

COMPLIANCE REPORT

OCTOBER 2024 - MARCH 2025

**M/s. Kunnamkulam Centre
LLP**

**THRISSUR DISTRICT
KERALA**

COMPLIANCE REPORT

TO

THE CONDITIONS

OF

ENVIRONMENT CLEARANCE ORDER

(2446/SEIAA/EC3/2023)

EC identification Number - EC25B038KL195804 Dt. 25-02-2025

FOR THE PERIOD

October 2024 - March 2025

PREPARED BY

ENVIRONMENTAL ENGINEERS & CONSULTANTS PVT. LTD.
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New Delhi – 110 058, India

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KUNNAMKULAM CENTRE LLP

Dt. 17-07-2025

The Additional Principal Chief Conservator of Forests (C)

Ministry of Environment, Forests & Climate Change,
4th Floor, E & F Wing, Kendriya Sadan,
Koramangala, Bangalore - 560034

Ref. No.1 :- F. No. 2446/EC3/2023/SEIAA Dt. 25-02-2025

Ref. No.2 :- EC identification No. - EC25B038KL195804

Ref. No.3 :- Proposal No. SIA/KL/INFRA2/445681/2023

**Sub :- Environment Clearance – Kunnamkulam Centre Commercial Project
at Choondal Village and Kanipayyur Village, Kunnamkulam Taluk of
Thrissur District, Kerala.– Submission of First Half Yearly Compliance
Report – Second Half- Reg.**

Respected Sir,

The construction project was accorded Environmental Clearance for **59,748 sq. m** of built-up area on **25-02-2025**, vide **F.No.2446/EC3/2023/SEIAA** by Ministry of Environment Forest and Climate Change, Govt. of India. As per the condition stipulated in EC order, the half yearly compliance report of second half (October 2024 – March 2025) to the specific conditions and standard conditions of the Environment Clearance is enclosed.

Thanking you,

Yours respectfully,

For M/s Kunnamkulam Centre LLP

For KUNNAMKULAM CENTRE LLP

Designated Partner



KUNNAMKULAM CENTRE LLP, G-1003, T1, HiLITE Business Park,
HiLITE City, Thondayad Bypass, Calicut, Kerala - 673 014, (India)

INTRODUCTION

M/s Kunnamkulam Centre LLP is a Commercial Project “Hilite City” situated at Re-Survey Nos. 11/P3-1, 11/P4-4 at Choondal Village and Re-Survey Nos 162/3, 162/3-1, 162/3-1-1 Kanipayyur Village, Kunnamkulam Taluk, Thrissur District, Kerala. The construction project was accorded Environmental Clearance for 59,748 sq.mtr of built-up area on 25-02-2025 vide order No. 2446/EC3/2023/SEIAA by State Environment Impact Assessment Authority, Kerala. Further the PP has obtained Environmental Clearance for an area of 59,748 sq. m in February 2025 as EC identification number EC25B038KL195804. Since, all work is progressing as per old EC, the HYCR is being submitted in tune with the conditions stipulated in EC obtained on 2025.

The half yearly compliance report needs to be submitted as part of general condition No.14 of Environmental Clearance order by the project proponent. The compliance report to conditions of the Environmental Clearance for the period of **October 2024 - March 2025** (Second half) for the **ENVIRONMENTAL CLEARANCE NO. 239/B/2024** is being submitted.

The work has started at the site. The pictures of the site as shown in **Plate No.1**.

COMPLIANCE REPORT SPECIFIC CONDITIONS

SPECIFIC CONDITION

01	Construction must be as per revised basement outline (Attach Copy)	Will be Complied
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Compliance:

The construction of the building project is not started. The proponent will ensure the outline of the basement as per the revised pattern. Copy will be attached when construction begins.

02	Ensure that there is no water saturation on the southern side of the project area due to excavation and building construction	Will be complied
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Compliance:

The construction activities are not yet started in the proposed site. The proponent will take measures to not to saturate water to the southern side due any activity regarding excavation or other construction works.

