the project is commercial/Industrial zone and it is a well-developed area
4.	As per the MoEF& CC office memorandum F.No.22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020 the proponent shall furnish the detailed EMP mentioning all the CER activities as committed with the action plan.	The detailed EMP mentioning all the activities are provided in Chapter 9 Page No.191

SEIAA STANDARDS CONDITIONS

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5. All the construction of Buildings shall be energy efficient and confirm to the green building norms. To achieve conservation of energy, appropriate design of a building is of paramount importance. Accordingly, it is proposed to incorporate the guidelines of Energy conservation Building Code, 2018 for the Project.

S.No	Description	Consumption per year in KWHr	Consumption of energy using energy saving implements per year in KWHr	Total energy Savings in KWHr
1	Lighting	1594670.4	1132457.76	462212.64
2	Lifts	1290731.25	903511.875	387219.375
3	Street Lights	98550	45990	52560
4	Solar		16425	16425
Total		2983951.65	2098384.635	918417.015
Total Percentage			29.68	

SEIAA STANDARDS CONDITIONS

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6.	The proponent shall provide adequate parking facility for vehicles of all the workers & visitors.	<table><tr><th>Details</th><th>No. of Car parking</th><th>No. of Two-Wheeler Parking</th></tr><tr><td>1) Total number of Vehicles in Lower Basement</td><td>178</td><td>196</td></tr><tr><td>2) Total Number of Vehicles in Upper Basement</td><td>664</td><td>754</td></tr><tr><td>3) Total Number of Vehicles in Stilt</td><td>251</td><td>314</td></tr><tr><td>Total number of Car Parking in Ground Level (Surface Parking)</td><td>30</td><td></td></tr><tr><td>Total number of Parking as Required as per CMDA Norms</td><td>330</td><td>1254</td></tr><tr><td>Total Number of Vehicles Provided</td><td>1123</td><td>1264</td></tr></table>	Details	No. of Car parking	No. of Two-Wheeler Parking	1) Total number of Vehicles in Lower Basement	178	196	2) Total Number of Vehicles in Upper Basement	664	754	3) Total Number of Vehicles in Stilt	251	314	Total number of Car Parking in Ground Level (Surface Parking)	30		Total number of Parking as Required as per CMDA Norms	330	1254	Total Number of Vehicles Provided	1123	1264
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Total Number of Vehicles Provided	1123	1264																					
7.	The proponent shall ensure that no treated or untreated trade effluent/sewage discharged outside the premises under any circumstances.	The wastewater generation is estimated to be about 90% of the domestic water and 100% of flushing water is consumed. 1034 KLD of generated sewage will be treated in Sewage treatment plant of 1110 KLD capacity; of which 982 KLD of treated wastewater will be generated. The treated water will be utilized for Flushing (374 KLD), Gardening & OSR (39 KLD) and excess treated sewage will be Disposed to Avenue Plantation (569 kLD).																					

SEIAA STANDARDS CONDITIONS

8.	The disaster management and disaster mitigation standards to be seriously adhered to avoid of calamities.	Disaster Management Plan is given in Chapter 7 Page No.163-176
9.	The proponent shall provide the action taken for reduction of green house gas emissions to support the climatic action to make it sustainable buildings.	About 17 % of the plot area will be provided for the development of Green Belt. Area allotted for Green Belt: 6753.15 Sqm. Thick trees with greater canopy are also proposed which act as shade providers. Adequate numbers of these species will be planted all along the boundaries of the site and along the either side of the internal roads. Almost 505 Number of species were planted in site. Amount of carbon sequestrated per tree = 78 kg of carbon Amount of carbon sequestrated for 505 trees = 39390 kg of carbon For the Proposed project = 39 MT / year
10.	The project proponent shall furnish the action taken to provide adequate parking space for visitors of all inmates including clean traffic plan.	The proposed project is provided with adequate parking. There are two entry/exit points available for the smooth flow of vehicles. 7.2 m and 10.5m Driveway is provided within the project site for the internal movements of vehicles without traffic congestion.

11.	The project proponent shall furnish the action taken to improve water usage efficiency in the building.	• Installation of dual plumbing for using recycled wastewater to reduce the water usage. • Installation of water efficient fixtures in the taps • The toilets urinals will be provided separately to reduce the flush water in automatic fixed quantity of water for urinals flush • No usage of fresh water for flushing and gardening purposes • STP is installed to treat and reuse the wastewater to reduce the daily freshwater demand. • The wastewater generation is estimated to be about 90% of the domestic water and 100% of flushing water is consumed. 1034 KLD of generated sewage will be treated in Sewage treatment plant of 1110 KLD capacity; of which 982 KLD of treated wastewater will be generated. The treated water will be utilized for Flushing (374 KLD), Gardening & OSR (39 KLD) and excess treated sewage will be Disposed to Avenue Plantation (569 kLD).
12.	The project proponent shall conduct detailed study of biodiversity flora & fauna including invasives /endemic vulnerable species.	The detailed biodiversity study is given chapter 3 under section 3.9 Page No.103.

