



सत्यमेव जयते

File No: 10667
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA),
TAMIL NADU)



Dated 22/04/2024



To,

PALANIAPPAN KARTHIKEYAN
PALANIAPPAN KARTHIKEYAN
Naven K, Unnamalai Office, 538/2B1, Poongothai Nagar, Goldwins, Coimbatore - 641 014,
Vellanaipatti, COIMBATORE, TAMIL NADU, 641014
karthipuramlayout@gmail.com

Subject: Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project KARTHIPURAM - Proposed Layout project at S.F.Nos: 419/1, 419/2, 419/3A, 419/4A, 430/1, 432/6, 432/7, 432/8, 462, 463/1, 463/2, 464/1A, 464/1B, 464/2, 465/1A, 465/1B, 465/2, 466/1, 466/2, 466/3, 466/4, 467, 468/4A, 468/4B, 468/4C, 468/4D, 468/4E, 468/6B, 468/6C, 468/7, 470/1A, 470/1B, 470/1C, 470/2, 470/3, 470/4A, 470/4B, 470/4C, 470/5, 470/6A, 470/6B, 470/6C, 470/6D, 470/6E, 470/6F, 470/6G, 470/6H, 471/1, 471/2, 471/3, 471/4, 471/5, 472/1, 472/2, 472/3, 473/1A, 473/1B, 473/2, 474/1B, 474/2, 475/1, 475/2, 475/3, 475/4, 475/5, 475/6, 475/7, 475/8, 475/9, 476/2A, 476/2B, 476/2C, 477/2A, 477/2B, 477/2C, 478/1, 478/2, 478/3, 478/4A, 478/4B, 478/5, 478/6, 478/7, 479/1, 479/2, 479/3A, 479/3B, 479/4, 480/1A, 480/1B, 480/2, 481/2, 482/2A, 482/2B, 482/2C1, 482/2C2, 483/1A1, 483/1B, 483/1C, 483/2B, 483/2C, 483/2D, 483/2E, 483/2F, 484/2, 484/3, 484/4A, 484/5, 484/6, 484/8, 484/9, 486/1A, 490/1A, 490/1B, 490/2, 491/1A, 491/1B, 491/2, 492/1A, 492/1B, 492/2, 493/3, 494/3, 497, 498/1, 498/2, 499, 500, 501/1, 503/1B, 503/2A1, 503/2A2B, 504/2B2, 504/3B1A and 504/3B1B2 of Vellanaipatti Village, Annur Taluk, Coimbatore District, Tamil Nadu by P.Karthikeyan and K.Naven submitted to SEIAA-TN vide proposal number SIA/TN/INFRA2/457432/2024 dated 06/03/2024.

Ref:

1. Online Application No. SIA/TN/INFRA2/457432/2024, Dated:02.01.2024
2. Your application for Terms of Reference dated: 02.02.2024

2. The particulars of the proposal are as below :

(i) TOR Identification No.	TO24B3813TN5320379N
(ii) File No.	10667
(iii) Clearance Type	TOR
(iv) Category	B1

(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	KARTHIPURAM - Proposed Layout project by P.Karthikeyan and K.Naven
(viii) Name of Company/Organization	PALANIAPPAN KARTHIKEYAN
(ix) Location of Project (District, State)	COIMBATORE, TAMIL NADU
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority (SEIAA) under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 01/04/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B,)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The State Expert Appraisal Committee (SEAC), based on the information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to the stipulation of specific and general conditions as detailed in Annexure (2).
6. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEAC hereby decided to grant Terms of Reference for instant proposal of M/s. PALANIAPPAN KARTHIKEYAN under the provisions of EIA Notification, 2006 and as amended thereof.
7. The Ministry/SEIAA-TN reserves the right to stipulate additional conditions, if found necessary.
8. The Terms of Reference to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
9. This issues with the approval of the Competent Authority.
10. The TORs prescribed shall be valid for a period of three years from the date of issue, for submission of the EIA/EMP report as per OM No.J-11013/41/2006-IA-II(I)(part) dated 29th August 2017.

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1. The Additional Chief Secretary to Government, Environment, Climate Change and Forests Department, 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 Chairman, 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, Nungambakkam, Chennai - 34.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests, Paryavaran Bhavan, CGO Complex, New Delhi - 110003.
6. Stock File.

3.4.6.1. Specific

SEAC conditions - Site specific

1. The PP shall submit a commitment letter for supply of fresh water and disposal of waste water from the Competent Authority.
2. The Project proponent is advised to explore the possibility to provide UGD line for disposal of excess treated sewage.
3. The PP shall ensure that the OSR area is not included in the activity area and green belt area. The PP shall also ensure that minimum 10% of the total land area is maintained as OSR.
4. The Proponent shall explore the possibility of increasing green belt area. In this regard, the PP shall incorporate the additional green belt area in the layout and revise the EIA Report. The PP shall ensure that at least 15% of the total land area is maintained as green area.
5. The proponent shall furnish the detailed sewage treatment technology available and also furnish the design details of the STP treatment system. Also, the STP area shall be earmarked.
6. Solar energy should be at least 50% of total energy utilization. Application of solar energy should be utilized maximum for illumination of common areas, street lighting etc.
7. The proposal to 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.
8. As per G.O. Ms. No. 142 approval from Central Ground Water Authority shall be obtained for withdrawal of water and furnish the copy of the same, if applicable.
9. Copy of the village map, FMB sketch and "A" register shall be furnished.
10. Detailed Evacuation plan during emergency/natural disaster/untoward accidents shall be submitted.
11. The space allotment for solid waste disposal and sewage treatment & grey water treatment plant shall be furnished.
12. Details of the Solid waste management plan shall be prepared as per solid waste management Rules, 2016 and shall be furnished.
13. Details of the E-waste management plan shall be prepared as per E-waste Management Rules,2016 and shall be furnished.
14. Details of the rain water harvesting system with cost estimation should be furnished.
15. A detailed storm water management plan to drain out the storm water entering the premises during heavy rains period shall be prepared including main drains and sub-drains in accordance with the contour levels of the proposed project considering the flood occurred in the year 2015 and also considering the water bodies around the proposed project site & the surrounding development. The storm water drain shall be designed in accordance with the guidelines prescribed by the Ministry of Urban Development.
16. The layout plan shall be furnished for the greenbelt area earmarked with GPS coordinates by

