



To,

The Real Estate Regulatory Authority
1st Floor, CMDA Tower II, Door No 1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008

Sir,

Sub – Application for the grant of registration of our project (Tower 4B) comprising of 272 no of units to be set up at survey numbers 380/1 of Mangadu Village, Mangadu – Kundrathur Main Road, Pallavaram Taluk, Kancheepuram District, Chennai, Tamil Nadu. – **Clarification regarding difference in extent of Patta.**

Ref No: Application Submitted on 4th Nov 2024

With reference to the above-mentioned file, we would like to clarify the following with respect to the difference in extent of Patta as per approval drawing and patta copies

- The Extent of patta as per the approval drawing is 1,10,603.50Sqm
- The extent as per the patta copies submitted is 1,00,125 Sqm
- The difference is 10,478.5Sqm. This difference is the land gifted to the CMDA for OSR Purpose and Link Road Purpose.

We request that you issue the required approval as soon as possible.

Thanks & Regards,

Yours faithfully,

A handwritten signature in black ink, appearing to be 'S. Srinivasan', is written over the typed name of the sender.

M/s. Cybercity Builders and Developers Pvt Ltd

Dated: 27.03.2025

Place: Chennai

Site Office :

Cybercity Mangadu Project Pvt. Ltd.,
No.123/1, Mangadu Kundrathur Main Road,
Mangadu, Chennai - 602101. Ph : 044 26790513.

Registered Office :

Cybercity, Green Hills, Near HI-Tec City MMTS,
IDL Road, KPHB, Hyderabad - 500018.
Ph: 040 3999 3999, email : wecare@cybercity.in
CIN : U45309TG2017PTC115596



To,

The Real Estate Regulatory Authority
1st Floor, CMDA Tower II, Door No 1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008

Sir,

Sub – Application for the grant of registration of our project (Tower 4B) comprising of 272 no of units to be set up at survey numbers 380/1 of Mangadu Village, Mangadu – Kundrathur Main Road, Pallavaram Taluk, Kancheepuram District, Chennai, Tamil Nadu. – **Clarification regarding difference in extent of Patta.**

Ref No: Application Submitted on 4th Nov 2024

With reference to the above-mentioned file, we would like to clarify the following with respect to the difference in extent of Patta as per approval drawing and patta copies

- The Extent of patta as per the approval drawing is 1,10,603.50Sqm
- The extent as per the patta copies submitted is 1,00,125 Sqm
- The difference is 10,478.5Sqm. This difference is the land gifted to the CMDA for OSR Purpose and Link Road Purpose.

We request that you issue the required approval as soon as possible.

Thanks & Regards,

Yours faithfully,

A handwritten signature in black ink, appearing to be 'S. Srinivasan', is written over the typed name of the sender.

M/s. Cybercity Builders and Developers Pvt Ltd

Dated: 27.03.2025

Place: Chennai

Site Office :

Cybercity Mangadu Project Pvt. Ltd.,
No.123/1, Mangadu Kundrathur Main Road,
Mangadu, Chennai - 602101. Ph : 044 26790513.

Registered Office :

Cybercity, Green Hills, Near HI-Tec City MMTS,
IDL Road, KPHB, Hyderabad - 500018.
Ph: 040 3999 3999, email : wecare@cybercity.in
CIN : U45309TG2017PTC115596



To,

The Real Estate Regulatory Authority
1st Floor, CMDA Tower II, Door No 1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008

Sir,

Sub – Application for the grant of registration of our project Divine City Tower 4B- Rainbow Heights comprising of 272 no of units to be set up at survey numbers 380/1 of Mangadu Village, Mangadu – Kundrathur Main Road, Pallavaram Taluk, Kancheepuram District, Chennai, Tamil Nadu. – **Additional Clarification for query received online.**

Ref No: Application Submitted on 4th Nov 2024

With reference to the above-mentioned file, we would like to clarify the following with respect to the queries raised online

Points No: 1 to 7 have been uploaded online

Point no. 8 - Upload original 2/3rd consent letter from the allottees to be uploaded for all blocks.

- The Tower 4B in reference is a separate tower and is yet to be constructed
- There are no units sold in this tower. We have already submitted an undertaking that we have not sold any of the units in Tower 4B and there are no allottees in the tower. Also we have submitted the auditor statement.

Point no:9 - Clarification between the sale deed in favor of M/s.Sameera Property Developers Pvt Ltd, but the gift deed reflected in the name of M/s. Sameera Foundations Pvt Ltd.

- This gift deed or sale deed is not part of the above-mentioned project Divine City Tower 4B – Rainbow Heights.

Point no: 10- Clarification between the sale deed in favor of M/s.Anugraha Real Value Services (Chennai) Pvt Ltd but patta in favor of M/s.Anugraha Real Value Services Pvt Ltd.

- Both companies are the same. It is to be observed that in patta, the word “Chennai” would have been missed in the revenue document.

With the above clarification, I hope the queries are addressed to your requirement. We request that you issue the approval as soon as possible.

Thanks & Regards,

Yours faithfully,

M/s. Cybercity Builders and Developers Pvt Ltd

Dated: 27.03.2025

Site Office :
Cybercity Mangadu Project Pvt. Ltd.,
No.123/1, Mangadu Kundrathur Main Road,
Mangadu, Chennai - 602101. Ph : 044 26790513.

Registered Office :
Cybercity, Green Hills, Near HI-Tec City MMTS,
IDL Road, KPHB, Hyderabad - 500018.
Ph: 040 3999 3999, email : wecare@cybercity.in
CIN: U45309TG2017PTC115596



M/s.Cybercity Builders and Developers Pvt Ltd

No.123/1, Mangadu - Kunrathur Main Road,
Mangadu, Chennai - 600122.

Date: 19-06-2019

Valid Upto: 18-06-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	CHEN/SOUTH/B/061119/404489
Applicant Name*	T. Senthil kumar
Site Address*	Survey No 379 380 384/1 389/2C1 391/1 392 No 123/1 Mangadu Kunrathur Main Road Mangadu Chennai 600122,Mangadu Kunrathur Main Road Mangadu Chennai,Chennai,Tamil Nadu
Site Coordinates*	80 06 48.74-13 01 33.15, 80 06 48.95-13 01 34.70, 80 06 49.68-13 01 33.82, 80 06 50.34-13 01 32.94, 80 06 50.54-13 01 34.50
Site Elevation in mtrs AMSL as submitted by Applicant*	17.49 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	86.45 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site.In case of any discrepancy,Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 86.45 M (Restricted) (AMSL), as indicated in para 2.