13.	The project proponent shall furnish NOC obtained from competent authority that there is no encroachment of water bodies (including canals).	We have not encroached any water body, the copy of FMB sketch and Village Map is enclosed.
14.	The project proponent shall furnish impact of Green House Gases emissions and climate change likely due to activities	The native tree species, shrubs and ground covers will be developed in consultation with TN Forest Department. The planting arrangement will be based on optimal use of available land providing thick vegetation and shady trees. The tree plantation (large size species) shall be undertaken at the time of preparation of the site so that they would grow to considerable size by the time of commissioning of the proposed project. <u>Criteria for selection of species for greenbelt</u> The plant species suitable for green belt development should be selected based on the following characteristics. • Thick canopy cover • Perennial and evergreen • High sink potential for pollutants • Large leaf area index

SEIAA STANDARD CONDITIONS

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15.	The project proponent shall conduct detailed soil investigation including microflora /fauna.	The details of soil investigation is given in chapter 3 under section 3.8. The detailed biodiversity study is given chapter 3 under section 3.9
16.	The project proponent shall study impact on livelihoods of locals.	The details are discussed in chapter 3 under section 3.10 and chapter4 under section 4.2
17.	The project proponent shall furnish List of trees available in the area.	As of now, no trees in site. In future almost 515 trees will be planted
18.	The project proponent shall study impact of activities on water bodies/wetlands.	Details are discussed in chapter 4 under section 4.2
19.	The project proponent shall conduct studies on invasive and alien species	There is no invasive and alien species in and around the project site. The detailed biodiversity study is given in chapter 3 under section 3.9.

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GENERAL NOTES

1. The contractor shall be responsible for obtaining all necessary permits and licenses for the work.
2. The contractor shall be responsible for obtaining all necessary insurance coverage for the work.
3. The contractor shall be responsible for obtaining all necessary bonding for the work.
4. The contractor shall be responsible for obtaining all necessary approvals for the work.
5. The contractor shall be responsible for obtaining all necessary clearances for the work.

No. 20	Wiederholungsfrage	2.00
20	Die Nachfrage ist	2.00
21		
22		
23		
24		
25		
26		

PROJECT
RESIDENTIAL BUILDING
FOR M&A ALLIANCE GROUP

MPs ALLIANCE GROUP

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 1000 University Ave.
 1000 University Ave.

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BASTMENT 01 EVACUATION PLAN				
NO.	NO.	NO.	NO.	NO.
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

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№	Вопрос	ОТВ.
1	Какие виды транспорта?	Гос. Дом
2		
3		
4		
5		
6		
7		

RESIDENTIAL BUILDING
FORM M & ALLIANCE GROUP

CLIENT: MVA ALLIANCE GROUP

Lab. angliko de Bruckner: Aesthetische
 Germanische Lit., Rom.
 20.000 20.000 20.000 20.000
 20.000 20.000 20.000 20.000

LEAD LEAD CONSULTING & ENGINEERING
NEEDS TO FIND THE LEAD
CALL US TODAY AT
1-800-451-4511

BASMENT FLOOR EVACUATION PLAN				
STATION	NO.	STATION CODE	EXIT	TIME
STATION	NO.	STATION CODE	EXIT	TIME
STATION	NO.	STATION CODE	EXIT	TIME

SUBMISSION

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EVACUATION PLAN



LEGENDS DESCRIPTIONS

- FIRE ESCAPE ROUTE
- STAIRCASE FIRE EXIT SIGNAGE
- 6KG ABC FIRE EXTINGUISHER
- MANUAL CALL POINT
- ASSEMBLY AREA

DESIGNER NOTES

1. ALL EVACUATION ROUTES MUST BE KEPT CLEAR AT ALL TIMES.
2. ALL EVACUATION ROUTES MUST BE KEPT CLEAR AT ALL TIMES.
3. ALL EVACUATION ROUTES MUST BE KEPT CLEAR AT ALL TIMES.
4. ALL EVACUATION ROUTES MUST BE KEPT CLEAR AT ALL TIMES.

NO.	REVISION	DATE
01	ISSUED FOR PERMIT	10/10/2023
02	ISSUED FOR PERMIT	10/10/2023
03	ISSUED FOR PERMIT	10/10/2023
04	ISSUED FOR PERMIT	10/10/2023
05	ISSUED FOR PERMIT	10/10/2023

PROJECT
RESIDENTIAL BUILDING
FORM ALLIANCE GROUP

CLIENT
M's ALLIANCE GROUP

ARCHITECT
LIVING & WORKING ARCHITECTS
10/10/2023

MEP AND CIVIL CONSULTANTS
LEAD CIVIL ENGINEER & ENGINEERING
10/10/2023

DESIGNER
SITE EVACUATION PLAN

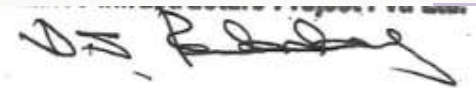
DATE
10/10/2023

SUBMISSION

REVISIONS

Handwritten signature: V. P. Reddy

THANK YOU

A handwritten signature in black ink, appearing to read "Dr. P. B. Bhat", is written over a horizontal line.



