ENVIRONMENTAL CLEARANCE

PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), Tamil Nadu)

To,

The Senior Manager Admin
COGNIZANT TECHNOLOGY SOLUTIONS INDIA PVTLTD
Plot No. B40,41,42 44 SEZUnit,Sipcot Siruseri IT park, Padur Post, Siruseri, Kancheepuram District -600097

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/TN/NCP/22790/2018 dated 18 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B039TN110343**
2.	**File No.**	6807
3.	**Project Type**	Expansion
4.	**Category**	B1
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Regularisation of Cognizant Technology Solutions (Cognizant) India Private Limited, MEPZ (Madras Export Processing Zone) Campus), Plot No. A-15,16,17 (PART), B-20,C-10&C-1 and D-2, Tambaram Taluk, Kadaperi Village, Kancheepuram District.
7.	**Name of Company/Organization**	COGNIZANT TECHNOLOGY SOLUTIONS INDIA PVTLTD
8.	**Location of Project**	Tamil Nadu
9.	**TOR Date**	11 Jan 2019

The project details along with terms and conditions are appended herewith from page no 2 onwards.

(e-signed)
A R Rahul Nadh IAS
Member Secretary
SEIAA - (Tamil Nadu)

Date: 20/05/2024

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

This is a computer generated cover page.

सत्यमेव जयते

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

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY-TAMILNADU
3rd Floor, Panagal Maaligai,
No.1, Jeenis Road, Saidapet,
Chennai - 600 015.
Phone No. 044-24359973
Fax No. 044-24359975

ENVIRONMENTAL CLEARANCE (EC)

Letter No. SEIAA-TN/F.No.6807/EC:1032 /8(b)/2024 dated:19.03.2024.

Sir/Madam,

Sub: SEIAA, TN - Environmental Clearance under Violation category for the Expansion of Existing construction of IT buildings at MEPZ (Madras Export Processing Zone) campus at Plot No. A-15, 16, 17(Part), B20, C-1 & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu by M/s. Congnizant Technology Solutions India Private Limited - Category – "B" and Schedule S. No. 8(b) "Townships and Area Development Projects"Issued - Regarding.

Ref:

1. Ministry of Environment, Forest and Climate Change (MoEF & CC) Notification S.O.1533 dated: 14.09.2006.
2. MoEF & CC vide Letter. No. 21-951/2007-IA.III dated 24.09.2008
3. MoEF EC Lr. No. 21-126/2007-IA.III dated: 29.02.2008.
4. Ministry of Environment, Forest and Climate Change (MoEF & CC) Notification dated 14.03.2017 & 08.03.2018 regarding cases of violations.
5. Your application for Terms of Reference received on 08.05.2019.
6. SEIAA-TN vide Letter. No.SEIAA-TN/F.No. 6807/Violation/ToR - 699/2020 dated: 18.05.2020
7. Online Application submitted for Under Violation vide SIA/TN/MIS/22790/2018, dated 15.07.2022.
8. EIA Report submitted on: 18.07.2022.
9. T.O. Lr. No. SEAC-TN/6807 Site inspection/2022 dated 16.09.2022
10. Site Inspection conducted on 17.09.2022.
11. Minutes of the 310th meeting of SEAC held on 14.09.2022.
12. Minutes of the 555th meeting of SEIAA held on 27.09.2022.
13. Minutes of the 393rd meeting of SEAC held on 20.07.2023.
14. Minutes of the 643rd meeting of SEIAA held on 01.08.2023.

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15. Minutes of the 440th meeting of SEIAA held on 11.01.2024.
16. Minutes of the 697th meeting of SEIAA held on 15.02.2024.
17. Proponent's reply dated: 04.03.2024.
18. Minutes of the 705th meeting of SEIAA held on 19.03.2024.

Details of Project Activity: -

This has reference to your application 5th & 7th cited, wherein you have submitted proposal seeking Environmental Clearance under Violation category for the Expansion of Existing construction of IT buildings at MEPZ (Madras Export Processing Zone) campus at Plot No. A-15, 16, 17(Part), B20, C-1 & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nad uunder Category B and Schedule S.No. 8(b) - Townships and Area Development Projects under the Environment Impact Assessment Notification, 2006, and the notification S.O.1030 (E) dated 08.03.2018 as amended of the Ministry of Environment, Forests and Climate Change, Government of India, New Delhi.

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

Annexure 1

<table>
<tr><th>S. No</th><th>Description</th><th colspan="2">Details</th></tr>
<tr><td>1.</td><td>Name of the Project</td><td colspan="2">Expansion of Existing construction of IT buildings under Violation category at MEPZ (Madras Export Processing Zone) campus at Plot No. A-15, 16, 17(Part), B20, C-1 & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu by M/s. Congnizant Technology Solutions India Private Limited</td></tr>
<tr><td>2.</td><td>Location</td><td colspan="2">MEPZ (Madras Export Processing Zone) Campus), Plot No. A-15,16,17 (PART), B-20, C-10&C-1 and D-2, Tambaram Taluk, Kadaperi Village, Kancheepuram District</td></tr>
<tr><td>3.</td><td>Type of Project</td><td colspan="2">Schedule 8(b)- "Townships and Area Development Projects"</td></tr>
<tr><td>4.</td><td>Latitude & Longitude</td><td>Latitude</td><td>Longitude</td></tr>
<tr><td></td><td></td><td>12°56'44.28"N</td><td>80° 7'22.79"E</td></tr>
<tr><td></td><td></td><td>12°56'36.76"N</td><td>80° 7'18.11"E</td></tr>
<tr><td></td><td></td><td>12°56'38.66"N</td><td>80° 7'13.36"E</td></tr>
<tr><td></td><td></td><td>12°56'49.00"N</td><td>80° 7'16.97"E</td></tr>
<tr><td></td><td></td><td>12°56'47.65"N</td><td>80° 7'22.02"E</td></tr>
<tr><td></td><td></td><td>12°56'45.62"N</td><td>80° 7'20.65"E</td></tr>
</table>

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<table>
<tr><td>5.</td><td>Total Plot Area (in sq. m)</td><td>58482 Sq m MEPZ</td></tr>
<tr><td>6.</td><td>Built up area details</td><td>1,88,413.54 Sq m (Existing built-up area as per EC 1,62,516 Sq m & Additional built up area 25,898.54 Sq m).
<table>
<tr><th>S. No.</th><th>Name of the Building</th><th>Actual Built-up area (Sq.m)</th></tr>
<tr><td>1</td><td>SDB-1 (Stilt + 9 floors + Terrace))</td><td>39299.43</td></tr>
<tr><td>2</td><td>SDB-2 (Stilt + 9 floors + Terrace)</td><td>39082.00</td></tr>
<tr><td>3</td><td>SDB-3 (Stilt +9 floors + Terrace)</td><td>38813.20</td></tr>
<tr><td>4</td><td>SDB-4 cum MLCP (B1+ B2+G+11Floors+ Terrace)</td><td>49871.13</td></tr>
<tr><td>5</td><td>Canteen Building (LG+G+Stilt+3 floors+ Terrace)</td><td>18568.18</td></tr>
<tr><td>6</td><td>Substation (Substation +HVAC pump Room)</td><td>2088.40</td></tr>
<tr><td>7</td><td>Security Cabin</td><td>168.00</td></tr>
<tr><td>8</td><td>Gas Bank</td><td>73.20</td></tr>
<tr><td>9</td><td>1 MLD STP</td><td>450</td></tr>
<tr><td colspan="2">Total Built-up Area</td><td>188413.54</td></tr>
</table></td></tr>
<tr><td>7.</td><td>Maximum height of the project</td><td>67.3 meter</td></tr>
<tr><td>8.</td><td>Maximum number of floors</td><td>11</td></tr>
<tr><td>9.</td><td>No. of blocks</td><td>6</td></tr>
<tr><td>10.</td><td>Cost of Project</td><td>Project cost is 450 Crores.
Project cost of the violated area is 69.79 crores.</td></tr>
<tr><td>11.</td><td>Expected Population</td><td>18240 Employees</td></tr>
<tr><td>12.</td><td>a)Water requirement (in kLD)</td><td>Total Water Requirement – 821 kLD
Fresh water requirement – 456 kLD
Treated water requirement – 771 kLD
• Flushing – 365 kLD</td></tr>
</table>

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<table>
<tr><td></td><td></td><td>• MEPZ Landscape – 138 kLD
• Cooling Tower – 150 kL
• Cognizant Landscape – 118 kLD</td></tr>
<tr><td></td><td>b) Source</td><td>Tanker water
Water Supplied by MEPZ</td></tr>
<tr><td>13.</td><td>Details of Sewage generation and Treatment</td><td>Existing STP (MEPZ Common STP)
Plant capacity :535kKLD
Operation Technology: MBBR process
Wastewater treated – 500 kLD
<table><tr><td>Sl.NO</td><td>Unit</td></tr><tr><td>1</td><td>117 KL Collection Tank</td></tr><tr><td>2</td><td>Bar screen chamber</td></tr><tr><td>3</td><td>Oil & Grease chamber</td></tr><tr><td>4</td><td>Equalization Tank</td></tr><tr><td>5</td><td>Anoxic Tank</td></tr><tr><td>6</td><td>Aeration Tank</td></tr><tr><td>7</td><td>MBBR module (skid)</td></tr><tr><td>8</td><td>Sludge storage tank & Filter press/centrifuge</td></tr><tr><td>9</td><td>Clear water tank</td></tr><tr><td>10</td><td>Other Components</td></tr><tr><td>11</td><td>Rooms (chemical storage, electrical panel, sludge storage and operator rooms)</td></tr></table>
STP inside the Facility:
Plant capacity :1000 kLD
Operation Technology : MBR Process
Wastewater treated – 821 KLD
Note: This STP has 2 plants not exceeding cumulative capacity of 1000 KLD
<table><tr><td>Sl. No</td><td>Unit</td></tr><tr><td>1</td><td>Bar screen chamber</td></tr><tr><td>2</td><td>Oil & Grease chamber</td></tr><tr><td>3</td><td>Equalization Tank</td></tr><tr><td>4</td><td>SMFT & Lamella Clarifier</td></tr></table></td></tr>
</table>