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOCID has been assessed w.r.t Chennai Airport(s). NOC has been issued w.r.t the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2:other than RCS airports) of GSR751(E).

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: SOUTH

Address: General Manager Airports Authority of
India, Regional Headquarter, Southern
Region, Chennai Airport,
Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

Digitally signed by K
PETER ABRAHAM
Date: 2019.06.19 12:37:47
+05'30'

Name / Designation / Sign with Date	
Prepared By :	Digitally signed by K S RAGUNATHAN Date: 2019.06.19 12:38:01 +05'30'
Verified By :	Digitally signed by P V NANDAKUMAR Date: 2019.06.19 12:38:12 +05'30'

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027
दूरभाष संख्या : 44-2256 1234

Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027
Tel. No: 44-2256 1234

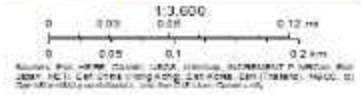
Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Chennai	7513.58	297.23
NOCID	CHEN/SOUTH/B/061119/404489	

Street View



June 11, 2019

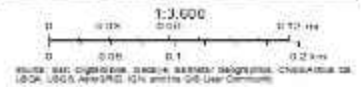


AN

Satellite View



June 11, 2019





To,

The Real Estate Regulatory Authority
1st Floor, CMDA Tower II, Door No 1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008

Sir,

Sub – Application for the grant of registration of our project (Tower 4B) comprising of 272 no of units to be set up at survey numbers 380/1 of Mangadu Village, Mangadu – Kundrathur Main Road, Pallavaram Taluk, Kancheepuram District, Chennai, Tamil Nadu. – **Environment Clearance Validity – clarification.**

Ref No: Application Submitted on 4th Nov 2024

With reference to the above-mentioned file, we would like to clarify the following with respect to the validity of the Environment Clearance obtained for the project.

- The Environment clearance was obtained in the year 13.09.2017.
- As per the Gazette dated 12.04.2022 issued by Ministry Of Environment, Forest and Climate Change, all projects other than the mining projects and river valley projects shall be valid for a period of 10 years from the date of issue of clearance.
- Hence the Clearance obtained is valid till 13.09.2027.

We request that you issue the required approval as soon as possible.

Thanks & Regards,

Yours faithfully,

A handwritten signature in black ink, appearing to be 'S. S. S.', is written over the typed name of the sender.

M/s. Cybercity Builders and Developers Pvt Ltd

Dated: 27.03.2025

Place: Chennai

Site Office :
Cybercity Mangadu Project Pvt. Ltd.,
No. 123/1, Mangadu Kundrathur Main Road,
Mangadu, Chennai - 602101. Ph: 044 26790513.

Registered Office :
Cybercity, Green Hills, Near HI-Tec City MMTS,
IDL Road, KPHB, Hyderabad - 500018.
Ph: 040 3999 3999, email : wecare@cybercity.in
CIN : U45309TG2017PTC115596



DR. H.MALLESHAPPA.I.F.S
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT AUTHORITY-
TAMILNADU,
3rd Floor, Panagal Maaligai,
No.1 Jeenis Road, Saidapet,
Chennai-15.

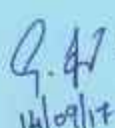
ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA/TN/F. 6397/EC/ 8(a)/535/2017 dt: 13.09.2017.

To,
The Chief Executive Officer,
M/s. Cybercity Builders and Developers pvt Ltd.,
No. 123/1, Mangadu,
Kundrathur Main Road,
Chennai – 600122

Sir,
Sub: SEIAA, TN - Environmental Clearance - Project proposal for expansion of Residential Group development at S.No: 765/29B2C, 765/29B1, 379, 380, 389/2, 384, 398/2, 397/2, 390, 391, 392 in Mangadu Village, Pallavaram Taluk, Kanchipuram District - Issued - Regarding.

- Ref: 1. Your application for Environmental Clearance dated: 03.04.2017.
2. Minutes of the 93rd SEAC meeting (Item.No.93-05) held on 11.08.17.
3. Minutes of the 235th SEIAA meeting held on 23.08.2017.
4. Minutes of the 237th SEIAA meeting held on 31.08.2017.
5. Minutes of the 238th SEIAA meeting held on 11.09.2017.
6. Minutes of the 239th SEIAA meeting held on 13.09.2017.


MEMBER SECRETARY
SEIAA-TN
14/09/17

This has reference to your application 1st cited, the proposal is for obtaining Environmental Clearance to establish a construction project under Category B2 and Schedule S.No. 8(a) under the Environment Impact Assessment Notification, 2006, as amended.

The Competent Authority and Authorized signatory furnished detailed information in Form 1 and Form 1A and liquidate enclosures are as Annexures:

Annexure 1

PROJECT DETAILS		
SL No	Description	Details
1)	Name of the Project proponent and address	The Chief Executive Officer, M/s. Cybercity Builders and Developers pvt Ltd., No. 123/1, Mangadu, Kundrathur Main Road, Chennai – 600122
2)	Proposed Activity	Proposed expansion of residential group development
3)	Schedule No.	8(a)
4)	Project Location	
	i) Survey No	765/29B2C, 765/29B1, 379, 380, 389/2, 384, 398/2, 397/2, 390, 391, 392
	ii) Revenue Village	Mangadu
	iii) Taluk	Pallavaram
	iv) District	Kanchipuram
5)	Area of the Land	108835.87 Sq.m
6)	Built up Area	127801.39 Sq.m
7)	Brief description of the project (After Expansion)	Phase I: 11 Row Houses with G + 2 floors with Amenity building with G + 2 floors (234 DU's) Built up Area: 49127.39 Sqm