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Home > MCA Services > Master Data > Master Data Services V3 > Company/ LLP Search

Master data		Index of Charges	Designated Partner/Signatory details
LLP Information			
LLPIN		AAM-2217	
LLP Name		NSPIRE DEVELOPERS LLP	
ROC Name		ROC Vijayawada	
Date of Incorporation		13/03/2018	

Email Id	cs[at]alliancein[dot]com
Number of Partners	0
Number of Designated Partners	4
Registered Address	Plot No. 68 & 69, Jubilee Heights, Jubilee Enclave, Next to Shilparamam, Ma, dhapur, Nellore, Hyderabad, Andhra Pradesh, India, 500081
Total Obligation of Contribution	3,75,000
LLP Status	Active
Strike off/amalgamated/transferred date	-
Status under CIRP	-
Small LLP	Yes

Accounts and Solvency Filing Information

Date of filing	Financial Year
11/17/2025	03/31/2025

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Master data		Index of Charges		Designated Partner/Signatory details		
Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	00038770	SAI MANOJ NAMBURU	Designated Partner	13/03/2018	-	Yes
2	00163112	BOMMIREDDY SUNEEL	Designated Partner	13/03/2018	-	Yes

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
3	00690545	BETHIREDDY NAGIREDDY	Designated Partner	01/06/2022	-	Yes
4	07147878	BETHI REDDY TEJ NARASA REDDY	Designated Partner	01/06/2022	-	Yes

For more information on current designation and cessation dates, please click on the DIN/ DPIN to access Director Master Data



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Master data		Index of Charges	Director/Signatory details	Company Information
CIN	U70109TN2021PTC161643			
Company Name	URBANRISE CONSTRUCTIONS PRIVATE LIMITED			
ROC Name	ROC Chennai			
Registration Number	161643			

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Date of Incorporation	09/08/2021
Email Id	cs[at]alliancein[dot]com
Registered Address	PLOT NO 36 GANDHI MANDAPAM, KOTTURPURAM ROAD, Kotturpuram, Chennai, Chennai City Corporation, Tamil Nadu, India, 600085
Address at which the books of account are to be maintained	No 243 19th Main Road, Sector 4 HSR Layout Banglore, HSR Layout, Bangalore, Bangalore South, Karnataka, India, 560102
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	-
Authorised Capital (Rs)	10,53,75,000
Paid up Capital (Rs)	3,75,000
Date of last AGM	29/09/2024
Date of Balance Sheet	31/03/2024
Company Status	Active
Small Company	No



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Master data		Index of Charges		Director/Signatory details			
Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	00038770	SAI MANOJ NAMBURU	Director	Promoter	09/08/2021	–	Yes
2	00163112	BOMMIREDDY SUNEEL	Director	Promoter	09/08/2021	–	Yes

For more information on current designation and cessation dates, please click on the DIN/ DPIN to access Director Master Data



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Urbanrise Constructions Pvt Ltd
(CIN: U70109TN2021PTC161643)

 No. 243, 19th Main Road, Sector 4, HSR Layout,
 Bangalore 560102. Tel: 080-41456000

www.urbanrise.com
List of Shareholders as on 31.03.2024

SI No.	Name of the Share holders	Reg Folio No.	No. Of Shares	Class of Shares	Share Value	Total Value of Shares
1	Sai Manoj Namburu	24441357	13875	Equity	10	138750
2	Suneel Bommireddy	24441121	13875	Equity	10	138750
3	Alliance Infrastructure Projects Private Limited	26881390	9750	Equity	10	97500
TOTAL			37500		10	375000

For Urbanrise Constructions Private Limited

Sai Manoj Namburu
(Director)
(DIN: 00038770)

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Master data	Index of Charges	Director/Signatory details	Company Information
CIN	U07010KA2004PTC034414		
Company Name	ALLIANCE INFRASTRUCTURE PROJECTS PRIVATE LIMITED		
ROC Name	ROC Bangalore		
Registration Number	034414		

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Date of Incorporation	30/07/2004
Email Id	cs[at]alliancein[dot]com
Registered Address	No 243, 19th Main Road, Sector4, HSR Layout, HSR Layout, Bangalore, Bangalore South, Karnataka, India, 560102
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	10,00,00,000
Paid up Capital (Rs)	5,71,47,000
Date of last AGM	30/09/2024
Date of Balance Sheet	31/03/2024
Company Status	Active
Small Company	No

Jurisdiction	
ROC (name and office)	ROC Bangalore
RD (name and Region)	RD Bangalore, South-Western Region Directorate



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Master data		Index of Charges		Director/Signatory details			
Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	01732005	POTHIREDDY REDDY	Managing Director	Professional	01/08/2015	–	Yes
2	09565856	RAJENDRA JOSHI	Director	Professional	04/04/2022	–	Yes

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
3	00038770	SAI MANOJ NAMBURU	Managing Director	Promoter	30/07/2004	-	Yes
4	00163112	BOMMIREDDY SUNEEL	Director	Promoter	27/11/2004	-	Yes
5	01711004	KAMLAKAR MANJANATH SHET	Director	Professional	04/07/2007	-	Yes

For more information on current designation and cessation dates, please click on the DIN/ DPIN to access Director Master Data





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Alliance Infrastructure Projects Private Limited