03	Proper storm water drainage must be provided on the southern side of the project area	Will be complied
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Compliance:

The southern side of the project area shall be provided with good drainage system for the proper draining of storm water and the same will ensure before construction begins.

04	The excavated earth removed from site should not be used for reclamation of paddy fields/ wetland areas.	Noted for compliance
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Compliance:

The proponent will ensure that the excavated materials shall not be used for filling of paddy fields or wetland area. The same will properly piled and disposed off after construction.

05	The excess excavated earth/ soil of 1,01,526 cu.m. shall be provided to road widening works.	Noted for compliance
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Compliance:

The excavated materials shall be provided for road construction works and side filling works.

06	The public drain connected to the roadside (SH) drainage system must be adequately maintained for a sufficient distance.	Noted for compliance
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Compliance:

Proper distance will be ensured from the drain connected to the road and the proponent will ensure the drains will not be disturbed due to any construction activity. Also, the proper maintenance of the drainages will be ensured.

07	All the mitigation measures proposed in the EMP along with additional measures suggested should be implemented during the construction and operational phase appropriately.	Will be complied
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Compliance:

The EMP will be complied accordingly and the measures suggested therein during construction and operation phase.

08	Adequate sources for water to meet the requirement during construction and operational phase is to be ensured and details should be given in HYCR.	Will be provided
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Compliance:

The construction activities are not started in the project site. Proper details regarding the water resources for the both construction and operation phase shall be provided. The proposed sources are.,

- Rain water harvesting
- Treated water from STP
- Kerala Water Authority

09	The excavation of earth for construction should be limited to minimum and the activity should not affect the water sources of the nearby houses.	Will be complied
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Compliance:

The proponent will make sure that the ground water table is not affected by any construction activity during construction phase or operation phase by limiting the earth excavation is minimum. Hence the proponent can make sure the water sources of the nearby house are not affected.

10	The CER expenditure proposed and agreed by the Project Proponent should be expended through a separate bank account and the account statement and the beneficiary list should be uploaded along with Half	Will be complied
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	Yearly Compliance Report.	
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Compliance:

For reserving and utilisation of the fund with respect to CER will be handled through separate bank account and the statement of the same and the beneficiary list will be uploaded with the Half Yearly Compliance Report.

11	The proposed STP of 250 KLD with MBBR technology and Tertiary Treatment should enable and ensure the re-use /recycle of treated water to the maximum extent and balance if any should be discharged through a series of soak pits for recharging the local ground water.	Will be Complied
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Compliance:

The PP will ensure that the treated water from STP will be reused to the maximum extent and balance if any should be discharged through a series of soak pits for recharging the local groundwater, and for avoiding discharge of treated water into the nearby public drain.

12	Local topography of the land profile should be maintained as such by avoiding deep cutting/filling.	Will be Complied
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Compliance:

The PP will ensure that the local topography of the land profile will be maintained as such by avoiding deep cutting /filling.

13	Project Proponent must ensure that only filtered overland drain is discharged to the nearby natural drain.	Will be Complied
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Compliance:

The project proponent will keep up all necessary measures to only filtered overland drain is discharged to the natural drains nearby.

14	The Project Proponent should make provision for the housing of construction labour with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996. The housing may be in the form of temporary	Being complied
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	structures to be removed after the completion of the project (Circular No. J-11013/41/2006-IA. II (1) of GoI, MoEF dt. 22.09.2008).	
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Compliance:

The Project Proponent will make provision 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. as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996. The housing may be in the form of temporary structures to be removed after the completion of the project (Circular No. J-11013/41/2006-IA. II (I) of GoI, MoEF dt.22.09.2008).

15	Climate responsive design as per Green Building Guidelines in practice should be adopted.	Complied
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Compliance:

Climate responsive design is adopted as per green building guidelines and will ensure during construction.