 MEMBER SECRETARY
 SEIAA-TN

		Phase II: 2 towers consist of two basements with Ground + 19 floors each and a club house (G + 1). (820 DU's) Built up area: 78674 Sqm
8)	Expected Occupancies (After Expansion)	5993
9)	Parking facilities (After expansion)	22585.27 Sqm
10)	Green Belt (After expansion)	8839 Sqm
11)	UTILITIES-WATER (After expansion)	
	Total Fresh Water Requirements	499 KLD
	a)Source from where the water is proposed to be drawn	Phase I: Mangadu Panchayat Phase II: Ground water
	i)Domestic Purposes	489 KLD
	ii) Swimming Pool	10 KLD
	iii) Toilet Flushing(Recycled Water)	249 KLD
	iv) Green belt development/gardening (Recycled Water)	31 KLD
12)	Waste Water	
	i)Sewage	689 KLD
	ii) Details of Treatment	STP capacity: Phase I: 170 KLD (1 No. of 100 KLD and 1 No. of 70 KLD) Phase II: 550 KLD
	iii) Mode of Disposal with quantity	Treated Sewage : Toilet Flushing - 249 KLD, Greenbelt development - 31 KLD CMWSSB(Thirumalisai STP) - 336

		KLD OSR Gardening – 35 KLD Link Road - 3 KLD
13)	SOLID WASTE (Phase I)	
	i) Municipal solid Waste	641.70 kg/day
	ii) Bio degradable – 1.655 T/day	Organic Waste Convertor
	iii) Non Bio degradable – 1.106Kg/ day	Disposed to Authorized Recyclers
	iv) STP Sludge - 75 Kg/ day	Manure for gardening
14)	POWER REQUIREMENT (Phase I and II)	
	i) Electricity Board	4734 KVA
	ii) D.G. Set	4 no. of 500 KVA + 1 no 250 KVA
	iii) Height of Stack above the tallest Building	63.97 m
15)	Project Cost	Phase I: Rs.89.04 crores Phase II:Rs. 68 Crores

Annexure 2- Affidavit

The Proponent has furnished affidavit in hundred Rupees stamp paper attested by the Notary stating that

1. the total fresh water requirement for our proposed residential development (Phase II) is 358 KLD and it will be met through Ground water. We assure that the required permission from the competent Authority for supply of fresh water for entire period of operation will be obtained before handing over of the flats/individual houses or before obtaining completion certificate from the competent authority, whichever is earlier.
2. The Total quantity of Treated wastewater generated from the above residential development (Phase II) is 467 KLD, out of which 8 KLD will be utilized for greenbelt development (The treated water used for greenbelt development inside the project premises will not pollute the soil/ground


 MEMBER SECRETARY
 SEIAA-TN

- water/adjacent canals/lakes/ponds etc), 35 KLD for OSR, 3 KLD for the lawn maintenance and 176 KLD for flushing and the remaining 245 KLD of treated sewage will be sent to Thirumalisai STP. We assure that the required permission from the competent Authority for the disposal of treated sewage for entire period of operation will be obtained before handing over of the flats/individual houses or before obtaining completion certificate from the competent authority, whichever is earlier.
3. The solid waste generated from our project during operation (i.e., 1966 kg/day), where 1.17 tonnes/day is Bio-degradable waste, will be treated in the proposed Organic Waste Converter (OWC) within the site and 0.78 tonnes /day of Non Bio degradable waste will be handed over to authorized recyclers for scientific disposal. The STP sludge (45 kg/d) generated from the STP will be used as manure for garden. We shall dispose the solid waste as committed above without polluting the soil/ground water/adjacent canals/lakes/ponds etc.
 4. The commitment for CSR activity with the budget allocation of Rs.34 Lakhs for establishment and maintenance of state of art technology Centre such as providing Computers with basic softwares & Provision of Basic amenities such as safe drinking water and Hygienic Toilet Facilities for Government High School, Mangadu.
 5. We are liable for operation and maintenance of STP for 10 years from the date of operation of the project.
 6. The enclosed photograph of the site of the project, taken on 29.06..2017, has been attested by the Proponent, counter-signed by the Environment Consultant engaged for the project under appraisal and notarized by an approved Notary Public. It truly depicts the status of the site as on this day that no construction activity has been started.

And also aware that I can be prosecuted under relevant act and rules, if am not ensuring the adherence of the above commitment"

The project activity is covered in 8(a) of the Schedule and is of B2 category. It does not require Public Consultation as per Para 7 III Stage (3) (i) (d) of EIA Notification, 2006.

The Authority after consideration all the requisite documents with status and data and based on SEAC appraisal and recommendations for issue of Environmental Clearance in its 93th meeting held on 11.08.2017 vide item No. 93-05, SEIAA placed the proposal in the 239th SEIAA meeting held on 13.09.2017 vide Item No:239 – 03, hereby conveyed Environmental Clearance along with the conditions containing four parts namely

Part - A – Common conditions applicable for Pre-construction, Construction and Operational Phases

Part - B – Specific Conditions – Pre construction phase

Part - C - Specific Conditions – Construction phase

Part – D - Specific Conditions – Operational Phase/Post constructional Phase / Entire life of the project

Part - A – Common conditions applicable for Pre-construction, Construction and Operational Phases:

1. Any appeal against this environmental clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
2. The construction of STP, Solid Waste Management facility, E-waste management facility, DG sets, etc., should be made in the earmarked area only. In any case, the location of these utilities should not be changed later on.
3. The Environmental safeguards contained in the application of the proponent /mentioned during the presentation before the State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee should be implemented in the letter and spirit.


MEMBER SECRETARY
SEIAA-TN
14/09/17

4. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire and Rescue Services Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wild Life (Protection) Act, 1972, State / Central Ground Water Authority, Coastal Regulatory Zone Authority, other statutory and other authorities as applicable to the project shall be obtained by project proponent from the concerned competent authorities.
5. The SEIAA reserves the right to add additional safeguard measures subsequently, if non-compliance of any of the EC conditions is found and to take action, including revoking of this Environmental Clearance as the case may be.
6. A proper record showing compliance of all the conditions of Environmental Clearance shall be maintained and made available at all the times.
7. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company. The status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chennai by e-mail.
8. The Regional Office of the Ministry located at Chennai shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information / monitoring reports.
9. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
10. The conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986,

S.A.
14/09/17

MEMBER SECRETARY
SEIAA-TN

the Public Liability Insurance Act, 1991, along with their amendments ,draft Minor Mineral Conservation & Development Rules , 2010 framed under MMDR Act 1957, National Commission for protection of Child Right Rules ,2006 and rules made there under and also any other orders passed by the Hon'ble Supreme Court of India/Hon'ble High Court of Madras and any other Courts of Law, including the Hon'ble National Green Tribunal relating to the subject matter.