No. 243, 19th Main Road, Sector 4, HSR Layout,

Bangalore 560102. Tel: 080-41456000

www.alliancein.com

CIN: U07010KA2004PTC034414)

**List of Shareholders-Equity Shares
As on 31st March, 2024**

Sl. No.	Name of the Shareholder	Client ID	DP ID	No. of Shares	Class of Shares held
1	Sai Manoj Namburu	11472332	IN 303116	28,57,350	Equity Shares
2	Suneel Bommireddy	11472228	IN 303116	28,57,350	Equity Shares
Total				57,14,700	

For Alliance Infrastructure Projects Private Limited

KAMALAKA Digitally signed
by KAMALAKAR
R
MANJANA
TH SHET
Date: 2024.12.30
11:56:04 +05'30'

Kamlakar Manjanath Shet
Director
(DIN: 01711004)

Place: Bangalore

KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED

CIN: U70103MH2022PTC376311

Address: Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai 400020

List of Directors as on 31.03.2024

Sl No.	Name of Director	DIN	Begin date
1	Mr.Kamalakar Manjanath Shet	01711004	01711004
2	Mr. Pothireddy Chandrasekhar Reddy	01732005	01732005
3	Mr. Bethireddy Nagareddy	00690545	00690545
4	Mr. Bethireddy Tej Narasa Reddy	07147878	07147878

For KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED**KAMALAKAR
MANJANATH
SHET**Digitally signed by
KAMALAKAR MANJANATH
SHET
Date: 2024.11.29 16:12:02
+05'30'

Kamlakar Manjanath Shet
Director
DIN: 01711004

KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED

CIN: U70103MH2022PTC376311

Address: Manek Mahal, 6th Floor, 90 Veer Nariman Road, Mumbai 400020

List of Shareholders as on 31.03.2024

Sl No.	Name of the Share holders	Reg Folio No.	No. Of Shares	Class of Shares	Share Value	Total Value of Shares
1	Alliance Infrastructure Projects Private Limited	01	5000	Equity	10	50000
2	Neutech Realty Projects Private Limited	02	5000	Equity	10	50000
TOTAL			10000		10	10000

For KISHKINTA LAND DEVELOPMENT PRIVATE LIMITED

KAMALAKAR
MANJANATH
SHET

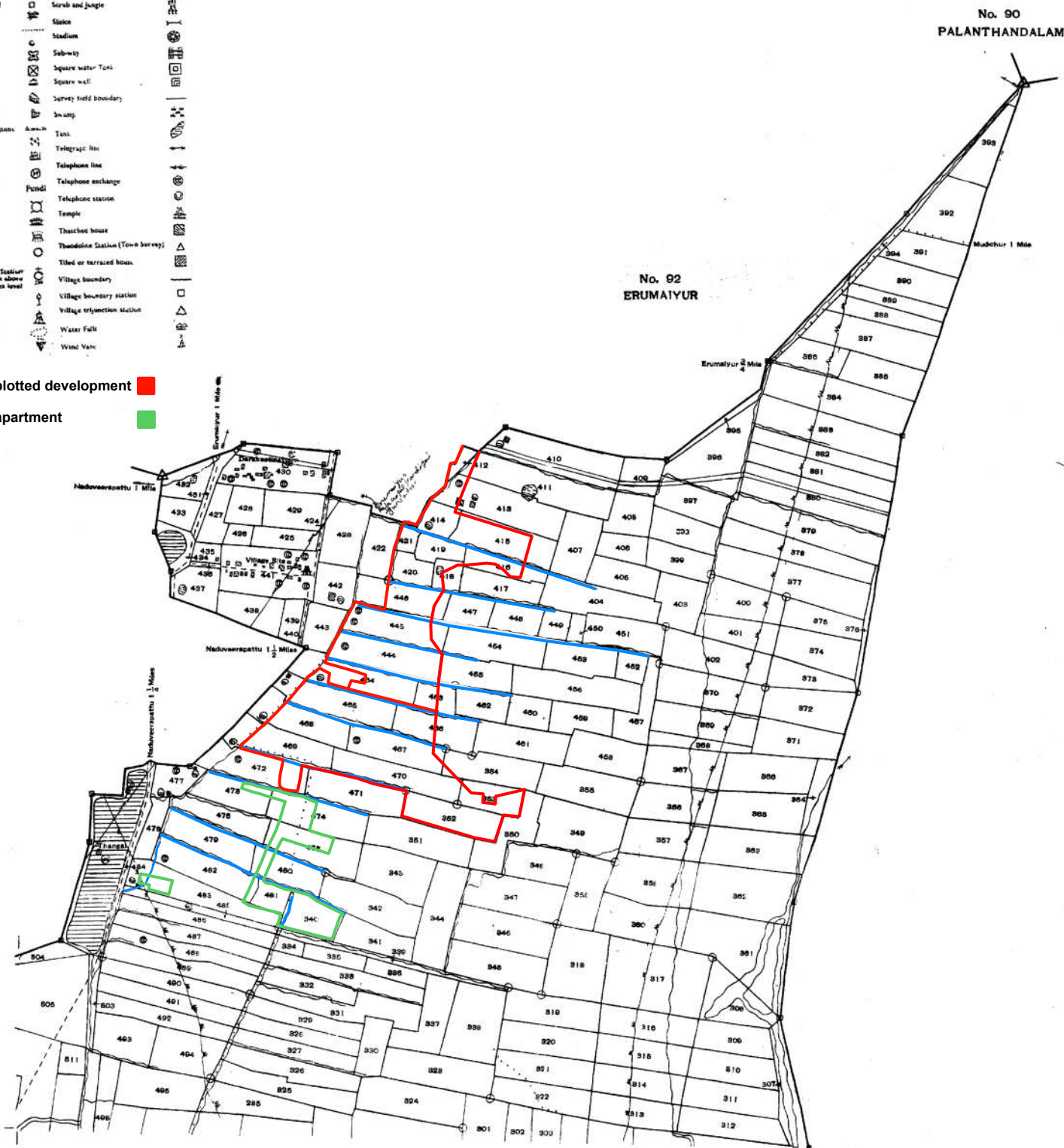
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KAMALAKAR
MANJANATH SHET
Date: 2024.11.29
18:11:55 +05'30'