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<table>
<tr><td></td><td></td><td><table>
<tr><td>5</td><td>Anoxic Tank</td></tr>
<tr><td>6</td><td>Aeration Tank</td></tr>
<tr><td>7</td><td>MBR module (skid)</td></tr>
<tr><td>8</td><td>Sludge storage tank & Filter press/centrifuge</td></tr>
<tr><td>9</td><td>Clear water tank</td></tr>
<tr><td>10</td><td>Other Components</td></tr>
<tr><td>11</td><td>Rooms (chemical storage, electrical panel, sludge storage and operator rooms)</td></tr>
</table></td></tr>
<tr><td>14.</td><td>Details of greywater / Effluent generation and Treatment</td><td>Not Applicable</td></tr>
<tr><td>15.</td><td>Mode of Disposal of treated sewage / effluent</td><td>The treated sewage of 821 KLD will be used for Flushing, landscaping and cooling Tower.</td></tr>
<tr><td>16.</td><td>Quantity of Solid Waste generation, Mode of treatment and Disposal</td><td><table>
<tr><th>Quantity</th><th>Mode of Treatment & disposal</th></tr>
<tr><td>Wet Garbage - Food waste from canteen and kitchen: 30.21 T / year</td><td>Through organic waste convertor reducing waste as compost. Part of compost is being used in gardening within the campus and part to be given in employees and NGO's for their own use.</td></tr>
<tr><td>Wooden scarp (paper & packing Materials: 52.66 T / year</td><td>Sold to vendor for reuse/ recycle.</td></tr>
<tr><td>Metal waste: 25.68 T / year</td><td>Sold to vendor for reuse/ recycle.</td></tr>
<tr><td>STP sludge: 0.440 T / year</td><td>Used in gardening as manure</td></tr>
</table></td></tr>
<tr><td>17.</td><td>Quantity of E-Waste generation, Mode of treatment and Disposal</td><td>60.4 T / year
Channelized to TNPCB authorized recycler.</td></tr>
</table>

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<table>
<tr><td>18.</td><td>Quantity of Biomedical Waste generation, Mode of treatment and Disposal</td><td>
<table>
<tr><th>Quantity</th><th>Mode of Treatment & disposal</th></tr>
<tr><td>Soiled Waste: 0.47 Kg/day</td><td>BMW disposed to TNPCB authorized vendor for incineration</td></tr>
<tr><td>Expired or Discarded Medicines: 0.20 Kg/day</td><td>BMW disposed to TNPCB authorized vendor for incineration</td></tr>
<tr><td>Contaminated waste (Recyclable): 0.83 Kg/day</td><td>BMW disposed to TNPCB authorized vendor for incineration</td></tr>
</table>
</td></tr>
<tr><td>19.</td><td>Quantity of Hazardous Waste generation, Mode of treatment and Disposal</td><td>
<table>
<tr><th>Quantity</th><th>Mode of Treatment & disposal</th></tr>
<tr><td>5.1-Used or spent oil: 4 T/ Yr</td><td>Disposed to TNPCB authorized approved recycler/TSDF</td></tr>
<tr><td>5.2-Wastes or residues containing oil: 1 T/ Yr (Solid)</td><td>Disposed to TNPCB authorized approved recycler/TSDF</td></tr>
<tr><td>5.2-Wastes or residues containing oil: 3 KL/ Yr (Liquid)</td><td>Disposed to TNPCB authorized approved recycler/TSDF</td></tr>
<tr><td>35.1-Exhaust Air or Gas cleaning residue: 2 T/ Yr</td><td>Disposed to TNPCB authorized approved recycler/TSDF</td></tr>
</table>
</td></tr>
<tr><td>20.</td><td>Power requirement</td><td>14,200 KVA from TANGEDCO</td></tr>
<tr><td>21.</td><td>Details of solar energy</td><td>10 KW</td></tr>
<tr><td>22.</td><td>Details of D.G. set with Capacity</td><td>Diesel generator capacity - 14,625 KVA (10 numbers)
Capacity Break up:
• 1500 kVA x 8 No
• 625 kVA x 1 No
• 2000 KVA x 1 No</td></tr>
<tr><td>23.</td><td>Details of Green Belt Area
i) Total area of green belt</td><td>i. 7447 Sq m</td></tr>
</table>

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<table>
<tr><td></td><td>ii) No. of trees existing within the project site
iii) No. of trees proposed to be planted
iv) No. of trees to be transplanted / cut</td><td>ii. 280 trees
iii. Nil
iv. Nil</td></tr>
<tr><td>24.</td><td>Details of OSR Area</td><td>Not Applicable</td></tr>
<tr><td>25.</td><td>Details of Parking Area</td><td>
<table>
<tr><th>Parking Provisions</th><th>Surface Parking (Nos)</th><th>Stilt Parking (Nos)</th><th>MLCP (Nos)</th><th>Canteen</th><th>Total Required (Nos)</th><th>Total Provided (Nos)</th></tr>
<tr><td>Cars Parking</td><td>380*</td><td>292</td><td>583</td><td>-</td><td>1249</td><td>1255</td></tr>
<tr><td>Two-Wheeler</td><td>644*</td><td>455</td><td>1119</td><td>60</td><td>2080</td><td>2278</td></tr>
</table>
Note*125 car parking and 210 two-wheeler Parking for physically challenged.
</td></tr>
<tr><td>26.</td><td>Provision for rainwater harvesting</td><td>400 KL sump available</td></tr>
<tr><td>27.</td><td>EMP Cost (Rs.)</td><td>Capital Cost – Rs.16.6 Crore
Recurring cost per annum – Rs.1.40 crore</td></tr>
<tr><td>28.</td><td>CER Cost</td><td>Rs.70 Lakh as accepted by the PP.</td></tr>
</table>

AFFIDAVIT FURNHSED BY THE PROPONENT

FOR DRAWAL OF FRESH WATER SUPPLY, SEWAGE DISPOSAL, SOLID WASTE DISPOSAL, CURRENT STATUS OF THE SITE, STP OPERATION, STORM WATER MAINTENANCE, GREEN BELT DEVELOPMENT, CER COST FOR THE PROJECT

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(6807) UNDER APPRAISAL IN STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

I, Narsingarao Sardee, Assistant Vice represent M/s. Cognizant Technology Solutions (Cognizant) India Private Limited, MEPZ (Madras Export Processing Zone) Campus located at Plot No. A-15,16,17 (PART), B-20, C-10&C-1 and D-2, Tambaram Taluk, Kadaperi Village, Kancheepuram District" having total land area of 58482 m^2 with proposed built-up area after the expansion 1,88,413.54 m^2. An application submitted by us seeking Environmental Clearance under violation category as per EIA Notification, 2006 is under scrutiny with the Authority.

I / We furnish the following undertakings to the Authority. I / We Sworn that

1. We fully assure that Green Belt Area of 7447 sq.m which works out to be 12.7 % of the total site area has been allotted and will not be used for any other activities. We ensure, we will earmark the greenbelt area. A wide range of indigenous plant species has been planted.
2. We ensure utilisation of 10% of our total electricity consumption from renewable energy Sources
3. We shall get the fresh water requirement of 456 KLD during the entire period of operation from tanker water and water supplied by MEPZ. We hereby undertake and commit that required water for the entire period of operation will be obtained from the above source and Authority.
4. Quantity of sewage generated during operational phase after expansion is estimated to be 821KLD. It is planned to be treated through proposed Sewage Treatment Plant of capacity 1000KLD. The treated water of 771 KLD will be used for Toilet Flushing (365 KLD), HVAC Purposes (150 KLD), greenbelt development for MEPZ landscape (138 KLD) and for Cognizant Landscape (118 KLD), We commit the continuous operation and maintenance of STP to achieve the standards prescribed by the CPCB/TNPCB.
5. We ensure the height of the stacks of DG sets will be provided as per the CPCB norms.
6. We assure that domestic solid wastes will be regularly collected in bins or waste handling receptacles and disposed of as per the solid waste management rules, 2016.

   - Wet Garbage - Food waste from canteen and kitchen of 30.21 tonnes per year is converted as manure in the Organic Waster Convertor (OWC)
   - Wooden Scrap, Paper and Packing materials of 52.55 tonnes per year will be disposed through authorized vendors and recyclers.
   - The STP Sludge generated of 0.440 Tonnes per year will be used as manure for Green Belt development after composting.

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7. We assure to provide backup power supply to STP from standby D.G set for continuous operation of the STP in case of power failure.
8. We fully assure that all the recyclable waste including used batteries and metal scraps etc. will be properly collected for eventual re-use and recycling as per the applicable statutory requirements and legislations.
9. We commit that no waste will be disposed off in any watercourse including drains, canals, and to the surrounding environment.
10. We ensure the strict adherence of safety measures as prescribed in the report.
11. We fully avoid any traffic congestion near the entry and exit points from the roads adjoining with the strict adherence to the traffic measures
12. We fully ensure the proper disposal of E-waste through an authorized vendor as per E-waste (Management and Handling) Rules, 2022 and subsequent amendment.
13. As per the MoEF & CC, Office Memorandum F. No. 22-65/2017-IA.III dated 30.09.2020 and 20.10.2020 , CER amount of INR 70 lakhs is remitted in the form of demand draft to the beneficiary (Government Hospital of Thoracic medicine, Tambaram, chennai)
14. We also commit that the site does not encroach any water bodies / reserve forests / wetlands.

DISCUSSION BY SEIAA AND THE REMARKS: -

Expansion of Existing construction of IT buildings at MEPZ (Madras Export Processing Zone) campus at Plot No. A-15, 16, 17(Part), B20, C-1 & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu by M/s. Congnizant Technology Solutions India Private Limited - For Environmental Clearance Under Violation Category.

The subject was earlier placed in the 643rd meeting of Authority held on 01 .08.2023. The Authority noted that the subject was appraised in the 393rd meeting of SEAC held on 20.07.2023 and the SEAC has furnished its recommendation for the **grant of Environmental Clearance under violation category** subject to the conditions stated therein.

The Authority decided to request the Member Secretary, SEIAA to communicate the SEAC minutes to the project proponent requesting to furnish the additional details/documents sought by SEAC and place the proposal in the ensuing Authority meeting after receipt of the details.

The PPs furnished the reply vide letter dated 08.11.2023. Hence the subject was taken up for discussion in the 677th meeting of Authority held on 01.12.2023. The Authority noted that the PP has informed that the works assigned under ecological damage, natural resource augmentation and community resource augmentation will be carried out till the period upto 2026. Therefore, the Authority decided to refer back the subject to SEAC for furnishing remarks. Hence the subject was taken up for discussion in the 440th meeting of SEAC held on 11.01.2024. The Committee held detailed discussions and decided to accept the request of

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the PP and to extend the timeline for completion of the works tabulated below until December 31, 2024. All the other conditions stipulated in the minutes of 393rd meeting of SEAC held on 20.07.2023 remain unaltered.