16	The green building criteria notified in the GO (Ms) No. 39/2022/LSGD dated 25.2.2022 should be adopted.	Complied
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Compliance:

The green building criteria notified in the GO (Ms) No. 39/2022/LSGD dated 25.2.2022 is adopted; will follow the criteria at the time of construction.

17	Appropriate greening measures should be adopted on the ground as well as over built structure such as roofs, basements, podiums etc to reduce the urban heat effect of civil structures.	Complied
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Compliance:

Green measures are adopted to curb the urban heat effect of civil structures both for ground as well as over built structures like roofs, basements podium etc. The proponent will implement the measures on construction.

18	Exposed roof area and covered parking should be covered with material having high solar reflective index.	Will be Complied
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Compliance:

High solar reflective index materials will be installed on the exposed roof area and covered carparking area.

19	Building design should cater to differently-abled citizens	Noted for Compliance
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Compliance:

The proponent will make sure the design is cater to differently-abled citizens

20	Appropriate action should be taken to ensure that the excess rainwater runoff reaches the nearest main natural drain of the area and if necessary, carrying capacity of the natural drain should be enhanced to contain the peak flow.	Noted for Compliance
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Compliance:

Proper action will be taken for the excess water runoff to the nearest natural drain and carrying capacity will be enhanced to contain peak flow.

21	Design of the building should comply with Energy Building Code as applicable	Complied
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Compliance:

The Design of the building is in accordance with the Energy Building Code.

22	Energy conservation measures as proposed in the application should be adopted in total	Complied
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Compliance:

Energy conservation measures as proposed in the application is adopted and will be complied at the time of construction.

23	Buildings should be barricaded with GI sheets of 6 m. (20 feet) height so as to avoid disturbance to other buildings nearby during construction	Complied
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Compliance:

Barricades with GI sheets of 6m (20 feet) height is provided at the site for avoiding disturbance to other buildings during construction.

24	Construction work should be carried out during day time only	Will be Complied
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Compliance:

Construction has not been started at the site.

25	All vehicles, including the ones carrying construction material of any kind, should be cleaned and wheels washed.	Will be Complied
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Compliance:

No construction works started at the project site. PP will ensure all vehicles, including the ones carrying construction material of any kind, will be cleaned and wheels washed at the time of construction.

26	All vehicles carrying construction materials should be fully covered and protected	Will be Complied
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Compliance:

No construction works started at the project site.

27	All construction material of any kind should not be dumped on public roads or pavements or near the existing facilities outside the project site.	Noted for Compliance
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Compliance:

The construction on the project site is not started. PP will ensure the condition at the time of construction.

28	Grinding & cutting of building materials should not be done in open areas. Water jets should be used in grinding and stone cutting.	Will be Complied
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Compliance:

Grinding & cutting of building materials will not be done in open areas. Water jets will be used in grinding and stone cutting.

29	Occupational health safety measures for the workers should be adopted during the construction.	Will be Complied
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Compliance:

The construction at the project site has not started. Occupational health safety measures for the workers will be taken during the construction.

30	All vehicles during the construction phase should carry PUC certificate	Will be Complied
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Compliance:

The proponent will ensure that all vehicles will have a valid PUC certificate, operated during the construction phase.

31	D.G. set should be provided with adequate stack height and regular maintenance should be carried out before and after the construction phase and would be provided with an acoustic enclosure.	Will be Complied
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Compliance:

D.G. set is will be provided with adequate stack height and regular maintenance is carried out before and after the construction phase and would be provided with an acoustic enclosure.

32	Green belt should be developed along the periphery of the site with indigenous species.	Will be Complied
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Compliance:

Green belt will be provided along the periphery of the site with indigenous species.

33	Usage of energy saving 5-star rating equipment such as BLDC fans and LED lamps should be promoted as part of energy conservation. At least 20% of the energy requirement shall be met from solar power.	Will be complied
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Compliance:

The proponent will use energy saving technology and equipments which are having a 5-star rating. The equipments like BLDC fans, LED lamps etc. Solar power panels will be installed for harvesting solar energy and which will be covering 20% of the energy consumption.

