



सत्यमेव जयते

File No: 11729
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), TAMIL NADU)



Date 24/09/2025



To,

M/s.Shriprop Properties Private Limited
40/43, 8th Main, 4th cross RMV Extension, Sadashivnagar, Bangalore,
shripropproperties2024@gmail.com

Ref:

1. Earlier EC issued by MoEF&CC vide MoEF &CC F.No.21-113/2017-1A-III dated: 31.05.2018
2. EIA Notification, 2006 amended vide S.O. 1832 (E) dated: 21.04.2023, para 11 (1A).
3. MoEF&CC, File No.IA3-22/5/2025-IA.III[E-258537] dated 28.02.2025
4. Online proposal No. SIA/TN/INFRA2/475611/2024, Dated: 25.05.2024.
5. Proponent's request for Splitting of Environmental Clearance vide dated: 22.01.2025
6. Minutes of the 531st meeting of SEAC held on 07.02.2025
7. Minutes of the 596th meeting of SEAC held on 22.07. 2025
8. Minutes of the 869th Authority meeting held on 11.08.2025
9. Proponent reply letter dated: 28.08.2025
10. Minutes of the 881st Authority meeting held on 03.09.2025

Subject:

Grant of EC under the provisions of EIA notification 2006 and its amendment dated 21st April 2023

Sir/Madam,

Sub: SEIAA-TN – Splitting of Environmental Clearance for the Proposed Construction of IT Building, Residential and Mall at S.F.No. 367/1A2A, 367/8, 367/9 & 367/10 of Perungalattur Village, Tambaram Taluk, Chengalpattu District by M/s.shriprop properties private limited – under Category “B1” and Schedule Sl. No. 8(b) Townships/ Area Development Projects under the EIA Notification, 2006 as amended – Splitting of Environmental Clearance – Issued – Regarding.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812TN5846120S
(ii) File No.	11729
(iii) Clearance Type	Splitting of EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects /

(vii) Name of Project	Rehabilitation Centres Split & Name Transfer of EC for Expansion of Construction of Shriram The Gateway (IT Building, Residential and Mall)
(viii) Name of Company/Organization	
(ix) Location of Project (District, State)	Chengalpattu, TAMIL NADU
(x) Issuing Authority	SEIAA

The Environmental Clearance was issued by MoEF&CC vide MoEF &CC F.No.21-113/2017-1A-III dated: 31.05.2018 to M/s Gateway Office Parks Private Limited for the Proposed Construction of IT Building, Residential and Mall at S.F.No. 367/1A2A, 367/8, 367/9 & 367/10 of Perungalattur Village, Tambaram Taluk, Chengalpattu District, Tamil Nadu under Category "B1" and Schedule Sl. No. 8(b) Townships/ Area Development Projects under the EIA Notification, 2006 as amended.

Now, the proponent has submitted an Application (Form 12) for seeking Splitting of Environmental Clearance vide Online proposal No. SIA/TN/INFRA2/475611/2024, Dated: 25.05.2024.

Discussion of SEAC:

The proposal was placed in the 596th meeting of SEAC held on 22.07.2025.

The SEAC noted the following:

1. The project proponent, M/s Gateway Office Parks Private Limited has applied for split and Transfer of Name in the Environmental Clearance for the Proposed Construction of IT Building, Residential and Mall at S.F.No. 367/1A2A, 367/8, 367/9 & 367/10 of Perungalattur Village, Tambaram Taluk, Chengalpattu District, Tamil Nadu.

2. It is noted that the PP obtained EC from MoEF &CC F.No.21-113/2017-1A-III dated: 31.05.2018 and the project falls under item No.8(b) Townships and Area Development Projects of the schedule to the EIA Notification, 2006.

3. EIA Notification, 2006 amended vide S.O. 1832 (E) dated: 21.04.2023, para 11 (1A)

"A Prior-Environmental Clearance granted for a specific project, except mining projects may be split amongst two or more legal persons, entitled to undertake the project and transferred during the validity to another legal person on application made by the transferor in the format specified on PARIVESH portal to the concerned Regulatory Authority along with requisite documents. The concerned Regulatory Authority shall split and transfer the prior-Environmental Clearance, on recommendation of the concerned Expert Appraisal Committee to the other legal persons for the respective projects."

4. MoEF&CC, File No.IA3-22/5/2025-IA.III[E-258537] dated 28.02.2025 stated the following

"In this regard, the Ministry hereby clarifies that SEIAA and SEAC shall be the competent Authority for issuance of amendments (including corrigendum)/transfer such ToRs/ECs and split/extend the validity/accept the surrender, of such ECs granted earlier by MoEF&CC at the Central level under the circumstances highlighted in para 2 above on account of the change of circumstances as mentioned in para 3 above. The concerned SEIAA and SEAC shall process these cases at their respective levels by following the due procedure as laid down in the EIA Notification, 2006."

5. SEAC-I noted that the Project Proponent has applied for the splitting of the Environmental Clearance previously obtained from MoEF&CC through Form-12 on the PARIVESH Portal. However, the PP has also requested both the splitting of the EC and the transfer of the EC in the name of a new entity.