Kamlakar Manjanath Shet
Director
DIN: 01711004

STANDARD REFERENCE SHEET FOR VILLAGE MAP	
Animal Sanctuary	Metalled, Concrete and Black top road with km. stone
Wild Sanctuary	Minor circuit Station
Iron Wall	Modern series
boundary of the units in the grouped village	Modern/Race Mill
Building with more than one storey	Plaque
Burial ground	Motel
College	Parent Village
College	Percol Pump
Community Hall	Primary Co-operative Society
Colony and Bridge	Primary Health Centre
Cyclone shelter	Public Distribution System Outlet
District Panchayat Centre	Race Course
Eastern road	Railway line
Electric power house	River, Canal and aqueduct
Electric sub-station	River and stream with sluice
Electric transmission line	Rock mark
Ferry	Round water tank
Field Stone (Town Survey)	Round well
Flyover and Bridge	Salt pan
Foot path	Sand
Forest Officer's Office	School
Fort	Scrub and jungle
Freemason	Sluice
Gobar Gas Tank	Stadium
Government Godown	Subway
Government Rest House	Square water Tank
Gravelled road with km stone	Square well
Grazing Ground	Survey field boundary
Gurdwara	Taxi
Hacienda	Telegraph line
Hypocaust	Telephone exchange
Indigo vat	Telephone station
Kalam	Temple
Khandan Station	Thatched house
Lambert's G. T. Survey Station and height in metres above sea level	Theodolite Station (Town Survey)
Lamp post	Tiled or terraced house
Lighthouse	Village boundary
Lines of rocky ground	Village boundary station
Plains Survey	Village trijunction station
	Water Falls
	Wind Vane

Layout of plotted development ■

High rise apartment ■



ofw - 6r.

NAME

NAVODAYA MASS ENTERTAINMENTS LTD

CIN: U92490TN1989PLC017491

13/12/24

To
The Secretary
Water Resources Department
Tamil Nadu
Chennai

Subject: Appeal to clear buried water channels in 96 acres by developer in villages of
Varadarajapuram and Erumaiyur, saving from imminent flood.

Dear Sir,

This is to bring to your urgent attention the planning permit issued vide 15775 dated 12 /03 /24 vide layout -1 / 0267/2023 which is being executed and marketed by Urban Rise and Nutech (Alliance group of companies) at Varadarajapuram / Erumaiyur villages, Kancheepuram District, 5 kms from Tambaram which is abetting our property, Kishkinta Amusement Park. As our Chief Minister has openly declared a war on water logging and flood last month and made a special team to fight the same, it is quite surprising to see that this Real estate developer has buried around 11 rivers / water streams clearly marked in Varadarajapuram village map.

The combined length of these rivers/ streams runs into at least two to three kms. This project has dumped earth in 96 acres, 5 feet to 12 feet, almost one kilometer long in a low-lying area thereby preventing water flow towards Adyar river. This area is hardly 500 meters from Rayappa Nagar, which goes under water every year. As 12 feet tall concrete walls are also being raised all around in this site there is absolutely no provision for water passage which existed for years. Both these villages are on the western side of the development and are bound to go under water in the forthcoming rains as the water flow is towards Adyar river on the east.

Vide our letter dated 27 09 2024 and emails we had requested the developers to clear all the buried river, unfortunately they have not responded so far. This has forced us to place an open request in front of their site in our land. Two schools Loyola Academy and Shraddha Academy which is hardly 100 meters from this development have already evacuated their ground floors as they are bound to go under water. Hundreds of dwellings in MGR Road, Bajanai Kovil st, Ambedkar st, Munusamy st, Mudichur - Varadarajapuram joining road and adjoining areas, including Village temple, Anganavadi etc., will be soon submerged in water. This can result in loss of life and property. They have buried all the canals which are listed below in the following survey numbers of Varadarajapuram. 445, 447, 445, 454, 444, 455, 464, 463, 462, 465, 466, 468, 467, 469, 470, 472, 471, 473, 474, 476, 475. We have brought the same to the attention of the Honourable Chief Minister vide Grievance Id created #10301580 Subject department Water Resources on 7th October 2024. As you can see in their layout, they have plotted right on top of every river/ stream. We are attaching photographic evidence of one River / Stream 25 feet wide they have buried in survey number 446, 447 and 445.