34	Adequate measures should be adopted to harvest the rainwater.	Will be Complied
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Compliance:

Adequate and proper measures will be implemented for the rain water harvesting and the water can be used for other purposes.

35	Adequate built-in composting facility should be set up for the treatment of biodegradable waste as the capacity or the number of BIOBIN proposed is inadequate	Will be Complied
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Compliance:

Adequate inbuilt composting facility will be installed for the treatment of biodegradable waste.

36	There shall be an Environment management committee consisting of Project Proponent, Project Engineer, An environmental expert and local ward member. The committee shall meet once in 4 months and the observations/decisions of the committee should find a place in the half yearly completion report.	Will be Complied
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Compliance:

An Environment Management Committee will be constituted with Project Proponent, Project Engineer, An environmental expert and local ward member. The proceedings of the committee shall be recorded and their observation/decisions will be incorporated in the half yearly completion report.

37	Open space shall be provided as per the building norms without being utilized for any other constructions.	Complied
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Compliance:

Well dedicated open spaces are provided according to building norms and the proponent will ensure it will not be used for any other purposes.

38	Authority makes it clear that as per clause 8 (vi) of EIA notification 2006, deliberate concealment and/or submission of false or misleading information or data which is material to screening or scoping or appraisal or decision on the application shall make the application liable for rejection and cancellation of prior EC granted on that basis.	Complied
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Compliance:

The proponent has made all the applications and other submission by virtue of the EIA notification 2006 and complied all other relevant provisions law regarding the project.

39	As per OM no F.No.22-65/2017-IA.III dated 30th September 2020, under Corporate Environmental Responsibility (CER) the project Proponent shall prepare an Environment Management Plan (EMP) as directed by SEAC during appraisal, covering the issues to address the environmental problems in the project region, indicating both physical and financial targets year wise. The EMP shall be implemented in consultation with local self Govt. Institutions. The indicated cost for CER shall be 2% of the project cost depending upon the nature of activities proposed. The follow up action on implementation of CER shall be included in the Half Yearly Compliance Report which will be subjected to field inspection at regular intervals. A copy of the approved EMP shall be made available to the concerned Panchayat for information and implementation support.	Complied
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Compliance:

The EMP of the project has been submitted by the project proponent as per the directions of the SEAC. It has been addressed the environmental problem specific to the site condition as well as the year wise financial and physical targets. The EMP will be implemented with consultation of Local Self Government Department. The indicated 2% cost for CER utilisation will be recorded and communicated through HYCR.

40	The Project Proponent shall obtain all necessary clearances/licenses/permissions from all the statutory authorities issuing clearances/licenses/ permission for the construction projects of this nature.	Complied
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Compliance:

The proponent has obtained all clearances/licenses/permissions from all the statutory authorities concerned for the execution of the project proposed. The same here attached as **Annexures 1, 5, 6 & 7.**

41	The Project Proponent is directed to install a CCTV camera and take all other essential measures to ensure that mining site is not used by antisocial elements for nefarious antisocial activities which are detrimental for peaceful coexistence in the project region. In case if such complaints are received, the EC given is likely to be cancelled after a police verification.	Will be Complied
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Compliance:

The proponent will install CCTV cameras and other possible measures to proper safeguarding and protecting Project areas and to avoid anti-social elements.

42	The violation of EC condition may lead to cancellation of EC and action under The Environment (Protection) Act 1986.	Being Complied
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Compliance:

The project proponent will comply all the conditions stipulated in the EC and understood that any violation of any of the provisions in the EC may liable to be cancelled under The Environment (Protection) Act 1986.

COMPLIANCE REPORT GREEN CONDITIONS

GREEN CONDITIONS

01	Adequate rain water harvesting facilities shall be arranged for	Noted for compliance
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Compliance:

As part of rain water conservation, the project proponent will make facilities for rain water harvesting from roof top of the instant residential building.