6. Earlier, the proposal was placed in the 531st meeting of SEAC held on 07.02.2025. During the meeting, the proponent was absent. Hence, the proposal was not taken up for discussion.

Now the proposal was placed 596th meeting of SEAC held on 22.07. 2025. The details of the proposal are as follows:

S. No	Description	M/s. ShriProp Properties Pvt. Ltd	M/s. Gateway Office Parks (P)Ltd	M/s. SPL Shelters Pvt. Ltd	Total as Per EC	
1	Total plot area (Sq.m)	47671.96	141036.02	16106.49	204814.47	
2	Total Built up area (Sq.m)	254104.61	552928.04	81970.79	889003.44	
3	Survey No.	367/9&367/10	367/1A2A1A, 1B1,1C1&1D1	367/8	-	
3	Maximum Height of the Building (m)	44.0	54.30	30.7	54.30	
4	No. of Blocks / Dwelling Units (Nos)	Residential Blocks – 17 (Block 8 – 24) Dwelling Units – 1453, EWS – 276	Blocks – 12 (Block 1-7 & 25-29)	Mall (Shops & Offices – 150 Multiplex – 1730 Service Apartments – 168)	-	
5	Green belt area & Landscaping (Sq.m)	7151.0	20612.0	2416.0	51203.91 including OSR	
6	OSR Area Sq.m	21024.91			-	
7	PARKING (Nos.)	Required	Car 1177	5122	776	7075
Two Wheeler		291	7552	711	8554	
Provided		Car 1419	5122	776	7317	
Two Wheeler		310	7552	751	8613	
8	Total Water Requirement (KLD)	1616 (FW – 713 RW – 903)	4371 (FW – 1159 RW – 3212)	131 (FW – 47 RW – 84)	6118 (FW- 1919 RW – 4199)	
9	Source of Water Supply	CMWSSB			CMWSSB	
10	DG set (KVA)	1960 (320 – 5 Nos 160 - 1 No 200 – 1 No)	40530 (1500 – 25 Nos. 1010 – 3 Nos)	3510 (1250-2 Nos. 1010-1 No.)	-	
11	Quantity of sewage generation (KLD)	904	3214	85	4203	
12	Sewage Treatment Plant Capacity (KLD)	1050 (450 – 1 No. 600 – 1 No.)	3450 (150 – 1 No 300 – 2 Nos. 400 – 3 Nos. 450 – 2 Nos 600 – 1 No)	150 (150 – 1 No.)	12 Nos.	
13	Treated Wastewater Recycled and Disposal (KLD)	903 (Toilet Flushing – 335, HVAC – 371 Greenbelt – 35, Avenue Plantation – 162)	3212.0 (Toilet Flushing – 2278, HVAC – 889 Greenbelt - 45)	84 (Toilet Flushing – 46, HVAC – 20, Greenbelt - 18)	4199 (Toilet Flushing, HVAC, Greenbelt Misc.)	
14	Power Requirement & Source KVA	13242 KVA	26254 KVA	4504 KVA	44000 KVA	
15	Total Solid waste generation (Kgs/day)	3871 Bio-degradable – 2710 Non-Biodegradable – 1161	7803 Bio-degradable – 5462 Non-Biodegradable – 2341	376 Bio-degradable – 263 Non -Biodegradable – 113	12050 Bio-degradable – 8435 Non-Biodegradable – 3615	
16	Project Cost	308.02 Crore	1517.16 Crore	75.34 Crore	827 Crore	

Committee Decision:

The Committee-I accepted the request of the Project Proponent and decided to recommend the grant of splitting of the Environmental Clearance as mentioned above. All other conditions stipulated in the Environmental Clearance issued by the MoEF&CC vide F.No. 21-113/2017-IA-III dated 31.05.2018 shall remain unchanged.

Decision of SEIAA:

The subject was placed in the 881st Authority meeting held on 03.09.2025. During deliberations, the Authority noted that, in this proposal, the three applicants have proposed sharing of STP process among them. After detailed discussions, the Authority decided to split the EC to 3 applicants as recommended by SEAC-I subject to the condition that all the 3 EC holders shall mutually agree to maintain and operate the STPs on permanent basis in future without any discord among themselves. An affidavit to this effect shall be given by each holder of split EC to TNPCB before obtaining the split CTE/CTO. All other conditions mentioned in the EC 31.05.2018 shall remain unchanged and unaltered.

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. SEIAA SPECIFIC CONDITIONS :

S. No	EC Conditions
1.1	After detailed discussions, the Authority decided to split the EC to 3 applicants as recommended by SEAC subject to the condition that all the 3 EC holders shall mutually agree to maintain and operate the STPs on permanent basis in future without any discord among themselves. An affidavit to this effect shall be given by each holder of split EC to TNPCB before obtaining the split CTE/CTO. All other conditions mentioned in the EC 31.05.2018 shall remain unchanged and unaltered.