We request your good self to prevail upon them and restore all the rivers/ streams immediately and save our property besides the surrounding villages like Varadarajapuram, Erumaiyur, etc.

For Navodaya Mass Entertainments Ltd

Stephen Henry, COO.
(Mobile No. 98414 45801, JMD No. 93810 63318)
[A TIDCO company in assisted sector]

Copy to

- 1] Chief Engineer,
- 2] Engineer - Padappai

13-12-24

Registered Office: Navodaya Lands, 82, Varadarajapuram, Darkas Ward - II, Chennai - 600 132
Ph. 9381063318, 8939928813 E-mail: md@kishkinta.in, finance@kishkinta.in

NAME

NAVODAYA MASS ENTERTAINMENTS LTD

CIN: U92490TN1989PLC017491

9/11/25

By Regd. / Acknowledgement Due

To

✓ Engineer in Chief & Chief Engineer (General) WRD
Water Resources Department Tamilnadu
Chepauk, Chennai -60005

Subject: Our – Letter dated 13/12/2024 - Appeal to clear buried water channels in 96 acres by developer in villages of Varadarajapuram and Erumaiyur, saving from imminent flood.

Dear Sir,

Thank you for your response with reference to our petition dated 13/12/2024.

We understand that officials from Revenue Dept and WRD had visited the site at Varadarajapuram village Kanchipuram Dt. and have asked them to remove blockages to the several rivers / streams buried. We regret to inform that the developer has not taken any action to restore the same.

In fact, they are downplaying the inspection of your team and recommendations made by them. From the enclosed letter issued by Senior Admin. Manager of Urban rise to Mr. Gothandaraman mentions that the WRD officials inspected the layout with regards the storm water drains. As you are aware storm water drains are constructed inside layout to drain excess rain water and not with respect to the buried rivers which is clearly marked in the Government village map of Varadarajapuram.

I would also like to mention that during the month of Nov./Dec.24 rainfall and flooding in this area was less than normal. As far as we know this area is highly flooded every year except in 2018 and 2024.

As you are the concerned higher Authority with respect to preservation of water resources, we request your whole hearted support and intervention on this issue. We once again request a positive action at the earliest to restore the rivers and save the villages surrounding this flood prone area.

For Navodaya Mass Entertainments Ltd

Stephen Henry, COO.

[A TIDCO company in assisted sector]

Copy to

- 1) Secretary – WRD
- 2) Chief Engineer, WRD
- 3) National Green Tribunal
- 4) Engineer – Padappai



9/11/25

Registered Office: Navodaya Lands, 82, Varadarajapuram, Darkas Ward – II, Chennai – 600 132
Ph. 9381063318, 8939928813 E-mail: md@kishkinta.in, finance@kishkinta.in

NAME

NAVODAYA MASS ENTERTAINMENTS LTD

CIN: U92490TN1989PLC017491

By Regd. / Acknowledgement Due**To**

**Engineer in Chief & Chief Engineer (General) WRD,
Water Resources Department Tamil Nadu,
Chepauk, Chennai -60005**

Subject: Urgent Reminder to Our – Letter dated 09/01/25 regarding appeal to clear buried water channels in 96 acres by

Ref: Your reply to Chief Engineer dated 02/01/25

Dear Sir,

With reference to our letter and also your letters above we have got no response till date and we have attached copies of the same for your perusal.

We wish to bring to your kind attention the following points too:

A] In the project developed by Kishkinta LD Ltd vide CMDA Planning permit no 15775 dated 12/3/24 there are 9 river / streams as per village map which have been encroached by the developer out of which at least 5 river / stream enter our property as we share a boundary of approximately 750 meters in our 48 acres.

B] This is low lying area and flood water flows across the entire property [irrespective of canals] in west to east direction.

Through this letter we request that as the affected party and stake holder we need to be informed of the action taken and also solution provided by your esteemed department. Any closure, rerouting or modification of the existing rivers/ streams in this area severely affects us and needs concurrence from all affected parties.

As you are the Tamil Nadu state Authority with respect to preservation of water resources we request your Intervention and support on this ecological issue affecting 2 villages viz. Varadarajapuram and Erumaiyur.

NAME

NAVODAYA MASS ENTERTAINMENTS LTD

CIN: U92490TN1989PLC017491

We once again request a positive action at the earliest to restore the rivers and save the villages surrounding this flood prone area.

For Navodaya Mass Entertainments Ltd.

Stephen Henry, COO.

[A TIDCO company in assisted sector]

Copy to

1] Secretary – WRD 2] Chief Engineer, WRD 3] Engineer – Padappai

Place -Chennai

Date 23/4/2025

Attached: 1] Copy of our Letter dated 13/12/24 and 9/1/25 / 2] Copy of Letter issued by you 02/01/25

NAME



NAVODAYA MASS ENTERTAINMENTS LTD

CIN: U92490TN1989PLC017491

To

Date: 26.09.2025

The Chief Engineer
Water Resources Department
Chennai Region, Chepauk,
Chennai 600005.