02	Technology and capacity of STP to be indicated with discharge point (if any) of the treated effluent.	Will be complied
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Compliance:

The tertiary treatment of STP can remove nitrogen, phosphorus, additional suspended solids, refractory organics, heavy metals, and dissolved solids. The treated water will be used for flushing and gardening in the project site. The total capacity of the STP is 250 KLD

03	Effluent water not conforming to specifications shall not be let out to water bodies.	Will be Complied
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Compliance:

The construction works are not started at the project site. During operational phase of the project, the project proponent will regularly monitor the quality of treated water from STP. The effluent water generated from the project site will be treated in STP in operational phase. The treated water from STP will be monitored by NABL accredited laboratory to assure all parameters are in desirable limit. The treated water will be used in the project site.

04	Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured.	Will be Complied
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Compliance:

The project proponent will be installed dual plumbing system in the project site. The project proponent will reuse the grey water in operational phase for toilet flushing and gardening with the help of STP.

05	Dual plumbing for flushing shall be done	Will be Complied
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Compliance:

To reuse grey water, the project proponent will be installed dual plumbing and all WC's will be dual flushing.

06	Provision for disposal of e – waste, solid wastes, non-biodegradables and separate parking facilities for the building shall be provided.	Will be Complied
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Compliance:

The project proponent will be provided sufficient area for handling and management of all type of waste in the project site. The project proponent will follow the rules framed in 2016 for waste management. An ample parking space will be provided for vehicles. The biodegradable will be handled in the project site itself by making it as bio gas or manure.

07	Generation of solar energy to be mandatory for own use and/ or to be provided to the grid	Will be Complied
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Compliance:

As per the direction, the project proponent will install solar panel to generate renewable energy in the project site.

08	There shall be no compromise on safety conditions and facilities to be provided by the project proponent, which shall be ensured for occupation, regularisation or consent to operate.	Noted for compliance
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Compliance:

The project proponent has prepared a pre-planned evacuation plan in case an emergency situation arises. The project proponent has got initial NOC from fire and rescue service. The final NOC from Fire and rescue services will receive, once all the construction activity completed. The Fire safety clearance is attached as **Annexure No-1**.

COMPLIANCE REPORT GENERAL CONDITIONS

GENERAL CONDITIONS

01	The proponent should provide notarized affidavit indicating the number and date of Environmental Clearance proceedings that all the conditions stipulated in the EC shall be scrupulously followed.	Complied
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Compliance:

The project proponent already submitted the affidavit mentioning the number and date of environmental clearance and stating that the stipulated conditions on the EC will be followed scrupulously. The same has been attached as **Annexure No-2**.

02	The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available on the website of SEIAA www.seiaakerala.in . The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same signed in all pages should be forwarded to the office of this Authority as confirmation.	Complied
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Compliance:

The project proponent has already advertised in the two local news paper circulated in the region regarding the accordance of EC for the project proposed. One of the advertisements in vernacular language (Malayalam Daily *Kerala Kaumudy*) and other was in English Daily (*The Hindu*). The matter here attached as **Annexure No-3**.

03	The proponent shall send a copy of the clearance letter to the concerned Grama Panchayath / District Panchayath /Municipality/ Corporation/Urban Local Body and also to the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The Environmental Clearance shall also be uploaded on the website of the company.	Complied
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Compliance:

The proponent has already been sent the letters to the concerned LSGD department regarding the Environmental Clearance on 06/03/2025. The letters have been attached as **Annexure No-4**.

04	The details of Environmental Clearance should be prominently displayed in a metallic board of 3 ft x 3 ft with green background and yellow letters of Times New Roman font of size of not less than 40.	Complied
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Compliance:

The environmental Clearance is displayed in metallic board of size 3ft X 3ft with green background and yellow letters of Times New Roman font of 40.