11. The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.
12. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.
13. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, Chennai, the respective Zonal Office of CPCB, Bengaluru and the TNPCB. The criteria pollutant levels namely; PM10, PM2.5, SO2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.
14. The SEIAA, TN may cancel the environmental clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, if it is found or if it comes to the knowledge of this SEIAA, TN that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the environmental clearance.
15. The Environmental Clearance does not imply that the other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would be considering the project on merits and be taking decisions independently of the Environmental Clearance.

S. A.
14/09/17

MEMBER SECRETARY
SEIAA-TN

16. The SEIAA, TN may alter/modify the above conditions or stipulate any further condition in the interest of environment protection, even during the subsequent period.
17. The Environmental Clearance does not absolve the applicant/proponent of his obligation/requirement to obtain other statutory and administrative clearances from other statutory and administrative authorities.
18. Where the trees need to be cut, compensation plantation in the ratio of 1:10 (i.e. planting of 10 trees for every one tree that is cut) should be done with the obligation to continue maintenance.
19. The Plastic wastes shall be segregated and disposed as per the provisions of Plastic Waste (Management & Handling) Rules 2016.
20. A separate environmental management cell with suitable qualified personnel should be set-up under the control of a Senior Executive who will report directly to the Head of the Organization and the shortfall shall be strictly reviewed and addressed.

Part - B – Specific Conditions – Pre construction phase:

1. The project authorities should advertise with basic details at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of clearance. The press releases also mention that a copy of the clearance letter is available with the State Pollution Control Board and also at website of SEIAA, TN. The copy of the press release should be forwarded to the Regional Office of the Ministry of Environment and Forests located at Chennai and SEIAA-TN.
2. In the case of any change(s) in the scope of the project, a fresh appraisal by the SEAC/SEIAA shall be obtained before implementation.
3. A copy of the clearance letter shall be sent by the proponent to the Local Body. The clearance letter shall also be put on the website of the Proponent.

4. "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu.
5. The approval of the competent authority shall be obtained for structural safety of the buildings during earthquake, adequacy of fire fighting equipments, etc as per National Building Code including protection measures from lightning etc before commencement of the work.
6. All required sanitary and hygienic measures for the workers should be in place before starting construction activities and they have to be maintained throughout the construction phase.
7. Design of buildings should be in conformity with the Seismic Zone Classifications.
8. The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
9. No construction activity of any kind shall be taken up in the OSR area.
10. Consent of the local body concerned should be obtained for using the treated sewage in the OSR area for gardening purpose. The quality of treated sewage shall satisfy the bathing quality prescribed by the CPCB.
11. The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
12. The basement of the building shall be above the maximum flood level documented by the Water Resource Department, PWD, Government of Tamil Nadu in consultation with the CMDA.
13. The proponent shall prepare completion plans showing Separate pipelines marked with different colours with the following details
 - i. Location of STP, compost system, underground sewer line.
 - ii. Pipe Line conveying the treated effluent for green belt development.
 - iii. Pipe Line conveying the treated effluent for toilet flushing
 - iv. Water supply pipeline

- v. Gas supply pipe line, if proposed
- vi. Telephone cable
- vii. Power cable
- viii. Storm water drains, and
- ix. Rain water harvesting system., etc., and it shall be made available to the owners

14.A First Aid Room shall be provided in the project site during the entire construction and operation phases of the project.

15.The structural design of the proposed building must be vetted by premier academic institutions like Anna University, IIT Madras, etc., and the fact shall be informed to SEIAA.

Part - C - Specific Conditions – Construction phase:

1. Construction Schedule:

- i) The Project proponent shall have to furnish the probable date of commissioning of the project supported with necessary bar charts to SEIAA-TN.

2. Labour Welfare:

- i) All the labourers to be engaged for construction should be screened for health and adequately treated before and during their employment on the work at the site.
- ii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contradictions due to exposure to dust and take corrective measures, if needed.
- iii) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly. The workers shall be provided

with personnel protective measures such as masks, gloves, boots etc.

3. Water Supply:

- i) The entire water requirement during construction phase may be met from ground water source from the source with approval of the PWD Department of water resources/ may be out sourced.
- ii) Provision shall be made for the housing labour within the site with all necessary infrastructures and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The treatment and disposal of waste water shall be through dispersion trench after treatment through septic tank. The MSW generated shall be disposed through Local Body and the identified dumpsite only.
- iv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices prevalent.
- v) Fixtures for showers, toilet flushing and drinking water should be of low flow type by adopting the use of aerators / pressure reducing devises / sensor based control.

4. Solid Waste Management:

- i) The solid waste in the form of excavated earth excluding the top soil generated from the project activity shall be scientifically utilized for construction of approach roads and peripheral roads, as reported.

5. Top Soil Management:

- i) All the top soil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.

Q. A
14/09/17

MEMBER SECRETARY
SEIAA-TN

14/09/17

6. Construction Debris disposal:

- i) Disposal of construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed off only in approved sites, with the approval of Competent Authority with necessary precautions for general safety and health aspects of the people. The construction and demolition waste shall be managed as per Construction & Demolition Waste Management Rules, 2016.
- ii) Construction spoils, including bituminous materials and other hazardous materials, must not be allowed to contaminate watercourses. The dump sites for such materials must be secured so that they should not leach into the adjacent land/ lake/ stream etc.

7. Diesel Generator sets:

- i) Low Sulphur Diesel shall be used for operating diesel generator sets to be used during construction phase. The air and noise emission shall conform to the standards prescribed in the Rules under the Environment (Protection) Act, 1986, and the Rules framed thereon.
- ii) The diesel required for operating stand by DG sets shall be stored in underground tanks fulfilling the safety norms and if required, clearance from Chief Controller of Explosives shall be taken.
- iii) The acoustic enclosures shall be installed at all noise generating equipments such as DG sets, air conditioning systems, cooling water tower, etc.