Layout — 1/0267/2023-1/ 09 10 2023
Your NOC dt 07 12 23 addressed to CMDA, your reply dated to 02.01.2025 to
Navodaya Mass Entertainments Limited
Petition to save 15 river/ streams encroached in Varadharajapuram
(Listed as **very high flood prone** in District Disaster Management Plan)
Kunrathur Taluk, Kancheepuram dt

Dear Sir,

This is continuation to our letters dated 13 12 2024, 09 01 2025, 23 04 2025 and
your reply dated 02 01 2025 enclosed herewith.

Annexure 1

We are still awaiting the promised reply from your end. We understand that the
above project is completed from the developer's advertisements. As the monsoons
are fast approaching, we are once again bringing to your immediate attention
clearing of the encroachment in 15 rivers/ streams as shown in the Village map
which is attached herewith. The combined length of all these rivers will be 4 to 5
kilometres. **Annexure 2**

The India Today publications photo taken on 4th December 2023 enclosed herewith
consist the villages of Varadharajapuram, Erumaiyur and Naduveerapattu which
includes Rayappa Nagar, Kishkinta Amusement Park, layout site of Kishkinta Land
Development P Ltd, Urban rise, NuTech, Alliance Infrastructure and Projects P Ltd.
This photograph taken one week before the issue of your NOC shows the severity of
flood in spite of widening of Adyar river, removal of encroachments and de
silting. **Annexure 3.**

The encroachment of 15 river/ streams started since early 2024. In continuation to
the above layout project, which has buried 9 river/ streams Alliance Infrastructure
and Projects Ltd, (Alliance) a sister concern of the above applicant has applied and
obtained approval from EIA suppressing fact that there are water bodies and has
buried 6 more rivers / streams and the total buried as on today is 15. Out of the
mentioned 15 rivers / streams 6 were encroached/ buried since early 2025 before

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EIA approval. The approval was obtained only on 2nd April 2025. The situation being such the EIA approval is being challenged in NGT (South Zone) vide Appeal 53 of 2025. The sister concern has also suppressed the fact there is a linked project (layout) in the application of EIA clearance. Their EIA application clearly says in Form 1 "no interlinked projects". **Annexure 4**

We also bring to your attention to your attention the 8-page technical opinion and NOC in favour of the project of Kishkinta Land Development P Ltd (KLDP) issued by Chief Engineer, WRD dated 07 12 2023 to Member Secretary, CMDA, enclosed herewith **Annexure 5**

You may kindly note that the layout applicant company KLPD has used our name 'Kishkinta' but has nothing to do with Kishkinta Amusement Park, promoted by the undersigned in 1995. It is misleading, both are different entities.

We would like to bring the misrepresentation done by M/ S Alliance Ltd in reply to a query raised on 31/01/2025 by Parivesh, Ministry of Environment Forest and Climate Change, Government of India. On page 90 under 'Flood inundation certificate from competent Authority' your NOC dated 07 12 2023 has been submitted as the necessary clearance and uploaded on 06/02/2025. It is titled as "PWD NOC for Applicant own land (Adjacent to Proposed site)" on pages 91 to 94. Annexure 6.

Using your NOC for a different project where FMBs measurements and flood levels are different and where you have not conducted a study is an out and out misuse and misrepresentation. We presume you have not conducted a survey in this adjacent site. In spite of these misrepresentations M/S Alliance Ltd have received a clearance on 2nd April as mentioned earlier. We would also like to state earth filling work had started in the month of March itself in violation of rules, GPS photo dated March 12 2025 Enclosed herewith. Annexure 7

It may also be noted that the applicant has mentioned in their application "there is not a linked project". But in all their advertisements till today the size of the project has been mentioned as 96 acres which is more than one project **Annexure 8.**

Rayappa Nagar, Varadarajapuram and the encroached rivers are in the same Ward of Varadharajapuram village, adjacent to each other. It has been classified as 'very high' flood prone area in Kancheepuram district Disaster Management Plan 2021 page 384 enclosed herewith. **Annexure 9**

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In the last 25 years except for years of 2018 and 2024 this area has gone under flood waters. Pictures of flood enclosed. **Annexure 10.**

Even this week in September 2025 there is waterlogging due to encroachment of rivers. GPS picture submitted **Annexure 10 A**

During 2024 there were several agitations against encroachment of rivers which was led by the Dharkas Assumption church Vicar, Rayappa Nagar Residents Association and others, press cuttings enclosed. **Annexure 11**

We would like to bring the following points mentioned in your above NOC.

1) page 2, para 1, mentions that these lands "have feedings from Somangalam Maduvu". Besides the foot note in Varadharajapuram A register enclosed herewith (**Annexure 11 A**) also mentions about Somangalam maduvu. These observations read along with the Village Map markings and physical presence reiterates the existence of rivers/ streams.