	<p>the project proponent on the periphery of the site and the same shall be submitted for CMDA/DTCP approval. The green belt width should be at least 3m wide all along the boundaries of the project site. The green belt area should not be less than 15% of the total land area of the project.</p> <p>17. A detailed post-COVID health management plan for construction workers as per ICMR and MHA or the State Govt. guideline may be followed and report shall be furnished.</p> <p>18. The project proponent shall furnish detailed baseline monitoring data with prediction parameters for modelling for the ground water, emission, noise and traffic.</p> <p>19. As per the MoEF&CC Office Memorandum F.No.22-65/2017-1A.IIIdated: 30.09.2020 and 20.10.2020, the proponent shall furnish the detailed EMP mentioning all the activities as directed by SEAC in the CER and furnish the same.</p>
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3.4.6.2. Standard

8(b)	Townships/ Area Development Projects / Rehabilitation Centres
Court Cases	
1.	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
Disaster Management Plan	
1.	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.
Drainage	
1.	Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
Energy Requirements	
1.	DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.
1.	Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
1.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
Environmental Monitoring and Management	
1.	Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

1.	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
1.	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
1.	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.
1.	Examine baseline environmental quality along with projected incremental load due to the project.
Forest	
1.	Submit the details of the trees to be felled for the project, if any .
1.	Submit the present land use and permission required for any conversion such as forest, agriculture etc.
Land acquisition and R&R	
1.	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
Land Environment	
1.	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
Miscellaneous	
1.	Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website http://moef.nic.in/Manual/Townships .
Project Details	
1.	Need and benefits of the project.
1.	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
1.	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
Road and Traffic	
1.	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
1.	Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
1.	Examine the details of transport of materials for construction which should include source and availability.
Waste Management	

1.	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.
1.	Examine details of solid waste generation treatment and its disposal.
Water Environment	
1.	Ground water classification as per the Central Ground Water Authority.
Water Management	
1.	Maximize recycling of water and utilization of rain water. Examine details.
1.	Examine soil characteristics and depth of ground water table for rainwater harvesting
1.	Rain water harvesting proposals should be made with due safeguards for ground water quality.
1.	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

SEIAA SPECIFIC CONDITIONS:

- 1) The proponent shall take necessary measures to mitigate the impact on biodiversity.
- 2) The existing trees within the proposed site should be numbered and protected.
- 3) The proponent shall take necessary action to reduce anthropogenic GHGs such as CO₂, CH₄, nitrous oxide, etc., and temperature rise resulting from human activities.
- 4) The proponent shall ensure that the buildings should not cause any damage to water environment.
- 5) The PP shall ensure that the proposed activity in no way result any impact on the surrounding Agriculture and Horticulture.
- 6) The PP shall ensure that the proposed activity in no way result any impact on the grassing animal.

SEIAA STANDARD CONDITIONS:

1. Impacts on Energy requirement.
2. Impacts on living System (air, water, soil & micro organism).
3. Impacts on terrestrial & aquatic within and surrounding areas.
4. As per the MoEF& CC office memorandum F.No.22-65/2017-IA.III dated: 30.09.2020 and 20.10.2020 the proponent shall furnish the detailed EMP mentioning all the CER activities as committed with the action plan.
5. All the construction of Buildings shall be energy efficient and confirm to the green building norms.
6. The proponent shall provide adequate parking facility for vehicles of all the workers & visitors.
7. The proponent shall ensure that no treated or untreated trade effluent/sewage discharged outside the premises under any circumstances.

8. The disaster management and disaster mitigation standards to be seriously adhered to avoid of calamities.
9. The proponent shall provide the action taken for reduction of green house gas emissions to support the climatic action to make it sustainable buildings.
10. The project proponent shall furnish the action taken to provide adequate parking space for visitors of all inmates including clean traffic plan.
11. The project proponent shall furnish the action taken to improve water usage efficiency in the building.
12. The project proponent shall conduct detailed study of biodiversity flora & fauna including invasives /endemic vulnerable species.
13. The project proponent shall furnish NOC obtained from competent authority that there is no encroachment of water bodies (including canals).
14. The project proponent shall furnish impact of Green House Gases emissions and climate change likely due to activities.
15. The project proponent shall conduct detailed soil investigation including microflora /fauna.
16. The project proponent shall study impact on livelihoods of locals.
17. The project proponent shall furnish List of trees available in the area.
18. The project proponent shall study impact of activities on water bodies/wetlands.
19. The project proponent shall conduct studies on invasive and alien species