S. No	Category	Activities	Budget (Lakhs)	Timeline Recommended by SEIAA at 643 meeting	Target Completion Date requested by proponent
1	Corporate Environment Responsibility (CER)	Demand draft Submission to beneficiary (Govt Hospital for Thoracic Medicine, Tambaram)	70	No timeline given	1 February 2024
2	Community Resource Augmentation plan	Renovation of 10 Wards at Govt Hospital for Thoracic Medicine, Tambaram	134.5	Six Months	30 August 2024
3	Natural Resources Augmentation and Ecological Damage Remediation Plan	Native Forest (5400 Saplings), Sholinganallur	56.95	Six Months	30 August 2024
		Urban Forest (20000 Saplings), Madambakkam	116.38	Six Months	30 August 2024
		Restoring Pond of 6.5 acres, Erikarai Pond	65.62	Six Months	31 December 2024
		Rejuvenation of Pond, Sethupakkam	46.30	Six Months	31 December 2024
		Rejuvenation of Pond, Thangal	27.32	Six Months	31 December 2024
		Wetland restoration, Ennore	58.63	Six Months	31 December 2024

Now the PP has furnished the copy of acknowledgement from the beneficiaries for the expenditure towards CER and hence the subject was placed in this 705th meeting of the Authority held on 19.03.0224.

After detailed discussions, the Authority accepted the recommendation of SEAC and decided to **grant of Environmental Clearance under violation category** subject to the conditions as recommended by SEAC & normal condition and that stated vide **Annexure 'C'** in addition to the following conditions:

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1. The project Proponent shall carry out the aforesaid works assigned under ecological damage, natural resource augmentation and community resource augmentation before 31st December 2024. If not, the bank guarantee will be forfeited to TNPCB without further notice.
2. The Hospital should Anticipate climate-related vagaries, shocks & stresses and build sufficient caution in the disaster management plan.
3. The proponent shall ensure that prompt action is taken to mitigate carbon emissions, GHGs & to reduce carbon footprint to enable health comforts & management.
4. The proponent shall ensure that there is appropriate plan for all types of waste management including bio medical waste.
5. All activities during operation & post operation should be energy efficient with proper emission audits.
6. All the construction of Buildings shall be energy efficient and conform to the green building norms.
7. The project proponent shall adhere to provide adequate parking space for visitors of all inmates including clean traffic plan as committed.
8. The proponent shall ensure that no treated or untreated trade effluent/sewage shall be discharged outside the premises under any circumstances
9. All biosafety standards, hygienic standards and safety norms of working staff and patients to be strictly followed as stipulated in EIA/EMP.
10. The disaster management and disaster mitigation standards to be seriously adhered to avoid any calamities.
11. The proponent shall ensure that the EIA/EMP and disaster management plan should be adhered strictly.
12. The activities should in no way cause emission and build-up Green House Gases. All actions to be eco-friendly and support sustainable management of the natural resources within and outside the campus premises.
13. The proponent should strictly comply with, Tamil Nadu Government order regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.
14. The proponent shall ensure that provision should be given for proper utilization of recycled water.
15. The proponent shall ensure that all trees & biodiversity listed in EIA report to be protected within the premises.
16. The proponent shall ensure that the buildings should not cause any damage to water environment, air quality and should be carbon neutral building.
17. All the Buildings shall be energy efficient and confirm to the green building norms.

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18. The proponent shall ensure almost safety for the existing biodiversity, trees, flora & fauna shall not disturb under any circumstances.
19. The proponent shall ensure that the all activities of EMP shall be completed before obtaining CTO from TNPCB.
20. The proponent shall ensure that the activities undertaken should not result in carbon emission, and temperature rise, in the area.
21. The proponent shall ensure that the buildings and activities should not result in Environmental damages, nor result in temperature rise.
22. The proponent shall provide and ensure the green belt plan is implemented as indicated in EMP. There should be sufficient grass lawns.
23. The proponent shall provide the emergency exit in the buildings.
24. The proponent shall provide elevator as per rules CMDA/DTCP.
25. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as ensure continues and efficient operation.
26. The proponent shall adhere to the provision and norms regard to fire safety prescribed by competent authority.
27. The project proponent shall adhere to storm water management plan as committed.
28. The proponent shall periodically test the treated sewage the through TNPCB lab /NABL accredited laboratory and submit report to the TNPCB.
29. The proponent shall periodically test the water sample for the general water quality core parameters including fecal coliform within the proposed project site through TNPCB lab /NABL accredited laboratory and submit report to the concerned authorities.
30. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time.
31. The project proponent shall ensure to provide adequate elevated closed area earmarked for collection, segregation, storage & disposal of wastes generated within the premises as per provisions of Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.

Annexure 'C'

Climate Change

1. The proponent shall adopt strategies to decarbonize the building.

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2. The proponent shall adopt strategies to reduce emissions during operation (operational phase and building materials).
3. The proponent shall adopt strategies to reduce temperature including the Building Façade.
4. The proponent shall adopt methodology to control thermal environment and other shocks in the building.
5. The proponent shall adopt detailed plan to reduce carbon footprints and also develop strategies for climate proofing and climate mitigation.
6. The proponent shall adopt strategies to ensure the buildings in blocks are not trapping heat to become local urban heat islands.
7. The proponent shall ensure that the building does not create artificial wind tunnels creating cold water and uncomfortable living conditions resulting in health issues.
8. The activities should in no way cause emission and build-up Green House Gases. All actions to be eco-friendly and support sustainable management of the natural resources within and outside the campus premises.
9. The proponent shall ensure that the buildings should not cause any damage to water environment, air quality and should be carbon neutral building.

Health

10. The proponent shall adopt strategies to maintain the health of the inhabitants.

Energy

11. The proponent shall adopt strategies to reduce electricity demand and consumption.
12. The proponent shall provide provisions for automated energy efficiency.
13. The proponent shall provide provisions for controlled ventilation and lighting systems.
14. The proponent shall provide solar panels and contribute to the grid from the solar panel as proposed.
15. All the construction of Buildings shall be energy efficient and conform to the green building norms. The PP shall ensure that carbon neutral building.
16. The proponent shall provide adequate capacity of DG set (standby) for the proposed STP so as to ensure continuous and efficient operation.

Regulatory Frameworks

17. The proponent shall adopt methodologies to effectively implement the Solid Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.
18. The project proponent shall ensure to provide adequate elevated closed area earmarked for collection, segregation, storage & disposal of wastes generated within the premises as per provisions of Solid

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Waste Management Rules, 2016, E-Waste (Management) Rules, 2016, Plastic Waste Management Rules, 2016 as amended, Bio-Medical Waste Management Rules, 2016 as amended, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 as amended, Construction and Demolition Waste Management Rules, 2016, & Batteries (Management and Handling) Rules, 2001.

19. The proponent shall provide elevator as per rules CMDA/DTCP.

Database maintenance & audits

20. The database record of environmental conditions of all the events from pre-construction, construction and post-construction should be maintained in digitized format.
21. The proponent should maintain environmental audits to measure and mitigate environmental concerns.

Biodiversity

22. There should not be any impact due to the modification of the habitat on critically endangered species, biodiversity, etc,.
23. The proponent shall ensure that the proposed activities in no way result in the spread of invasive species.
24. The proponent shall adopt sustainability criteria to protect the micro environment from wind turbulences and change in aerodynamics since high rise buildings may stagnate air movements.
25. The proponent shall ensure almost safety for the existing biodiversity, trees, flora & fauna shall not disturb under any circumstances.
26. The proponent shall develop building-friendly pest control strategies by using non chemical measures so as to control the pest population thereby not losing beneficial organisms.
27. The proponent shall adopt strategies to prevent bird hits.

Safety measures

28. The proponent should develop an emergency response plan in addition to the disaster management plan.
29. The proponent shall develop detailed evacuation plan for disabled people and safety evacuation plan in emergencies.
30. All bio-safety standards, hygienic standards and safety norms of working staff and patients to be strictly followed as stipulated in EIA/EMP.
31. The disaster management and disaster mitigation standards to be seriously adhered to avoid any calamities.
32. The proponent shall provide the emergency exit in the buildings.
33. The proponent shall adhere to the provision and norms regard to fire safety prescribed by competent authority.

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Water/Sewage

34. The proponent shall ensure that no treated or untreated sewage shall be let outside the project site & shall find access to nearby water-bodies under any circumstances other than the permitted mode of disposal.
35. The proponent shall provide STP of adequate capacity as committed and shall continuously & efficiently operate STP so as to satisfy the treated sewage discharge standards prescribed by the TNPCB time to time.
36. The proponent shall periodically test the treated sewage the through TNPCB lab /NABL accredited laboratory and submit report to the TNPCB.
37. The proponent shall periodically test the water sample for the general water quality core parameters including fecal coliform within the proposed project site through TNPCB lab /NABL accredited laboratory and submit report to the concerned authorities.
38. The proponent shall ensure that provision should be given for proper utilization of recycled water.
39. The project proponent shall adhere to storm water management plan as committed.

Parking

40. The project proponent shall adhere to provide adequate parking space for visitors of all inmates including clean traffic plan as committed.

Solid waste Management

41. The proponent shall ensure that no form of municipal solid waste shall be disposed outside the proposed project site at any time.
42. The proponent should strictly comply with, Tamil Nadu Government order regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.

EMP

43. The proponent shall ensure that the EIA/EMP and disaster management plan should be adhered strictly.
44. The proponent shall ensure that all activities of EMP shall be completed before obtaining CTO from TNPCB.
45. The proponent shall provide and ensure the green belt plan is implemented as indicated in EMP. Also, the proponent shall explore possibilities to provide sufficient grass lawns.

Others

46. As per the 'Polluter Pay Principle', the proponent will be held responsible for any environmental damage caused due to the proposed activity including withdrawal of EC and stoppage of work.

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47. The project proponent shall adhere to height of the buildings as committed.

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.