8. Air & Noise Pollution Control:

- i) Vehicles hired for bringing construction materials to the site should be in good condition and should conform to air and noise emission standards, prescribed by TNPCB/CPCB. The vehicles should be operated only during non-peak hours.

- ii) Ambient air and noise levels should conform to residential standards prescribed by the TNPCB, both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. The pollution abatement measures shall be strictly implemented.
- iii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided. Parking shall be fully internalized and no public space should be utilized. Parking plan to be as per CMDA norms. The traffic department shall be consulted and any cost effective traffic regulative facility shall be met before commissioning.
- iv) The buildings should have adequate distance between them to allow free movement of fresh air and passage of natural light, air and ventilation.

9. Building material:

- i) Fly-ash blocks should be used as building material in the construction as per the provision of Fly ash Notification of September, 1999 and amended as on 27th August, 2003 and Notification No. S.O. 2807 (E) dated: 03.11.2009.
- ii) Ready-mix concrete shall alone be used in building construction and necessary cube-tests should be conducted to ascertain their quality.
- iii) Use of glass shall be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, high quality double glass with special reflecting coating shall be used in windows.

10. Storm Water Drainage:

- i) Storm water management around the site and on site shall be established by following the guidelines laid down by the storm water manual.

11. Energy Conservation Measures:

- i) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material, to fulfill the requirement.
- ii) Opaque wall should meet prescribed requirement as per Energy Conservation Building Code which is mandatory for all air conditioned spaces by use of appropriate thermal insulation material to fulfill the requirement.
- iii) All norms of Energy Conservation Building Code (ECBC) and National Building Code, 2005 as energy conservation have to be adopted Solar lights shall be provided for illumination of common areas.
- iv) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting. A hybrids system or fully solar system for a portion of the apartments shall be provided.
- v) A report on the energy conservation measures conforming to energy conservation norms prescribed by the Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology, R & U factors etc and submitted to the SEIAA in three month's time.
- vi) Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

12. Fire Safety:

- i) Adequate fire protection equipments and rescue arrangements should be made as per the prescribed standards.
- ii) Proper and free approach road for fire-fighting vehicles upto the buildings and for rescue operations in the event of emergency shall be made.

13. Green Belt Development:

- i) The Project Proponent shall plant tree species with large potential for carbon capture in the proposed green belt area based on the recommendation of the Forest department well before the project is completed.

14. Sewage Treatment Plant:

- i) The Sewage Treatment Plant (STP) installed should be certified by an independent expert/ reputed Academic institutions for its adequacy and a report in this regard should be submitted to the SEIAA, TN before the project is commissioned for operation. Explore the less power consuming systems viz baffle reactor, etc., for the treatment of sewage.
- ii) The Proponent shall install STP as furnished. Any alteration to satisfy the bathing quality shall be informed to SEIAA-TN.

15. Rain Water Harvesting:

- i) The proponent/ Owner of the Flats shall ensure that roof rain water collected from the covered roof of the buildings, etc shall be harvested so as to ensure the maximum beneficiation of rain water harvesting by constructing adequate sumps so that 100% of the harvested water shall be reused.
- ii) Rain water harvesting for surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment with screens, settlers etc. must be done to remove suspended matter, oil and grease, etc. The Proponent shall provide adequate number of bore wells / percolation pits/ etc. as committed. The bore wells / percolation pits/ etc. for rainwater recharging should be kept at least 5 mts. above the highest ground water table.

16. Building Safety:

- i) Lightning arrester shall be properly designed and installed at top of the building and where ever is necessary.

Part – D - Specific Conditions – Operational Phase/Post constructional phase/Entire life of the project:

1. As per the information provided by the Project Proponent, the slope is towards Chembarapakkam Lake and Porur Lake. In view of the above site conditions the project shall be completed and handed over to the buyers only on completion and commissioning of underground sewerage system.
2. The Treated/ untreated sewage shall not find access at any point of time to the channel.
3. The CMDA shall issue completion certificate on establishment of underground sewerage system and STP and after availing sewerage connection. Since the project site is close to the Chembarapakkam Lake and Porur tank and link drainage is passing through the project site.
4. "Consent to Operate" should be obtained from the Tamil Nadu pollution Control Board before the start of the operation of the project and copy shall be submitted to the SEIAA-TN.
5. The ground water shall be drawn only after obtaining necessary permission from the Competent Authority as reported.
6. The project proponent shall supply portable drinking water to the allottees / residents.
7. Excess treated water shall be disposed to the nearest CMWSSB STP outlet after obtaining necessary permission.
8. Ground water quality to be checked for portability and if necessary RO plant shall be provided.
9. The Proponent should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage treatment and disposal, solid waste disposal and environmental monitoring including terrace gardening for a period of 3 years. Within one year after handing over the flats to all allottees a viable society or an association among the allottees shall be formed to take responsibility of continuous maintenance

of all facilities with required agreements for compliance of all conditions furnished in Environment Clearance (EC) order issued by the SEIAA-TN or the Proponent himself shall maintain all the above facilities for the entire period. The copy of MOU between the buyers Association and proponent shall be communicated to SEIAA-TN.

10. The ground water level and its quality should be monitored and recorded regularly in consultation with Ground Water Authority.
11. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. The treated sewage shall conform to the norms and standards for bathing quality laid down by CPCB irrespective of any use. Necessary measures should be made to mitigate the odour and mosquito problem from STP.
12. The Proponent shall operate STP continuously by providing stand by DG set in case of power failure.
13. It is the sole responsibility of the proponent that the treated sewage water disposed for green belt development/ avenue plantation should not pollute the soil/ ground water/ adjacent canals/ lakes/ ponds, etc
14. Adequate measures should be taken to prevent odour emanating from solid waste processing plant and STP.
15. The e - waste generated should be collected and disposed to a nearby authorized e-waste centre as per E- waste (Management & Handling), Rules 2016.
16. Diesel power generating sets proposed as source of back-up power during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets.
17. The noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
18. Spent oil from D.G sets should be stored in HDPE drums in an isolated covered facility and disposed as per the Hazardous & other Wastes

S. d.?
14/09/17

MEMBER SECRETARY
SEIAA-TN

SEIAA-TN

(Management & Transboundary Movement) Rules 2016. Spent oil from D.G sets should be disposed off through registered recyclers.