05	Consent to Establish and Consent to Operate from Kerala State Pollution Control Board under Water and Air Act(s) should be obtained before initiating activity. All other statutory clearances should be obtained, as applicable, by project proponents from the respective competent authorities including that for blasting and storage of explosives. Copies of statutory clearance obtained shall be enclosed along with first half yearly compliance report.	Complied
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Compliance:

The proponent has obtained Consent to Establish from Kerala State Pollution Control Board under water and Air Acts. The same here attached in the **Annexure No-5**.

06	If blasting is involved in the preparation of site, the required clearances from the competent authorities should be obtained.	Noted for Complied
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Compliance:

The project does not require blasting.

07	The stipulations/conditions issued by Statutory Authorities under different Acts and Notifications should be complied with, including the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, Solid Waste Management Rules, 2016 Plastic Waste Management and Handling Rules, 2016, Construction and	Will be Complied
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	Demolition Waste Management Rules 2016, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.	
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Compliance:

All the conditions stipulated authority will be complied accordingly. Also, the proponent will follow the eminent regulations of the land like.,

- Water (Prevention and Control of Pollution) Act, 1974.
- The Air (Prevention and control of Pollution) Act, 1981.
- The Environment (Protection) Act, 1986.
- Solid Waste Management Rules, 2016.
- Plastic Waste Management and Handling Rules, 2016.
- Construction and Demolition Waste Management Rules, 2016.
- The Public Liability (Insurance) Act, 199.
- EIA Notification, 2006.

08	The conditions specified in the EIA notifications 2006 and subsequent amendments, the specific directions given by SEIAA/SEAC should be followed under corporate Environment Responsibility. The activities carried out under CER should be listed with details in Half yearly compliance report along with Status of Implementation and certificates from the beneficiaries and photographs.	Will be Complied
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Compliance:

All the directions of SEIAA/SEAC regarding the project will be followed under CER provisions. The CER and its utilisation and status of implementation and certificates and relevant photographs will be attached in the HYCR.

09	Safety measures should be implemented as per the Fire and Safety Regulations/SDMA guidelines.	Complied
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Compliance:

The project proponent is being implemented the norms and guidelines of Fire and Rescue services of Govt. of Kerala. The project proponent has got NOC from the department for the

same. The NOC is attached as annexure. All necessary firefighting equipment and first-aid facilities will be provided in the project site.

10	The environmental safeguards contained in the EIA Report should be implemented in letter and spirit and status of implementation of each one should be included in the half yearly compliance Report.	Being Complied.
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Compliance:

The proponent has not started the construction activities at the project site and the environment safe guarding measures will be strictly followed according to EIA report and the same will be communicated in the HYCR.

11	Environment Monitoring Committee as agreed under the affidavit filed by the proponent should be formed and made functional. Environmental Monitoring Committee with defined functions and responsibility should foresee post operational environmental problems (Eg. development of slums near the site, increase in traffic congestion, power failure, increase in noise level, natural calamities, and increase in suspended particulate matter etc.) and action taken to solve these immediately with mitigation measures	Noted for compliance
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Compliance:

The project proponent will constitute an Environmental Monitoring Committee (EMC). The EMC meetings convene regularly to evaluate and monitor compliance towards the conditions stipulated in the Environmental Clearance (EC) order.

12	Suitable avenue trees should be planted on either side of approach road and internal roads and open parking areas, if any. The proponent should plant trees at least 5 times of the loss of trees that has occurred while clearing the land for the project. The native flowering and fruiting species only shall be used for planting and planning should be done considering the nature of public use.	Noted for compliance
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Compliance:

The proponent will make sure that the native flowering and fruit species will be used for compensatory planting and which should be of 5 times greater than the tree were lost during the land clearing for the project. The planting will execute at either side of approach roads, internal roads and parking areas.