Validity:

The SEIAA hereby accords Environmental Clearance to the above project under the provisions of EIA Notification dated 14th September, 2006 as amended, with validity for Seven years from the date of issue of EC, subject to the compliance of the terms and conditions stipulated below:

Appraisal by SEAC:

Expansion of Existing construction of IT buildings at MEPZ (Madras Export Processing Zone) campus at Plot No. A-15, 16, 17(Part), B20, C-1 & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu by M/s. Congnizant Technology Solutions India Private Limited - For Environmental Clearance Under Violation Category. (SIA/TN/MIS/22790/2018, dated 15.07.2022)

The proposal was earlier placed in the 310th meeting of SEAC held on 14.09.2022. The Project Proponent gave a detailed presentation. The details of the project furnished by the proponent are available on the PARIVESH web portal (parivesh.nic.in). The project proponent gave a detailed presentation. **The SEAC noted the following:**

1. The Proponent, M/s. Cognizant Technology Solutions India Private Limited has applied seeking Environmental Clearance for the Existing Construction of IT building of MEPZ (Madras Export Processing Zone) campus at Plot No. A-15, 16, 17(Part), B20, C-1 & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu under Violation category.
2. The project/activity is covered under Schedule B Category 8(b) "Building and Construction projects)" of the Schedule to the EIA Notification, 2006.
3. MoEF&CC vide letter No.21-126/2007-IA III dated February 29th, 2008 has approved built-up area of 1,62,516 m^2. Project Proponent has built-up 188,413.54 m^2 of area against the approved area of 1,87,890 m^2 from Chennai Metropolitan Development Authority (CMDA) vide letter No. C3/24329/07 dated 30th December 2008. Additional built-up area of 25,898.54 m^2 includes area within SDB-4 Building, Canteen building, substation building, security cabin, gas bank area and proposed STP area.
4. ToR under Violation Category issued vide T.O Letter No.SEIAA-TN/F.No. 6807/Violation/ToR -

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699/2020 dated: 18.05.2020 for total Land area - 58482 sq. m (5.8482 Hectare) and Total Built-up Area -188413.54 sq. m and Additional Built-up Area 25,898.54 m^2.

5. EIA report submitted on 18.07.2022

Based on the presentation made and documents furnished by the project proponent, the SEAC decided **to make site inspection by the sub-committee** to be constituted by the SEAC to assess the present status of the project and environmental settings as the proposal falls under violation category. The sub-committee inspected the site and furnished the following report:

SITE INSPECTION REPORT OF SEAC SUB-COMITTEE

Reference:

Lr. No. SEAC-TN/6807 Site inspection/2022 dated 16 September 2022 SEAC AGENDA No: 310-6 (File No: 68O7/2021) Expansion of existing construction of lT building at MEPZ (Madras Export Processing Zone) Campus at PIot No. A15, 16, 17(Part), B20, C-l & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu by M/s. Congnizant Technology Solutions lndia Private Limited - For Environmental Clearance Under Violation Category (SIA\TN/MIS/22790/2018, dated 15.07.2022)

1.0 BACK GROUND

The Project Proponent (PP), M/s. Cognizant Technology Solution lndia Private Limited has applied for Environmental Clearance for the Existing Construction of lT building of MEPZ (Madras Export Processing Zone) campus at Plot No. A -l5. 16. l7(Part). B2O, C-l & C-lO and D-2 in Kadaperi Village. Tambaram Taluk, Kanchipuram District, Tamil Nadu under violation category.

M/s Cognizant Technology Solutions India Pvt Ltd, was granted Environmental Clearance (EC) for an IT Building with a built-up area of 1,62,516 m^2 vide MoEF&CC Letter No.21-126/2007-IA III dated 28 February, 2008. The project/activity is covered under Schedule B Category 8(b) "Building and Construction project" of the Schedule of the EIA Notification. 2006. However, the Project Proponent has constructed and operated a built-up of 188,413.54 m^2 as against the approved area of 1,87, 890 m^2 from Chennai Metropolitan Development Authority (CMDA) vide letter No. C3/24329/07 dated 30 th December 2008. This has resulted in built-up area of 25,898.54 m^2 additionally which includes area within SDB-4 Building, Canteen Building, Sub Station building, Security Cabin, Gas Bank Area and Proposed area for the Sewage Treatment Plant (STP).

Now, the Project Proponent, has applied for Environmental Clearance for the Existing Construction of the lT building of MEPZ (Madras Export Processing Zone) campus under violation category. Terms of Reference (ToR) for EIA under Violation Category was issued vide T. O Letter No. SElAA-TN/F.No. 6807/Violation/ToR - 699/2020 dated: 18.05.2020 for total Land area - 58482 sq. m (5.8482 Hectare) and Total Built-up Area -188413.54 sq. m and Additional Built_up Area 25,898.54 m^2. EIA report was submitted on 18.07.2022. Based on the presentation made and document, furnished by the project proponent, the SEAC

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decided to make site inspection by the Sub-committee constituted vide.: Lr. No. SEAC-TN/6807 Site inspection/2022 dated 16 September 2022

The members of the Sub Committee inspected the site on 17th September 2022 and assessed the present status of the Project and Environmental settings as the proposal was under violation category. Besides interacting with the project proponent, the sub-committee examined all the relevant documents and visited various environment management facilities at the project site. Further the sub-committee assessed the ecological damage and checked the Remedial plan & Community Augmentation Plan submitted by the Project Proponent as presented in the following sections of this Report.

2.0 OBSERVATIONS OF THE SUB COMMITTEE

The Project Proponent, M/s Cognizant Technology Solutions India Pvt Ltd, has constructed and operated a built-up of 188,413.54 m^2 as against the granted Environmental Clearance to construct and operate an approved built-up area of 1,62,516 m^2 resulting in violation of constructing and operating an additional Built-up Area 25,898.54 m^2, which is about 13.7% of the total constructed and operated area. The breakup details of the violated built-up area are summarised in Table 1. The total built-up area approved under the existing Environmental Clearance was 162516 m^2 and the breakup as per the internal information available with variation in actual built-up area presented in Table 2 indicate that slightly less built-up area constructed under SDB-1, SDB-2 and SDB-3 was adjusted against the additional built-up area constructed under Canteen building and Substation building. This confirms to be within the approved built-up area of 162516 with maximum violation (25637 Sq.m) being attributable to SDB -4 building.

Table1 Details of Approved and Actual Built-up Area of Different Buildings

Sl No	Name of the building	Built-up area in m2 (as per previous EC) (m^2)	As per the CMDA approved Master plan and as built (m^2)	Actual Built-up area (m^2)	Difference (m^2)
1	SDB -1 (stilt+9 floors + terrace)		39299.73	39299.73	
2	SDB-2 (stilt +9 floors +terrace)		39082.00	39082.00	
3	SDB-3 (stilt+9 floors + terrace)		38813.20	38813.20	
4	SDB-4 cum MLCP (B1+B2+G+11Floors+Terrace)		49871.13	49871.13	
5	Canteen building (LG+G+stilt+3 floors +terrace)		18568.18	18568.18	
6	Substation (substation + HVAC pump room)		2088.4	2088.4	
7	Security cabin		168	168	
8	Gas bank		0	73.20	
	Total built-up area	**162516.00**	**187890.64**	**188413.54**	**25898.54**

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Table 2 Building wise Built-up area Breakup details and the Deviation

Sl No	Name of the building	Built-up area in m2 (as per previous EC) (m^2)	As per the CMDA approved Master plan and as built (m^2)	Difference (m^2)
1	SDB -1 (stilt+9 floors + terrace)	39526.00	39299.73	-226.73
2	SDB-2 (stilt +9 floors +terrace)	39526.00	39082.00	-444
3	SDB-3 (stilt+9 floors + terrace)	39526.00	38813.20	-712.8
4	SDB-4 cum MLCP (B1+B2+G+11Floors+Terrace)	24234.00	49871.13	25637.13
5	Canteen building (LG+G+stilt+3 floors +terrace)	18378.00	18568.18	191.18
6	Substation (substation + HVAC pump room)	1248.00	2088.4	840.4
7	Security cabin	78.00	168	90
8	Gas bank	0	0	72.53
	Total built-up area	**162516.00**	**187890.64**	**25447.54**

The starting date of the violation is 03.11.2010 as evident from the Building Completion Certificate. The monthly average head count details (Annexure I) of the Cognizant MEPZ campus during January 2014 to September 2022 obtained from the records of M/s Cognizant indicated peak occupancy of 18065 head count in March 2014. This meant an average daily water consumption and associated wastewater generation of about 800 m^3/day (@45 L/person/day). Though the daily average wastewater generation data provided by M/s Cognizant was not correlating well with the corresponding average head count, maximum daily wastewater generation of 868 m^3/day reported for July 2015 is in agreement with an average wastewater generation rate of 800 m^3/day (@45 L/person/day) during the violation period.

Head count is reported to be reduced under 12000 from August 2017 and water conservation measure initiated from December 2016 resulted in reducing the wastewater generated from the campus to below 500 m^3/day. The average occupancy has been drastically reduced since April 2020 as a result of Covid 19 associated lockdown and "Work from Home" option given to the employees, which is prevalent even during the time of the site visit with an average occupancy of about 500 persons and associated wastewater generation of about 30 m^3/day.

3.0 ECOLOGICAL DAMAGE ASSESSMENT AND NATURAL RESOURCE AUGMENTATION

The objective of the Ecological damage Assessment is to study the impacts due to the additional construction activity undertaken over and above the approved built-up area. It is seen that five additional floors (7-11 Floors) were built on the SDB-4 Building along with security cabin and gas bank.

The impacts of these additional constructions activities during the construction phase were in terms of additional use of construction materials, emissions associated with its transportation, impacts due to temporary accommodation of construction labour, operation of construction equipment including DG set etc.

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As the additional area is built in terms of additional floors of SDB-4, additional impacts due to foundation works is not considered.

Operational Phase of the additional area constructed include fuel consumption and emissions during the transport of the additional staff (head count) accommodated in this area, usage of water and generation of wastewater and solid waste generation. Implementation of the mitigation plans as per the environmental management plan and periodic monitoring of the ambient air quality indicated no significant deterioration of air quality.

Wastewater generated from 2010 to 2014 was reported to be treated through the 0.5 MLD STP of MEPZ as per the Environmental Clearance and continued to be treated through the STP till date, the treated water is used in flushing and gardening. As the STP capacity was only 500 m^3/day (500KLD) as indicated on the Board displaying the Process Flow Diagram of the STP, it was inferred that the STP would have been overloaded during the **violation period of November 2010 to February 2016**, with wastewater flow exceeding 500 m^3/day.