2) The Maximum flood level is considered to at (+) 15.200 in page 3 and you have recommended land to be raised to (+) 15.800. We understand the flood waters from the elevated 96 acres is being displaced to the neighboring areas due to earth dumping and more importantly all, the rivers/ streams as shown in the Village map flowing through the 96 acres have been totally buried. The developer is selling several plots sitting right on top of rivers/ streams. We regret to say that the original village settlements with thousands of dwellings, schools, temples which were safe from flood has now become a low-lying area and the project site is on a higher plane. The flood waters now stand to get deflected into the village. Besides the developer has built a 14-foot-high concrete/ brick wall all around the project closing 35 access roads in violation of CMDA approval, TNTCP Act 1971 section 36 and 37 read with RERA circular dated 7th May 2025 No TNRERA/ A3/ 1678/ 2025.

3) Your 3rd condition mentioned in page 3 says there cannot be any alterations. We do not know if you have approved any alterations. But we understand that the developer is trying to reroute canals. We are enclosing once again a letter issued by Developer Urban rise to Mr. Gothandaraman on 27 November 2024 (enclosed herewith) **Annexure 12,**

mentioning that WRD officials and Revenue officials have visited the site and promised suggestions. We are not aware of any suggestions, but we will be affected by any execution of re-routing.

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4)Condition no 5 says “the applicant has to abide by the rules and regulations of WRD from time to time. The applicant should also abide by the court of law of both State and Central Government from time to time”. We regret to say that burying of streams/ rivers are in violation of laws of the country.

5)Condition No 6 says “WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD/ Government lands / channels”. Unfortunately, the applicant has encroached into river/ streams/ water channels. We do not know who gave them permission to encroach. We understand in response to complaints your team had visited the site on 22nd November 2024 along with EE and RDO and it's also been reconfirmed by the developer Urban rise in their letter dated 27th November 2024 enclosed herewith. **Annexure 12** mentioned earlier.

6) Under item b of technical conditions in page number 8 it is mentioned “CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.”

7) Under item c of technical suggestions in page number 8 you have clearly mentioned that “The applicant should get clearance certificate for this site from Revenue department to make sure the site is not an encroached property from the water body as well as confirming this proposed site boundaries.”

We understand that the developer is in the process of constructing 3 concrete channels right under the layout roads gifted to the local bodies, GPS photos enclosed. **Annexure 13**

We are not sure if they are trying to reroute the existing canals. Rerouting rivers/ stream is totally unacceptable to us as we have maintained all original river/ streams inside our property and any change will alter the natural flow of river/ streams. This will definitely harm ours as well as all neighbouring dwellings. Kishkinta shares a boundary of 1.6 km boundary with the layout project alone.

Out of the several streams flowing into our property there is one river/ stream situated exactly between survey numbers 446 and 445 which travels all the way from west to east for more than 2 kilometers in length, starting from the new lay out land, through our property and underneath Outer Ring Road towards Tambaram direction. It is clearly marked under survey numbers in the village map. We are enclosing picture of the river between 446 and 445 which has been completely buried and walled up by the developer. **Annexure 14**

Our prayer is as follows.

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1 Please prevail on the developer to restore all the 15 rivers/ streams as shown in the Village map.

2 Please stop the developer from rerouting canal, if any.

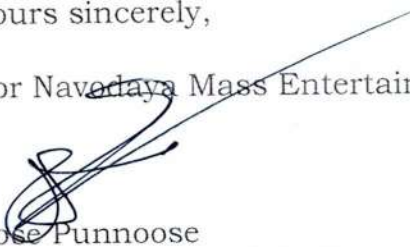
3 WRD to refrain from issuing any completion certificate.

4 As in page 8, (c) of your NOC has clearly mentioned that the developer" has to get clearance certificate from Revenue Department to make sure that the site is not an encroached property from the water body", we would like to know which wing of Revenue department has this issue to be addressed to, apart from WRD.

5 As per the rules and procedures of the land the applicant ought to have applied for NOC for the adjoining project, but instead they have misrepresented and misused the NOC dated 07 12 2023. This is an appalling misuse of policy and procedure and has made mockery of Government departments. I sincerely feel that you have every reason to withdraw the NOC dated 07 12 2023 and take legal action as they have not only buried 15 rivers/ streams and let their sister concern use your NOC for a different project. I presume they did not take your consent to use NOC for a different project. I also presume that you have not done an inundation study of the Alliance site. Awaiting your immediate action and reply.

Yours sincerely,

For Navodaya Mass Entertainments Ltd


Jose Punnoose
Joint Managing Director

Copy to

**BOX CULVERTS MADE AND LEFT OPEN UNDERNEATH LAYOUT
ROADS, PHOTO TAKEN FROM NAVODAYA LAND**



Box Culvert 1



Box Culvert 2



Box Culvert 3

**BEFORE THE NATIONAL
GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI**

O.A. NO. 53 OF 2025

G. Mohana Priya & Others

... Applicants

Versus

Water Resources Department &
Others

... Respondents

**INDEX TO TYPED SET OF
DOCUMENTS FILED
ALONG WITH REJOINDER
TO THE COUNTER
AFFIDAVITS FILED BY
RESPONDENT NO 2, 6,7 & 8**

C.Suraj

A.Ashwinkumar

Counsels for Applicants