13	The project shall incorporate devices for solar energy generation and utilization to the maximum possible extent with the possibility of contributing the same to the power grid and consumption in future.	Will be Complied
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Compliance:

The possible areas will be utilized for the solar energy harvesting at its maximum extent. The excess generated will be contributed for the power grid.

14	The proponent shall submit half yearly compliance reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) and upload the same on their website and shall update the same periodically. The compliance report shall be simultaneously sent to the Regional Office of Ministry of Environment, Forests and Climate Change, Govt. of India at Bengaluru and also to SEIAA.	Being Complied
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Compliance:

The HYCR will be communicated periodically under the provision of general condition of 14 of EC. The report will be sent to Regional Office of Ministry of Environment, Forests and Climate Change, Govt. of India at Bengaluru and also to SEIAA. The monitoring results will be submitted both hard copy as well as by e-mail and the same will be uploaded periodically and the website also.

15	The project proponent is responsible for implementing all the provisions of labour laws applicable from time to time. Provision should be made for providing cooking facilities and supply of kerosene or cooking gas to the labourers.	Being Complied
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Compliance:

All the activities regarding the labour will be followed adhere to the provisions of labour laws of the land from time to time. All other necessities will be provided to the labourers like cooking facilities, cooking fuel etc.

16	The proponent shall co-operate with and provide facilities and documents/data to the Agencies including the Officials from the Regional office of the Ministry of Environment, Forests and Climate Change, Bengaluru during their inspection as part of monitoring the implementation of environmental safeguards.	Will be Complied
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Compliance:

The project proponent will provide necessary facilities and assistance to the personnels of the agencies including the Regional office of the Ministry of Environment, Forests and Climate Change at the time of monitoring and implementing environment safe guards. Also, the proponent will provide documents or data during the inspections as per the directions.

17	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.	Noted for compliance
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Compliance:

The proponent has not started the construction yet. Any change in the scope of the project would communicated at once to the authority.

18	In case of transfer of EC, the matter shall be intimated and approval from the Authority shall be obtained as per the existing norms.	Noted for compliance
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Compliance:

The proponent has not started the construction yet. Any change in the scope of the project would communicated at once to the authority.

19	Environmental Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.	Noted for compliance
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Compliance:

The project proponent will be abided by the order and directions of the Hon'ble Supreme Court and under stood the clearance is subject to the final order of the Hon'ble Supreme Court

20	The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the Environment Clearance under the provisions of the Environment (Protection) Act 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.	Noted for compliance
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Compliance:

The project proponent will follow the provisions of the Environmental Protection Act, 1986 and the conditions stipulated in EC. The proponent will necessary actions if the authority stipulates subsequent conditions

21	Any appeal against this Environmental Clearance shall lie with the National Green Tribunal 1, if preferred, within a period of 30 days as prescribed under section 11 of the National Green Tribunal Act, 1997.	Noted for compliance
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Compliance:

The proponent will be abided by the provisions of the National Green Tribunal Act, 1997.

COMPLIANCE REPORT SPECIFIC CONDITIONS CONSTRUCTION PHASE

SPECIFIC CONDITIONS TO CONSTRUCTION PHASE

01	All statutory permissions including "Consent for Establishment" to STP/ETP, Solid waste management plant, Power Generator etc shall be obtained from Kerala State Pollution Control Board under Air Act and Water Act and Environment (Protection) Act. A copy shall be submitted to the Ministry/SEIAA before start of any construction work at the site.	Complied
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Compliance:

The project proponent has obtained consent for establishment from Kerala State Pollution Control Board under the Air (Prevention and control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. The copy of consent to establishment is attached as **Annexure. No. 5**.

02	The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire -fighting equipments, etc. as per National Building Code including protection measures from lightning etc. Building constructed in the runout area of landslide/rock fall area, shall be provided with suitable structures/measures to prevent earth materials to hit the structure.	Complied
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Compliance:

The proponent has obtained fire NOC from the concerned Fire and Rescue department. The proponent will follow the provisions of the national building codes.