As about 800 m^3/day of sewage was generated during the peak operation time with additional area under violation in operation (Annexure I), clarification was sought regarding management of the excess quantity of sewage over the capacity of the Sewage Treatment Plant. The following clarifications were given by the PP as given below:

i. There are 2 STPs (1 MLD and 535 KLD) set up and owned by MEPZ. Both were being operated and maintained by MEPZ. Operation of the 535 KLD plant was handed over to M/s Cognizant from the year 2019. Environment clearance issued to Cognizant in 2008 says, the wastewater generated is proposed to treat in 1.5 MLD (Combined capacity 1MLD+ 0.5 MLD). M/s Cognizant has not maintained any data regarding the operation of the STP till the year 2019.
ii. Sewage from the Cognizant solutions was treated in the 1 MLD Sewage Treatment Plant within the MEPZ in addition to 535 KLD STP plant. Copy of the MEPZ 1 MLD STP plant valid up to 31 March 2023 is submitted as evidence. However, there is no evidence regarding treatment of Cognizant sewage in the 1 MLD STP of MEPZ.
iii. As CTO has been issued in 2016 to amend the Environment clearance on the additional built-up area, M/s Cognizant reduced the employees and also taken other water conservation measures such as low flow plumbing fixtures (Aerators, Pressmatic Taps etc.) to keep the sewage generation within the capacity of 0.5 MLD STP.
iv. Expected head count would be around 18240 nos. and domestic wastewater generation would be about 821 m^3/day after the proposed expansion. The 0.5 MLD STP plant, owned MEPZ and currently operated by M/s Cognizant will be hand over to MEPZ upon successful completion of the proposed 1MLD STP Plant within Cognizant MEPZ Campus.

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The EC granted by MoEF vide latter dated 29 February 2008, has indicated that the built-up area of 1,62,516 Sq.m will have 12000 workers and the sewage generated will be treated in the common STP of 1.5 MLD capacity developed by MEPZ. However, no evidence was available / provided to confirm that the additional quantity of wastewater generated due to the additional area constructed and the additional head count was treated in the 1 MLD STP of MEPZ. The EIA Report dealing with Damage to Water Environment (Page 196) is also silent on this aspect. Further, the certified EC Compliance report dated 27 October 2021 is also referring to treatment of sewage in 535 KLD STP of MEPZ. Thus, Environmental Damage to the Water Environment is assessed to have occurred during the period of Violation (from 03.11.2010 (Evidence: Building completion certificate) to February 2016 (based on Head Count). This may be treated as significant and the remediation cost charged according to the prevailing norms.

Impact on the land use is considered to be insignificant as the land cover change was only about 73 m^2 for the gas bunk and security cabin. Since the land footprint is not significantly altered, the additional construction has not resulted in any reduction of green belt and biological environment. It is observed that the space proposed for the new STP is in the area currently located as an access gate. However, M/s Cognizant is already having additional access gates and the STP construction may not have significant impact on land use.

The greenbelt development at the project site is in line with the EC. The Solid waste management (Organic Waste Converter) facilities at the project site were functioning during the violation period as per the details furnished by the proponent. The expansion of the activity has not resulted in any land acquisition or resettlement and is assessed to have no impact to socio economic environment.

From the perusal of the original proposal of the proponent, initial checklist submitted by the proponent, the technical team makes the following observation:

1. The proponent has made a procedural violation in the sense that the proponent has started construction of the project before getting the Environmental Clearance from the competent authority.
2. When the technical team assessed whether the proponent has actually followed in the past, the normal condition stipulated in the EC for all conditions, pre-construction & construction stages, the team is of the opinion that the proponent has not violated any conditions that are verifiable now. But there are certain conditions such as possible air pollution, noise pollution and soil pollution that could have been caused at the time of construction which cannot be verified now.
3. The technical team have pointed out that this proposal is not a "regular" project seeking EC but a special project to be covered under "violation category".

The EIA Report was placed before the SEAC meeting.

I. ECOLOGICAL DAMAGE ASSESSMENT BY EIA MODEL

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The SEAC as Per the MoEF &. CC notification assessed the project based on Ecological damage, remediation plan and natural & community resource augmentation plan furnished as an independent chapter in the Environment impact assessment report by the proponent. The extract from the report is as follows:

a. Ecological remediation plan and cost as proposed by the proponent: Air Environment, water Environment, Land Environment, Noise Environment' Biology. Amount allotted, Rs 60 lakhs (Details in the EIA report).
b. Natural resource augmentation plan and cost as proposed by the proponent: lmprovement of nearby water bodies and repairing of roads and tree plantation. Amount allotted, Rs 40 lakhs (Details in the EIA report).
c. Community resource augmentation plan and cost as proposed by the proponent: infrastructure development for schools located around the firm. Amount allotted Rs 25 lakhs (Details in the EIA report).

As per S.O. 804(E) guidelines for dealing with violation cases, in addition to the implementation of EMP in a time-bound manner, the project proponent(in the cases where the project activity is permissible) will be required to submit a bank guarantee equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan. The details on the Ecological Damage Assessment, Remediation Plan, Natural Resources Augmentation and Community Resource Augmentation Plan prepared & submitted along with EIA report by the NABET consultant on behalf of the proponent as per the guidelines mentioned in the MoEF & CC Notifications dated:14.03.2017 and 08.03.2018.

The project proponent, based on the impact assessment carried out by the NABET accredited consultant, has proposed to undertake **Natural Resources Augmentation** at a cost of Rs.**53,30,000** (Table 12-7 of the EIA Report) and **Community Resource Augmentation** at a cost of Rs.**68,15,000** (Table 12-8 of the EIA Report).

Based on the cost of INR 51,72,64,384 for construction of 18860 Sq.m (Based on construction contract), the estimated project cost of construction of Violation area of 25898.54 sq.mt calculated on Pro rate basis is - INR 71,03,07,123. The Annual turnover of M/s Cognizant Ltd. for the years 2010-11 to 2021 -22 varied from 1422.29 Crore to 2433.45 Crore as indicated in Table 3.

Table 3 Annual Turnover Details of M/s Cognizant Technology Solutions

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Financial Year	Amt of Revenue for IN219 (MEPZ) in INR	Amt in Crores
FY 2021-22	24,434,522,805	2,443.45
FY 2020-21	23,293,273,700	2,329.33
FY 2019-20	23,828,135,993	2,382.81
FY 2018-19	21,486,792,107	2,148.68
FY 2017-18	20,376,361,112	2,037.64
FY 2016-17	23,199,893,315	2,319.99
FY 2015-16	25,213,905,414	2,521.39
FY 2014-15	23,516,590,866	2,351.66
FY 2013-14	24,536,172,427	2,453.62
FY 2012-13	21,242,961,990	2,124.30
FY 2011-12	19,540,813,282	1,954.08
FY 2010-11	14,222,902,396	1,422.29

II. ECOLOGICAL DAMAGE ASSESSMENT BY SEAC METHODOLOGY:

Based on the inspection report and the violation notification, the SEAC classified the level of damages by the following criteria:

1. **Low level Ecological damage:**
   a. Only procedural violations (started the construction at site without obtaining EC)
2. **Medium level Ecological damage:**
   a. Procedural violations (started the construction at site without obtaining EC)
   b. Infrastructural violation such as deviation from CMDA/local body approval.
   c. Non operation of the project (not occupied).
3. **High level Ecological damage:**
   a. Procedural violations (started the construction at site without obtaining EC) Infrastructural violation such as deviation from CMDA/local body approval.
   b. **Under Operation (occupied)**.

As per the OM of MoEF & CC dated: 01.05.2018, the Sub-Committee deliberated the fund allocation for Corporate Environment Responsibility which shall be to a maximum of 2% of the Project cost.

In view of the above and based on the inspection report & the Ecological damage, remediation plan and natural & community resource augmentation plan furnished by the proponent, the SEAC decided the fund allocation for Ecological remediation, natural resource augmentation & community resource augmentation and penalty by following the below mentioned criteria.

Based on the inspection, the ecological damage, remediation plan and natural & community resource augmentation plan furnished by the PP, the SEAC decided the fund allocation for Ecological remediation,

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natural resource augmentation & community resource augmentation and penalty by following the below mentioned criteria given in Table:

Table 2: Damage Assessment Classification of Building Construction Projects

Level of damages	Ecological remediation cost (% of project cost)	Natural resource augmentation cost (% of project cost)	Community resource augmentation cost (% of project cost)	CER (% of project cost)	Total (% of project cost)
Low level Ecological Damage	0.25	0.10	0.15	0.25	0.75
Medium level Ecological Damage	0.35	0.15	0.25	0.5	1.25
High level Ecological Damage	0.50	0.20	0.30	1.00	2.00

The committee observes that the project of existing construction of lT building at MEPZ (Madras Export Processing Zone) Campus at PIot No.A15, 16, 17(Part), B20, C-l & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu by M/s. Cognizant Technology Solutions lndia Private Limited comes under the "High level Ecological damage category" as **the Project Proponent constructed an additional built-up area of 25447 Sq. m and occupied it with additional head count resulting in about 300 m^3/day of sewage and no evidence was available to establish that the additional sewage was treated and recycled during the period of Violation (03.11.2010 as evident from the Building completion certificate) to February 2016 (based on TNPCB CTO letter & Head count). This may be treated as significant and the SEAC may assess that it is a violation with High level Ecological damage**.

Level of damages	Ecological remediation cost	Natural resource augmentation cost	Community resource augmentation cost	CER	Total
	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)
High level Ecological damage	0.50	0.20	0.30	1.00	2.00

Project Cost:

From the EIA report, it was stated that the cost of the commissioned building is 34,406.19 Lakhs. With reference to the letter furnished by the PP vide Letter No. CTS/CHN/TBM/MoEF&CC/873, dated.

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24.04.2023 that the project value of the violation area (i.e., 25,448.54 m^2) as Rs. **69.79** Crores. Hence the project cost is 6900 lakhs.