19. The proponent/ Owner of the Flats shall ensure that storm water drain provided at the project site shall be maintained without choking or without causing stagnation and should also ensure that the storm water shall be properly disposed off in the natural drainage / channels without disrupting the adjacent public. Adequate harvesting of the storm water should also be ensured.
20. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
21. For CSR activity, an amount of Rs.34 Lakhs has to be spent for infrastructure facility in Managadu Government School before obtaining Completion Certificate.
22. A copy of the Environmental clearance (EC) letter shall be made available to all the allottees along with the allotment order / sale deed.
23. Failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.




14/09/17
MEMBER SECRETARY
SEIAA-TN

Copy to:

1. The Principal Secretary to Government, Environment & Forests Dept,
Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan,
CBD Cum-Office Complex, East Arjun Nagar, New Delhi 110032.
3. The Member Secretary, Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy, Chennai-600 032.

4. The APCCF (C), Regional Office, Ministry of Environment & Forest (SZ),
34, HEPC Building, 1st& 2nd Floor, Cathedral Garden Road, Nungampakkam,
Chennai - 34.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests,
Paryavaran Bhavan, CGO Complex, New Delhi 110003.
6. The President, Mangadu Panchayat, Mangadu.
7. Stock File.



SEIAA
TN



भारत का राजपत्र The Gazette of India

सी.जी.-डी.एल.-अ.-13042022-235092
CG-DL-E-13042022-235092

असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 1720]
No. 1720]

नई दिल्ली, मंगलवार, अप्रैल 12, 2022/चैत्र 22, 1944
NEW DELHI, TUESDAY, APRIL 12, 2022/CHAITRA 22, 1944

पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय
अधिसूचना

नई दिल्ली 12 अप्रैल, 2022

का.आ. 1807(अ).—केन्द्रीय सरकार, पर्यावरण (संरक्षण) अधिनियम, 1986 की धारा (3) की उपधारा 2 के खंड (v) और उपधारा (1) के अधीन प्रदत्त शक्तियों का प्रयोग करते हुए, तत्कालीन पर्यावरण एवं वन मंत्रालय में, परियोजनाओं के क्रतिपय प्रवर्गों के लिए पूर्व पर्यावरण अनापत्ति आज्ञापक बनाते हुए, संख्यांक का.आ. 1553(अ), तारीख 14 सितंबर, 2006 द्वारा पर्यावरण समाघात निर्धारण अधिसूचना, 2006 (जिसे इसमें इसके पश्चात उक्त अधिसूचना कहा गया है) प्रकाशित किया है;

और, पूर्व अनुभवों के आधार पर, यह उल्लेखनीय है कि नाभिकीय शक्ति परियोजनाओं और जल शक्ति परियोजनाओं को पूरा होने की अवधि विभिन्न मुद्दों जैसे भौगोलिक आश्चर्य, वन मंजूरी में देरी, भूमि अर्जन, स्थानीय मुद्दों, पुनर्वास और पुनःव्यवस्थापन आदि के कारण परियोजना पूरी होने में अधिक समय लगता है, जो प्रायः परियोजना प्रस्तावक के नियंत्रण से बाहर होता है और इस संदर्भ में, केन्द्रीय सरकार को ऐसी परियोजनाओं के लिए पर्यावरण मंजूरी (ईसी) की वैधता बढ़ाना आवश्यक हो जाता है;

और, अन्य परियोजनाएं भी, ऐसी परियोजनाओं के कार्यान्वयन से संबंधित पर्यावरणीय मुद्दों सहित स्थानीय मामलों को संबोधित करने के लिए लगे समय पर विचार करने के लिए, केन्द्रीय सरकार यदि वह आवश्यक समझे ऐसे पर्यावरणीय मंजूरी की वैधता की सीमा को बढ़ा सकती है

और, खान और खनिज (विकास और विनियमन) अधिनियम, 1957 (1957 का 67) के उपबंधों के अनुसार, खान और खनिज (विकास और विनियमन) संशोधन अधिनियम 2015, के प्रारंभ की तारीख से ही, सभी खनिज पट्टे पचास वर्षों की अवधि के लिए दिए जा रहे हैं, और तदनुसार, केन्द्रीय सरकार खनन के पर्यावरण मंजूरी की वैधता को, संरक्षित करना

आवश्यक समझती है जो वर्तमान में उपयुक्त पर्यावरणी सुरक्षा और पुनर्विलोकन के अधीन अधिकतम तीस वर्षों की अवधि तक अनुज्ञेय है।

अतः अब, केन्द्रीय सरकार, पर्यावरण (सुरक्षा) नियम, 1986 को नियम 5 के उपनियम (4) के साथ पठित पर्यावरण (सुरक्षा) अधिनियम, 1986 (1986 का 29) की धारा 3 की उपधारा (2) के खंड (v) और उपधारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, लोकहित में उक्त नियमों के नियम 5 के उपनियम (3) के खंड (क) के अधीन सूचना की अपेक्षा की अभिमुक्ति के पश्चात् भारत सरकार के तत्कालीन पर्यावरण और वन मंत्रालय की अधिसूचना का और संशोधन संख्यांक का.आ. 1533(अ), तारीख 14 सितंबर, 2006 द्वारा करती है, अर्थात् :-

(i) पैरा 9 में,

(क) उपपैरा (i) और (ii) के स्थान पर निम्नलिखित उपपैरा रखा जाएगा, अर्थात् :-

(i) "पर्यावरणीय मंजूरी की वैधता" से वह अवधि अभिप्रेत है, जिसमें पूर्व पर्यावरणीय मंजूरी विनियामक प्राधिकारी द्वारा स्वीकृत है, या आवेदक द्वारा पैरा 8 के उपपैरा (iii) के अधीन स्वीकृत किया गया माना जा सकता है, की शुरुवात परियोजना या गतिविधियों द्वारा उत्पादन प्रचालन ; या अनुसूची के मद 8 से संबंधित निर्माण परियोजनाओं के मामले में सभी निर्माण प्रचालनों को पूरा करना है, जिसमें पूर्व पर्यावरणीय मंजूरी के लिए आवेदन संदर्भित है :