Application of SEAC Methodology

High level Ecological damage	**Ecological remediation cost**	**Natural resource augmentation cost**	**Community resource augmentation cost**	**CER**	**Total**
	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)	(% of Project Cost)
SEAC Scale	0.50	0.20	0.30	1.00	2.00
Actual Amount	6900×0.50	6900×0.20	6900×0.30	6900 ×1.00	6900×2.00
Rupees in lakhs	**34.50**	**13.80**	**20.70**	**69.00**	**138.00**

Sl. No.	**Activity Proposed**	**Total, Rs.**
1	Cost of Ecological Damage Remediation Plan	34,50,000
2	Natural Resource Augmentation Plan	13,80,000
3	Community Resource Augmentation Plan	20,70,000
	Grand Total	**69,00,000**

Here, from the SEAC Methodology, the CER Budget is arrived as 1% of the Project Cost i.e., **Rs.69,00,000/-**

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III. ECOLOGICAL DAMAGE ASSESSMENT - Application of CPCB Guidelines:

CPCB has suggested in a report methodology for assessment of environmental compensation which may be levied or imposed upon industrial establishments who are guilty of violation of environmental laws and have caused damage/degradation/loss to environment. It does not encompass individuals, statutory institutions and Government etc. Report is titled as "Report of the CPCB In-house Committee on Methodology for Assessing Environmental compensation and Action Plan to Utilize the Fund" which was finalized in the meeting held on 27.03.2019. It shortlisted the incidents requiring an occasion for determining environmental compensation. Six such incidents, shortlisted, are: "Cases considered for levying Environmental Compensation (EC): a) Discharges in violation of consent conditions, mainly prescribed standards/consent limits. b) Not complying with the directions issued, such as direction for closure due to non-installation of OCEMS, non-adherence to the action plans submitted etc. c) Intentional avoidance of data submission or data manipulation by tampering the Online Continuous Emission / Effluent Monitoring systems. d) Accidental discharges lasting for short durations resulting into damage to the environment. e) Intentional discharges to the environment -- land, water and air resulting into acute injury or damage to the environment. f) Injection of treated/partially treated/ untreated effluents to ground water."

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For the instances at item (a), (b) and (c), report says that 'Pollution Index' (hereinafter referred to as 'PI') would be used as a basis to levy environmental compensation. CPCB had already published Guidelines categorizing industries into Red, Orange, Green and White, based on the concept of PI. The PI is arrived after considering quantity and quality of emissions/effluents generated, types of hazardous waste generated and consumption of resources. PI of an industrial sector is a numerical number in the range of 0 to 100 and is represented as follows:

PI=f (Water Pollution Score, Air Pollution Score and HW Generation Score).

During the Violation Period, impacts on the Environmental Components viz. Air, Water, Land, Biological and Socio-economics Environment are assessed based on the Norms specified by the **Central Pollution Control Board (CPCB) to implement "Polluter Pays" Principle** and to levy Environmental Compensation for Restoration of Environmental Damages. The Environmental Compensation shall be based on the following formula:

$$\mathbf{EC = PI \times N \times R \times S \times LF}$$

Where,

EC is Environmental Compensation in Rupees

PI = Pollution Index of Industrial Sector

N = Number of days of violation took place

R = A factor in Rupees for EC

S = Factor for Scale of Operation

LF = Location Factor.

"Note:

a) The industrial sectors have been categorized into Red, Orange and Green, based on their Pollution Index in the range of 60 to 100, 41 to 59 and 21 to 40, respectively. It was suggested that the average pollution index of 80, 50 and 30 may be taken for calculating the Environmental Compensation for Red, Orange and Green categories of industries, respectively.

b) N, number of days for which violation took place is the period between the day of violation observed/due date of direction's compliance and the day of compliance verified by CPCB/SPCB/PCC.

c) R is a factor in Rupees, which may be a minimum of 100 and maximum of 500. It is suggested to consider R as 250, as the Environmental Compensation in cases of violation.

d) S could be based on small/medium/large industry categorization, which may be 0.5 for micro or small, 1.0 for medium and 1.5 for large units.

e) LF, could be based on population of the city/town and location of the industrial unit. For the industrial unit located within municipal boundary or up to 10 km distance from the municipal boundary of the city/town, following factors (LF) may be used:

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Table No. 1.1: Location Factor Values

S. No	Population* (million)	Location Factor# (LF)
1	1 to <5	1.25
2	5 to <10	1.5
3	10 and above	2.0

*Population of the city/town as per the latest Census of India #LF will be 1.0 in case unit is located >10km from municipal boundary LF is presumed as 1 for city/town having population less than one million.

f) For notified Ecologically Sensitive areas, for beginning, LF may be assumed as 2.0. However, for critically Polluted Areas, LF may be explored in future.

g) In any case, minimum Environmental Compensation shall be ₹ 5000/day.

h) In order to include deterrent effect for repeated violations, EC may be increased on exponential basis, i.e., by 2 times on 1st repetition, 4 times on 2nd repetition and 8 times on further repetitions.

i) If the operations of the industry are inevitable and violator continues its operations beyond 3 months then for deterrent compensation, EC may be increased by 2, 4 and 8 times for 2nd, 3rd and 4th quarter, respectively. Even if the operations are inevitable beyond 12 months, violator will not be allowed to operate.

j) Besides EC, industry may be prosecuted or closure directions may be issued, whenever required. It can be noticed that for all instances, EC for Red, Orange, and Green category of industries varies from 3,750 to 60,000 ₹/day.

Table No. 1.2: A sample calculation for Environmental Compensation

Industrial Category	Red	Orange	Green
Pollution Index (PI)	60-100	41-59	21-40
Average PI	80	50	30
R-Factor	250		
S-Factor	0.5-1.5		
L-Factor	1.00-2.00		
Environmental Compensation (₹/day)	10,000-60,000	6,250-37,500	5,000-22,500

Considering the violation period of 1917 days from 03.11.2010 to 02.02.2016 (as it was notified as violation by TNPCB during the time of obtaining CTO), with applicable values of PI-50 (Orange Category Industry), N-1917 days (of violation period), R-Rs.250 (based on nature of violation; Max. Rs.250-), S-1.0 (cumulatively Medium Scale Unit), LF-2.0 (Population is 10 million and above), the Environmental Compensation computed is as follows:

EC :50 x 1917 x 250 x 1.0 x 2.0 = **Rs.4,79,25,000/-** (Maximum)

Sl. No.	Activity Proposed	Total, Rs.

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1	Cost of Ecological Damage Remediation Plan	2,25,00,000	
2	Natural Resource Augmentation Plan	1,20,00,000	
3	Community Resource Augmentation Plan	1,34,25,000	
Grand Total		**4,79,25,000**	

The Project Cost is **Rs.69.79 crores.** CER Budget for the violation period is arrived as 2% of the Project Cost i.e., **1.40 crores/-.**

CONCLUSIONS:

As the Proposal falls in **High Level Ecological Damage** and EMP measures were in place during the Violation Period, the Sub-Committee is of the opinion that the higher Environmental Compensation value has been arrived **based on the CPCB Violation Norms** is **Rs. 4,79,25,000/-** which **is higher than** Environmental Compensation values of Rs. **1,21,45,000 based on the EIA model prepared by the EIA coordinator and Rs. 69,00,000 arrived on SEAC-TN model and** hence it must be compensated for Remediation, Natural Resource Augmentation and Community Resource Augmentation plan as follows:

Sl. No.	Activity Proposed	Total, Rs.	
1	Cost of Ecological Damage Remediation Plan	2,25,00,000	
2	Natural Resource Augmentation Plan	1,20,00,000	
3	Community Resource Augmentation Plan	1,34,25,000	
Grand Total		**4,79,25,000**	

The Project Cost is **Rs. 69.79 crores.** CER Budget for the violation period is estimated as 2% of the Project Cost i.e., **Rs. 1.40 crores /-.** However, the SEAC may decide the following budget towards the Corporate Environmental Responsibility (CER) during the SEAC appraisal.

Accordingly, the amount prescribed for Ecological remediation augmentation, community resource augmentation, may be calculated and applied as per SEAC norms. The Sub-Committee decided to recommend the proposal for grant of post construction EC subject to the following conditions in addition to the normal conditions:

1. The amount prescribed for Ecological remediation (Rs. **225 lakhs**), natural resource augmentation (Rs. **120 lakhs**) & community resource augmentation (Rs. **134.25 lakhs**), totaling Rs. **479.25 lakhs** shall be remitted in the form of bank guarantee to Tamil Nadu Pollution Control board, before obtaining Environmental Clearance and submit the acknowledgement of the same to SEIAA-TN. The funds should be utilized for the remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report.
2. The project proponent shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of six months. If not the bank

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guarantee will be forfeited to TNPCB without further notice.

3. The amount specified as CER (Rs. **70 Lakhs**) shall be remitted in the form of DD to the beneficiary before issue of EC for the activities as committed by the PP and accepted by the SEAC. A copy of receipt from the beneficiary shall be submitted before issue of EC.
4. The proponent shall obtain the consent letter as on date from the person who has given the power of attorney for the land to execute the project before obtaining EC. 5. Adequate number of trees shall be planted as green belt & compensatory afforestation before obtaining CTO from TNPCB.
5. The permission letter from the competent authority for the disposal of excess treated sewage of 453 KLD before obtaining CTE from TNPCB.
6. The proponent shall install OWC with adequate capacity before obtaining CTO from TNPCB.
7. The proponent shall install the DG set away from the boundary ie. Compound wall and Stack of adequate height as per CPCB norm should be installed.
8. The proponent is directed to provide the acoustic enclosure for the blowers in the existing STP before obtaining EC.
9. The proponent shall provide 2 more 300 KLD capacity STP as proposed before obtaining CTO from TNPCB.
10. The proponent should provide 31 more rainwater harvesting recharge pits as per approved dimensions. Also, the proponent should provide the rainwater collection sump before obtaining CTO from TNPCB.
11. The proponent shall obtain the necessary permission for disposal of excess storm water to the tank situated nearby from the competent authority.
12. The proponent should furnish the following certificates before obtaining the CTO from the TNPCB:
    i. Certificate for structural safety from Anna University-Dept of Civil Engineering, CEG Campus, Chennai (or) IIT Madras (or) NIT Trichy.
    ii. Adequacy report of STP from any of these institutions - Anna University-Centre for Environmental Studies, CEG Campus, Chennai / IIT Madras / NIT Trichy.

The inspection report submitted to the committee for further action.

RECOMMENDATION OF THE COMMITTEE

The Committee discussed the matter in this 393rd meeting of SEAC held on 20.07.2023 and accepted the recommendations of the Sub-Committee confirming the CER as 1% of Project cost (Rs. 70 Lakh) and decided to recommend for the grant of Environmental clearance under violation category for the project proposal along with standard environmental clearance conditions prescribed by MoEF&CC, GoI, the aforesaid conditions and following additional conditions:

Additional Conditions:

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1. The construction shall comply with Green Building norms and shall get minimum IGBC Gold rating.
2. STP shall be installed on 10-year BOOT basis, so that the construction and maintenance are combined in one single responsibility.
3. The project proponent shall provide entry and exit points for the OSR area, play area as per the norms for the public usage and as committed. The PP shall construct a 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 device which was crucial to the overall eco-system.
4. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
5. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
6. The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.
7. The project proponent should develop green belt in the township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
8. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
9. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF Lko/Director of Environment and other concerning authority regularly.
10. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
11. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
12. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

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ANNEXURE

Annexure I : Monthly head count and wastewater generated from the Cognizant MEPZ campus since January 2014.

Month	Head count	Total wastewater generated/Day
Jan'14	16407	534.58
Feb'14	15988	502.89
Mar'14	18065	593.26
Apr'14	17544	601.00
May '14	14441	646.35
June '14	17865	604.00
July '14	16278	630.19
August '14	16291	565.61
September '14	16097	507.60
October '14	16061	461.29
November '14	16380	463.70
December '14	16286	581.29
January'15	16079	510.55
February'15	16471	607.54
March'15	16646	570.32
April'15	16746	614.40
May'15	16783	558.29
June'15	16734	755.37
July'15	16365	867.71
Aug'15	16698	682.52
Sep'15	16637	584.40
Oct'15	16612	544.65
Nov'15	16750	406.37
Dec'15	16709	486.57
Jan'16	16665	541.84
Feb'16	16051	606.50
Mar'16	16638	614.97
April'16	16536	582.43
May'16	16434	563.00
June'16	16632	570.50
July16	16612	531.68
Aug16	16744	588.82
Sep16	16793	562.50
Oct16	16544	550.50
Nov16	16320	558.46
Dec16	16068	449.94
Jan17	14905	407.42
Feb17	13474	205.14

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Mar17	13184	387.14
Apr17	12680	336.61
May17	12125	323.88
Jun17	12306	315.59
Jul17	12073	303.30
Aug17	11046	289.48
Sep17	11269	268.98
Oct17	10926	233.43
Nov17	11006	248.13
Dec17	11038	261.10
Jan18	8199	265.52
Feb18	8789	299.57
Mar18	8930	300.23
Apr18	8798	308.76
May18	8942	301.31
Jun18	8865	287.44
Jul18	9204	303.54
Aug18	9022	282.37
Sep18	8478	251.29
Oct18	8795	268.03
Nov18	8864	239.11
Dec18	8391	282.61
Jan19	8738	283.45
Feb19	9314	281.86
Mar19	9258	252.34
Apr19	9125	271.68
May19	9244	184.71
Jun19	8662	215.32
Jul19	9834	254.20
Aug19	9186	235.82
Sep19	8824	227.53
Oct19	8719	232.07
Nov19	9368	262.80
Dec19	8740	253.98
Jan-2020	8876	250.01
Feb-2020	9236	282.76
Mar-2020	6482	227.57
Apr-2020	246	39.21
May-2020	420	48.52
Jun-2020	332	48.60
Jul-2020	437	46.96
Aug-2020	545	56.79
Sep-2020	661	62.03
Oct-2020	593	40.62
Nov-2020	543	19.53
Dec-2020	599	15.99
Jan-2021	533	10.66
Feb-2021	561	34.39
Mar-2021	546	31.92
Apr-2021	490	34.09
May-2021	295	26.76

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Jun-2021	311	24.73
Jul-2021	446	20.74
Aug-2021	486	35.02
Sep-2021	516	28.92
Oct-2021	508	15.68
Nov-2021	510	27.53
Dec-2021	623	28.99
Jan-2022	499	29.86
Feb-2022	505	31.98
Mar-2022	500	23.06
Apr-2022	483	31.35
May-2022	450	34.61
Jun-2022	472	29.16
Jul-2022	473	30.84
Aug-2022	467	29.18
Sep-2022	473	28.22

a. Records of Head count and Wastewater generated provided in the above Table from 2014. Data is not readily available between 2010 to 2014. However, it was much less than 2014, as being the early period of occupancy.
b. Head count has been reduced under 12000 from August 2017 and Water conservation measure initiated from December 2016. As a result, the wastewater generated from the campus has been below 535 KL.
c. Wastewater generated from 2010 to 2014 is being treated through the 1.5 MLD STP of MEPZ as per the Environmental Clearance and continue to be treated through the STP till date, the treated water is used in flushing and gardening.

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Subsequently the subject was placed in the 643rd meeting of Authority held on 01 .08.2023. The Authority noted that the subject was placed in the 393rd meeting of SEAC held on 20.07.2023 and the SEAC has furnished its recommendation for the **grant of Environmental Clearance** to M/s. Cognizant Technology Solutions India Private Limited for the expansion of Existing construction of IT buildings at MEPZ (Madras Export Processing Zone) campus at Plot No.A-15, 16, 17(Part), B20, C-1 & C-10 and D-2 in Kadaperi Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu **under violation category** comes under the "high level ecological damage category". The Committee decided to recommend the proposal to SEIAA for grant of EC subject to the following specific conditions in addition to the normal conditions stipulated by MOEF&.CC:

a. As per the MoEF&CC Notification, S.O.1030 (E) dated:08.03.2018, "The project proponent shall submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification will be recommended by the Expert Appraisal Committee for category A projects or by the State or Union territory level Expert Appraisal Committee for category B projects, as the case may be. and finalized by the concerned Regulatory Authority, and the bank guarantee shall be deposited.

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b. Accordingly, the amount prescribed for Ecological remediation, natural resource augmentation & community resource augmentation is **Rs. 479.25 Lakh**. Hence the SEAC decided to direct the project proponent to remit the amount of **Rs.479.25 Lakh** in the form of bank guarantee to Tamil Nadu Pollution Control Board and submit the acknowledgement of the same to SEIAA-TN. The funds shall be utilized for the ecological damage remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report.

c. The project proponent shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of **six months**. If not, the bank guarantee will be forfeited to TNPCB without further notice.

d. The amount committed by the Project proponent for CER (**Rs.70.00 Lakh**) shall be remitted in the form of DD to the beneficiary for the activities committed by the proponent. A copy of receipt from the beneficiary shall be submitted to SEIAA-TN.

e. 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 activities of proposed CER for entire project other than the CER amount of **Rs.70.00 Lakh** to be remitted before the issue of Environmental clearance.

f. The project proponent shall submit the proof of action taken by the State Government/TNPCB against project proponent under the provisions of Section 19 of the Environment (Protection) Act, 1986 as per the EIA Notification dated: 14.03.2017 and amended 08.03.2018.

g. The proponent is directed to provide the acoustic enclosure for the blowers in the existing STP before obtaining EC.

h. The proponent shall obtain the necessary permission for disposal of excess storm water to the tank situated nearby from the competent authority.

The Authority decided to request the Member Secretary, SEIAA to communicate the SEAC minutes to the project proponent requesting to furnish the additional details/documents sought by SEAC and place the proposal in the ensuing Authority meeting after receipt of the details.

The PP has furnished reply vide letter dated 08.11.2023. Hence the subject was taken up for discussion in the 677th meeting of Authority held on 01.12.2023. The Authority noted that the PP has informed that the works assigned under ecological damage, natural resource augmentation and community resource augmentation will be carried out till the period upto 2026. Hence the Authority decided to refer back the subject to SEAC for furnishing remarks.

Hence the subject was taken up for discussion in thes 440th meeting of SEAC held on 11.01.2024. During presentation the PP informed that,

1. Based on the recommendations in 643rd SEIAA minutes of meeting dated August 01, 2023, Cognizant submitted a letter CTS/CHN/TBM/MEPZ- MOEF/934 dated November 06, 2023, for the following:

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- Proof of Bank guarantee submission
- Status of credible action
- Implementation plan for Natural Resources Augmentation, Community Resource Augmentation & Ecological Damage Remediation for a period extending upto 3 years, against the 6 months as mentioned in the 643rd SEIAA minutes of meeting. The extended timeline of 3 years was proposed to allow time for identification of projects that would maximise the impact on society and environment & for obtaining approvals from government authorities to execute such projects.

2. We are also working on submission of demand draft of INR 70 lakhs (Rupees Seventy Lacs/-) to the beneficiary (GHTM Welfare Society) towards CER
3. We will strive to implement the projects within the current calendar year. We request you to extend the implementation timeline until December 31, 2024, to comply with the recommendations of 643rd SEIAA minutes of the meeting.

The PP further requested that,

- Release of regularized Environment Clearance after the demand draft on CER is submitted to the beneficiary.
- Extension of timeline until December 31, 2024, for implementation of Ecological Damage Remediation Plan, Natural Resource Augmentation Plan & Community Resource Augmentation

S. No	Category	Activities	Budget (Lakhs)	Timeline Recommended by SEIAA at 643 meeting	Target Completion Date requested by proponent
1	Corporate Environment Responsibility (CER)	Demand draft Submission to beneficiary (Govt Hospital for Thoracic Medicine, Tambaram)	70	No timeline given	1 February 2024
2	Community Resource Augmentation plan	Renovation of 10 Wards at Govt Hospital for Thoracic Medicine, Tambaram	134.5	Six Months	30 August 2024
3	Natural Resources Augmentation and Ecological Damage	Native Forest (5400 Saplings), Sholinganallur	56.95	Six Months	30 August 2024
		Urban Forest (20000 Saplings), Madambakkam	116.38	Six Months	30 August 2024

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	Remediation Plan	Restoring Pond of 6.5 acres, Erikarai Pond	65.62	Six Months	31 December 2024
		Rejuvenation of Pond, Sethupakkam	46.30	Six Months	31 December 2024
		Rejuvenation of Pond, Thangal	27.32	Six Months	31 December 2024
		Wetland restoration, Ennore	58.63	Six Months	31 December 2024

The Committee held detailed discussions and decided to accept the above request of the PP and to extend the timeline for completion of the works tabulated above until December 31, 2024. All the other conditions stipulated in the minutes of 393rd meeting of SEAC held on 20.07.2023 remain unaltered.