परंतु खनन परियोजनाओं या गतिविधियों के मामलों में वैधता खनन पट्टे के निष्पादन की तारीख से दिए जाएंगे।

(ii) किसी विद्यमान या नई परियोजना या क्रियाकलाप के लिए दी गई पूर्व पर्यावरणीय मंजूरी उस अवधि के लिए वैध होगी, जो-

(क) नदी घाटी परियोजनाओं या क्रियाकलापों के मामले में तेरह वर्ष [अनुसूची का मद 1(ग)]; (ख) परमाणु ऊर्जा परियोजनाओं या क्रियाकलापों और परमाणु ईंधन के प्रसंस्करण के मामले में पंद्रह वर्ष [अनुसूची का मद 1(ड)];

(ग) खंड (क) और (ख) में निर्दिष्ट खनन परियोजनाओं और नदी घाटी परियोजनाओं और परमाणु ऊर्जा परियोजनाओं के सिवाए अन्य सभी परियोजनाओं और क्रियाकलापों के मामले में दस वर्ष।

(iii) क्षेत्र विकास परियोजनाओं और टाउनशिप [मद 8(ख)] के मामले में, दस वर्ष की वैधता अवधि केवल ऐसी क्रियाकलापों तक सीमित होगी जो विकासकर्ता के रूप में आवेदक का उत्तरदायित्व हो सकता है:

परंतु यह कि इस उप-पैरा और उप-पैरा (ii) में सूचीबद्ध परियोजनाओं और क्रियाकलापों के संबंध में पर्यावरण मंजूरी की वैधता की अवधि को नदी घाटी परियोजनाओं के मामले में, संबंधित विनियामक प्राधिकरण द्वारा वैध पर्यावरण मंजूरी के संबंध में अधिकतम दो वर्ष की अवधि द्वारा, परमाणु ऊर्जा परियोजनाओं और परमाणु ईंधन के प्रसंस्करण के मामले में पांच वर्ष और अन्य सभी परियोजनाओं के मामले में एक वर्ष के लिए बढ़ाया जा सकता है, यदि आवेदन विद्यमान पर्यावरण मंजूरी की वैधता अवधि के भीतर आवेदक द्वारा विनियामक प्राधिकरण के लिए अधिकथित प्रोफार्मा में किया जाता है:

परंतु यह और कि विनियामक प्राधिकरण ऐसे विस्तार के अनुदान से पहले संबंधित विशेषज्ञ मूल्यांकन समिति से भी परामर्श कर सकता है।

(iv) खनन परियोजनाओं के लिए दी गई पूर्व पर्यावरण मंजूरी, समय-समय पर, अधिकतम तीस वर्ष, जो भी पहले हो, के अधीन, सक्षम प्राधिकारी द्वारा अनुमोदित और नवीनीकृत खनन योजना में निर्धारित परियोजना जीवन के लिए मान्य होगी:

परंतु इस उप-पैरा में सम्मिलित परियोजनाओं या क्रियाकलापों के संबंध में पर्यावरण मंजूरी की वैधता की अवधि को अगले बीस वर्षों के लिए, तीस वर्षों से आगे बढ़ाया जा सकता है, इस शर्त के अधीन कि विद्यमान पर्यावरण मंजूरी में अधिकथित विद्यमान पर्यावरण सुरक्षा उपायों की पर्याप्तता की जांच, तीस वर्ष की पर्यावरणीय मंजूरी की अधिकतम वैधता अवधि के भीतर परियोजना प्रस्तावक से अधिकथित प्रोफार्मा में ऐसे आवेदन की प्राप्ति पर संबंधित विशेषज्ञ मूल्यांकन

समिति द्वारा हर पांच वर्ष बाद और तत्पश्चात विस्तारित पर्यावरण मंजूरी, जैसा आवश्यक समझा जाए, परियोजना प्रस्तावक से अधिकथित प्रोफार्मा में ऐसे आवेदन की वैधता अवधि के भीतर प्राप्त होने पर पर्यावरण प्रबंधन योजना में ऐसे अतिरिक्त पर्यावरण सुरक्षा उपायों को शामिल करने के लिए हर पांच वर्ष में, खनन पट्टे की वैधता या खनन जीवन की समाप्ति या पचास वर्ष, जो भी पहले हो, तक की जाएगी।”;

(ख) "(iii) जहां उप-पैरा (i) और (ii) के अधीन विस्तार के लिए आवेदन फाइल किया गया है" कोष्ठक, अंक और शब्दों के लिए, निम्नलिखित रखा जाएगा, अर्थात्: -

"(v) जहां उप-पैरा (ii), (iii) और (iv) के अधीन विस्तार के लिए आवेदन अधिकथित प्रोफार्मा में फाइल किया गया है"।

[फा. सं. आईए 3-22/10/2022-आईए. III]

तन्मय कुमार, अपर सचिव,

टिप्पण: मूल अधिसूचना भारत के राजपत्र, असाधारण, भाग II खंड 3, उप-खंड (ii), संख्या का.आ. 1533(अ), तारीख 14 सितंबर, 2006 में प्रकाशित की गई थी और अधिसूचना संख्या का.आ. 2859(अ), तारीख 16 जुलाई, 2021 के अधीन अंतिम बार संशोधित किया गया था।

MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE

NOTIFICATION

New Delhi, the 12th April, 2022

S.O. 1807(E).—WHEREAS, the Central Government in the erstwhile Ministry of Environment and Forests, in exercise of its powers under sub-section (1) and clause (v) of sub-section (2) of section (3) of the Environment (Protection) Act, 1986 has published the Environment Impact Assessment Notification, 2006 (hereinafter referred to as the said notification), vide number S.O.1533 (E), dated the 14th September, 2006 for mandating prior environmental clearance for certain category of projects;

And whereas, based on the past experiences, it is noted that Nuclear Power Projects and Hydro Power Projects have high gestation period due to various issues such as geological surprises, delay in Forest Clearance, land acquisition, local issues, rehabilitation and resettlement, etc., which are often beyond the control of project proponent and in this context, the Central Government deems it necessary to extend the validity of Environmental Clearance (EC) for such projects;