Annexure II

1. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6. The project proponent shall obtain the necessary permission for drawing of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

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10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation:

1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. The project proponent shall install a system to carry out Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 andPM25) covering upwind and downwind directions during the construction period.
4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
5. Sand, murram, loose soil, cement, stored on site should be covered adequately so as to prevent dust pollution.
6. Wet jet shall be provided for grinding and stone cutting.
7. Unpaved surfaces and loose soil should be adequately sprinkled with water to suppress dust.
8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
9. The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring and Preservation:

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water

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bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total freshwater use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building byelaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rainwater harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total freshwater requirement shall be provided. In areas where ground water recharging is not feasible, the rainwater should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharges should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.

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15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with Half Yearly Compliance Reports (HYCR).
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed into municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% wastewater to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated wastewater shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be taken to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring and Prevention:

1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2. Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of Half Yearly Compliance Report (HYCR).
3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures:

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

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2. Outdoor and common area lighting shall be LED.
3. The proponent shall provide solar panels covering a minimum of 50% of terrace area as committed.
4. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
6. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building byelaws requirement, whichever is higher.
7. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building byelaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management:

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environmentally friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow

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bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended from time to time. Ready mixed concrete must be used in building construction.
9. Any wastes from construction and demolition activities related thereto shall be managed to strictly conform to the Construction and Demolition Rules, 2016.
10. 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.

7. Green Cover:

1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
3. Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
5. A wide range of indigenous plant species should be planted as given in the Appendix-I, in consultation with the Government Forest/Horticulture Departments and State Agriculture University.

8. Transport:

1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
    a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
    b. Traffic calming measures.
    c. Proper design of entry and exit points.

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d. Parking norms as per local regulation.

2. Vehicles hired to bring construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues:

1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure 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.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Corporate Environment Responsibility:

1. The PP shall complete the CER activities, as committed, before obtaining CTE.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms /

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conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of Half Yearly Compliance Report (HYCR).

3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Half Yearly Compliance Report (HYCR).

11. Miscellaneous:

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in Tamil language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit Half Yearly Compliance Reports (HYCR) on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Authority (SEIAA) of the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also during their presentation to the State Expert Appraisal Committee.
9. No further expansion or modifications to the plant shall be carried out without prior approval of the Authority (SEIAA).

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10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Authority (SEIAA) may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Authority reserves the right to stipulate additional conditions if found necessary. The Company in a time-bound manner shall implement these conditions.
13. The Regional Office of the MoEF&CC Ministry 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.
14. The above conditions shall 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, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

STANDARD CONDITIONS

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, ETP, 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.
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.

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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. "Consent for Establishment" shall be obtained from the Tamil Nadu Pollution Control Board and a copy shall be submitted to the SEIAA, Tamil Nadu.
10. 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.
11. 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, 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.
12. The Environmental Clearance shall not be cited for relaxing the other applicable rules to this project.
13. 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. 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; PM_{10}, $PM_{2.5}$, SO_2, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored.
15. 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

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concealed and/or submitted false or misleading information or inadequate data for obtaining the Environmental Clearance.

16. 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.
17. 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.
18. 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.
19. 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.
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.
21. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually.
22. The Project Proponent has to provide adequate rain water harvesting pits as committed s to recover and reuse the rain water during normal rains as reported.
23. The project activity should not cause any disturbance & deterioration of the local bio diversity.
24. The project activity should not impact the water bodies. A detailed inventory of the water bodies and forest should be evaluated and fact reported to the Forest Department & PWD for monitoring.
25. All the assessed flora & fauna should be conserved and protected.
26. The proponent should strictly comply with, Tamil Nadu Government Order (Ms) No.84 Environment and forests (EC.2) Department dated 25.06.2018 regarding ban on one time use and throwaway plastics irrespective of thickness with effect from 01.01.2019 under Environment (Protection) Act, 1986.
27. Necessary permission shall be obtained from the competent authority for the drawl / outsourcing of fresh water before obtaining consent from TNPCB.
28. The proponent shall appoint an Environmental Engineer with necessary qualification for the operation and maintenance of STP (Sewage Treatment Plant) and GWTP (grey water Treatment Plant)
29. The Proponent shall provide the dispenser for the disposal of Sanitary Napkins.
30. All the mitigation measures committed by the proponent for the flood management, Solid waste disposal, Sewage treatment & disposal etc., shall be followed strictly.

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31. No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
33. The safety measures proposed in the report should be strictly followed.

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. The approval of the competent authority shall be obtained for structural safety of the buildings during earthquake, adequacy of firefighting equipments, etc. as per National Building Code including protection measures from lightning etc. before commencement of the work.
5. 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.
6. Design of buildings should be in conformity with the Seismic Zone Classifications.
7. The Construction of the structures should be undertaken as per the plans approved by the concerned local authorities/local administration.
8. No construction activity of any kind shall be taken up in the OSR area.
9. 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.
10. The height and coverage of the constructions shall be in accordance with the existing FSI/FAR norms as per Coastal Regulation Zone Notification, 2011.
11. The Project Proponent shall provide car parking exclusively for the visiting guest in the proposed residential apartments as per CMDA norms.
12. The project proponent shall ensure the entry of basement shall be above maximum flood level.

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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. Strom 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 present land use surrounding the project site shall not be disturbed at any point of time.
16. The green belt area shall be planted with indigenous native trees.
17. Natural vegetation listed particularly the trees shall not be removed during the construction/operation phase. In case any trees are likely to be disturbed, shall be replanted.
18. During the construction and operation phase, there should be no disturbance to the aquatic eco-system within and outside the area.
19. The Provisions of Forest conservation Act 1980, Wild Life Protection Act 1972 & Bio diversity Act 2002 should not be violated.
20. There should be Firefighting plan and all required safety plan.
21. Regular fire drills should be held to create awareness among owners/ residents.

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 laborers 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.

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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 private tankers

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) In the solid waste management plan, the STP sludge management plan for direct use as manure for gardens is not acceptable; it must be co-composted with biodegradables.

ii) Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.

iii) Domestic solid wastes to be regularly collected in bins or waste handling receptacles and disposed as per the solid waste management rules 2016.

iv) No waste of any type to be disposed of in any watercourse including drains, canals and the surrounding environment.

v) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016 and subsequent amendment.

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.

6. Construction Debris disposal:

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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 barrels 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.

v) The project proponent should ensure that adequate Air Pollution Control measures shall be provided from buses and other vehicles, which will be entering the bus terminal. Further, water sprinkling system shall be provided and same shall be used at regular interval to control the dust emission within the project site.

9. Building material:

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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.

ii) Storm water management plan shall be obtained by engaging the services of Anna University/IIT.

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.

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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.

ii) The proponent has to earmark the greenbelt area with dimension and GPS coordinates for the green belt area all along the boundary of the project site with at least 3 meter wide and the same shall be included in the layout out plan to be submitted for CMDA/DTCP approval.

iii) The proponent shall develop the green belt as per the plan furnished and area earmarked for the greenbelt shall not be alter at any point of time for any other purpose.

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.

iii) The project proponent shall operate and maintain the Sewage treatment Plant and Effluent treatment plant effectively to meet out the standards prescribed by the CPCB.

iv) The project proponent shall continuously operate and maintain the Sewage treatment plant and Effluent treatment plant to achieve the standards prescribed by the CPCB.

v) The project proponent has to ensure the complete recycling of treated Sewage &Effluent water after achieving the standards prescribed by the CPCB.

vi) The project proponent has to provide separate standby D.G set for the STP/GWTP for the continuous operation of the STP/GWTP in case of power failure.

15. Rain Water Harvesting:

i) The proponent 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.

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iii) The Project Proponent has to provide adequate rain water harvesting pits as committed to recover and reuse the rain water during normal rains as reported.

i) The project activity should not cause any disturbance & deterioration of the local bio diversity.

16. Building Safety:

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. There should be Firefighting plan and all required safety plan.
2. Regular fire drills should be held to create awareness among owners/ residents.
3. Hazardous waste such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM Rules 2016.
4. The building should not spoil the green views and aesthetics of surroundings and should provide enough clean air space.
5. Solar energy saving shall be increased to atleast10% of total energy utilization.
6. The Project proponent has to spend the CER as committed in the affidavit. The above activity shall be carried out before obtaining CTO from TNPCB.
7. The EMP cost shall be deposited in a nationalized bank by opening separate account and the head wise expenses statement shall be submitted to TNPCB with a copy to SEIAA annually
8. The EMP cost shall be printed in the Brochure / Pamphlet for the preparation of the sale of the property and should also mention the component involved.
9. The Project proponent shall get due permission from the wetland Authority before the commencement of the work, if applicable.
10. The Project proponent should discuss with the wet land Authority, Tamil Nadu Forest Department, PWD and support lake restoration cum improvement, awareness and conservation programs.
11. The project activities should in no way disturb the manmade structures.
12. The Proponent shall do afforestation/ restoration programme contemplated to strengthen the open spaces shall preferably include native species along with the financial forecast for planting and maintenance for 5 years.
13. "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.
14. Raw water quality to be checked for portability and if necessary RO plant shall be provided.
15. 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

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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.

16. The ground water level and its quality should be monitored and recorded regularly in consultation with Ground Water Authority.
17. 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.
18. The Proponent shall operate STP continuously by providing stand by DG set in case of power failure.
19. 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
20. Adequate measures should be taken to prevent odour emanating from solid waste processing plant and STP.
21. The e - waste generated should be collected and disposed to a nearby authorized e-waste centre as per E- waste (Management & Handling), Rules 2016 as amended.
22. 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.
23. The noise level shall be maintained as per MoEF/CPCB/TNPCB guidelines/norms both during day and night time.
24. 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 (Management & Transboundary Movement) Rules 2016. Spent oil from D.G sets should be disposed off through registered recyclers.
25. The proponent is required to provide a house hold hazardous waste / E-waste collection and disposal mechanism.
26. The proponent 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.

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27. 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.
28. 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.
29. The Environmental Clearance is issued based on the documents furnished by the project proponent. In case any documents found to be incorrect/not in order at a later date the Environmental Clearance issued to the project will be deemed to be revoked/ cancelled.

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SEIAA-TN

Copy to:

1.The Additional Chief 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 Chair Person & 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 Commissioner, Tambaram Corporation, Chengalpattu District.

7. Stock File.

Signature Not Verified
Digitally signed by: A P Rahul Nadh IAS
Designation: Member Secretary
Date and Time: 5/20/2024 1:03:33 PM