And whereas, for other projects also, considering the time taken for addressing local concerns including environmental issues related to the implementation of such projects, the Central Government deems it necessary to extend the validity of such ECs;

And whereas, as per the provisions of Mines and Minerals (Development and Regulation) Act, 1957 (67 of 1957), on and from the date of commencement of the Mines and Minerals (Development and Regulation) Amendment Act, 2015, all mining leases are being granted for a period of fifty years, and accordingly, the Central Government deems it necessary to align the validity of mining ECs which is currently permissible up to a maximum duration of thirty years, subject to review and appropriate environmental safeguards;

Now therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), read with sub-rule (4) of rule 5 of the Environment (Protection) Rules, 1986, the Central Government, after having dispensed with the requirement of notice under clause (a) of sub-rule (3) of rule 5 of the said rules in public interest, hereby makes the following further amendments in the notification of the Government of India, in the erstwhile Ministry of Environment and Forests, number S.O. 1533 (E), dated the 14th September, 2006, namely:-

In the said notification,-

(i) in paragraph 9,-

(a) for sub paragraphs (i) and (ii), the following sub-paragraphs shall be substituted, namely:-

(i) The "Validity of Environmental Clearance" is meant the period from which a prior Environmental Clearance is granted by the regulatory authority, or may be presumed by the applicant to have been granted under sub-paragraph (iii) of paragraph 8, to the start of production operations by the project or activity; or completion of all construction

operations in case of construction projects relating to item 8 of the Schedule, to which the application for prior environmental clearance refers:

Provided that in the case of mining projects or activities, the validity shall be counted from the date of execution of the mining lease.

(ii) The prior environmental clearance granted for an existing or new project or activity shall be valid for a period of,-

(a) thirteen years in the case of River Valley projects or activities [item 1(c) of the Schedule];

(b) fifteen years in the case of Nuclear power projects or activities and processing of nuclear fuel [item 1(e) of the Schedule];

(c) ten years in the case of all other projects and activities other than the Mining projects and River Valley Projects and Nuclear power projects referred to in clauses (a) and (b).

(iii) In the case of Area Development projects and Townships [item 8(b)], the validity period of ten years shall be limited only to such activities as may be the responsibility of the applicant as a developer:

Provided that the period of validity of Environmental Clearance with respect to the Projects and Activities listed in this sub-paragraph and sub-paragraphs (ii) may be extended in respect of valid Environmental Clearance, by the regulatory authority concerned by a maximum period of two years in the case of River Valley projects, five years in the case of Nuclear power projects and processing of nuclear fuel and one year in the case of all other projects, if an application is made in the laid down proforma to the regulatory authority by the applicant within the validity period of the existing Environment Clearance:

Provided further that the regulatory authority may also consult the concerned Expert Appraisal Committee before grant of such extension.

(iv) The prior Environmental Clearance granted for mining projects shall be valid for the project life as laid down in the mining plan approved and renewed by competent authority, from time to time, subject to a maximum of thirty years, whichever is earlier:

Provided that the period of validity of Environmental Clearance with respect to projects or activities included in this sub-paragraph may be extended by another twenty years, beyond thirty years, subject to the condition that the adequacy of the existing environmental safeguards laid down in the existing Environmental Clearance shall be examined by concerned Expert Appraisal Committee every five years beyond thirty years, on receipt of such application in the laid down proforma from the Project Proponent within the maximum validity period of Environmental Clearance of thirty years, and subsequently on receipt of such application in the laid down proforma from the Project Proponent within the validity period of the extended Environment Clearance, every five years for incorporating such additional environment safeguards in the Environmental Management Plan, as may be deemed necessary, till the validity of the mining lease or end of life of mine or fifty years, whichever is earlier.”;

(b) for the brackets, figures and words “(iii) Where the application for extension under sub-paragraphs (i) and (ii) has been filed”, the following shall be substituted, namely:-

“(v) Where the application for extension under sub-paragraphs (ii), (iii) and (iv) has been filed in the laid down proforma”.

[F. No. IA3-22/10/2022-IA.III]

TANMAY KUMAR, Add. Secy.

Note:- The principal notification was published in the Gazette of India, Extraordinary, Part II, section 3, sub-section (ii), vide, number S.O. 1533(E), dated the 14th September, 2006 and was last amended, vide the notification number S.O. 2859(E), dated the 16th July, 2021.



M/s.Cybercity Builders and Developers Pvt Ltd

No.123/1, Mangadu - Kunrathur Main Road,
Mangadu, Chennai - 600122.

Date: 19-06-2019

Valid Upto: 18-06-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	CHEN/SOUTH/B/061119/404489
Applicant Name*	T. Senthil kumar
Site Address*	Survey No 379 380 384/1 389/2C1 391/1 392 No 123/1 Mangadu Kunrathur Main Road Mangadu Chennai 600122,Mangadu Kunrathur Main Road Mangadu Chennai,Chennai,Tamil Nadu
Site Coordinates*	80 06 48.74-13 01 33.15, 80 06 48.95-13 01 34.70, 80 06 49.68-13 01 33.82, 80 06 50.34-13 01 32.94, 80 06 50.54-13 01 34.50
Site Elevation in mtrs AMSL as submitted by Applicant*	17.49 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	86.45 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 86.45 M (Restricted) (AMSL), as indicated in para 2.

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOCID has been assessed w.r.t Chennai Airport(s). NOC has been issued w.r.t the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2:other than RCS airports) of GSR751(E).

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: SOUTH

Address: General Manager Airports Authority of
India, Regional Headquarter, Southern
Region, Chennai Airport,
Chennai-600027 (Tamil Nadu)

Email ID: vomn.noc@aai.aero

Contact No: 044-22560046

Digitally signed by K
PETER ABRAHAM
Date: 2019.06.19 12:37:47
+05'30'

Name / Designation / Sign with Date	
Prepared By :	Digitally signed by K S RAGUNATHAN Date: 2019.06.19 12:38:01 +05'30'
Verified By :	Digitally signed by P V NANDAKUMAR Date: 2019.06.19 12:38:12 +05'30'

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027
दूरभाष संख्या : 44-2256 1234

Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027
Tel. No: 44-2256 1234