03	All required sanitary and hygienic measures should be in place before starting construction activities which are to be maintained throughout the construction phase.	Will be Complied
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Compliance:

The construction activities of the project are not started. The adequate facilities for labours will be constructed before commencing the construction of building. The project proponent will be providing drinking water through drinking water suppliers. These facilities will be maintained as hygienic throughout the construction phase.

04	A First Aid Room shall be provided at the project site both during construction and operation phases of the project.	Being Complied
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Compliance:

The project proponent is setting up a First Aid facility as per the guidelines mentioned in BOCW (Building and other construction Workers Act). All necessary facilities will be provided at the first aid room after its completion.

05	Provide safe and healthy basic facilities for construction workers as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996	Being Complied
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Compliance:

The Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 will be followed and are being provided the safe and health basic facilities according to the statues mentioned above.

06	Adequate drinking water and sanitary facilities should be provided for construction workers at the site, Provision should be made for mobile toilets. Safe disposal of wastewater and solid wastes generated including piling debris during the construction phase should be ensured.	Being Complied
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Compliance:

Adequate drinking water facilities will be provided at the project site. Other facilities like mobile toilets, provision for waste water disposal are under execution. The proponent has obtained permission to construct STP at the site. The solid waste generated will be treated according to Solid Waste Management Rules, 2016.

07	Unless provided otherwise, all the topsoil excavated during construction phase should be stored and re-used for backfilling/ horticulture/landscaping purposes within the project site.	Will be complied
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Compliance:

All the top soil excavated during construction activities will be stored in project site for use in horticulture/ landscape development, land filling and for other activities within the project site. The landscaping work will be done after civil work of the construction project.

8	Top soil excavated should not be used for reclaiming wetlands	Will be Complied
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Compliance:

The top soil excavated will not be used for the reclamation of wet lands or other agricultural lands. Necessary measures will be taken.

9	The muck shall be disposed of only at approved sites with the approval of competent authority. The disposal should not create any adverse effect on the neighbouring communities and should be disposed taking necessary precautions for general safety and health of the public. Proof regarding the same shall be enclosed with the respective six-monthly compliance reports.	Will be Complied
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Compliance:

The project proponent will ensure that the muck is not creating any adverse effect on the neighboring communities. The muck will be disposed under necessary precautions for general safety and health aspects of people.

10	Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such materials must be secured so that they will not leach into the ground water.	Will be Complied
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Compliance:

The project proponent will scrupulously follow the relevant rules formulated in 2016 for handling of construction and demolition waste. The project proponent will take caution to preserve the quality of natural resources like soil and water during construction phase. Therefore, the contamination of water due to the improper disposal of construction spoils and other hazardous materials will not happen in the site.

11	Any hazardous waste generated during construction phase, should be disposed off to authorised/approved Waste Collectors as per applicable rules and norms with necessary approval of the Kerala State Pollution Control Board.	Will be Complied
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Compliance:

The project work has not been started. Any hazardous wastes generated during construction like used oil, oil filters, paint tins etc, will be disposed as per applicable rules and norms stipulated in Hazardous waste management and handling Rules 2016. The disposal is being done in association with an agency having necessary approvals from the State Pollution Control Board to dispose the hazardous waste.

12	Soil and ground water samples shall be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Will be complied
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Compliance:

The project proponent will periodically monitor the quality of soil and ground water samples. The same will be communicated through HYCR.

13	Storm water control and its re-use measures as per CGWB and BIS standards shall be followed for various applications.	Noted for compliance
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Compliance:

The project proponent will create rain water harvesting and rain water recharge at project site.

14	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours. During the transportation of building materials/products, the vehicles shall be covered with suitable materials to prevent dust pollution.	Noted for compliance
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Compliance:

The project proponent will ensure that all vehicles in a good condition and will have a valid pollution check certificate from an approved agency. In addition, assured transportation of all vehicles is operating only during day time and in non – peak hours.

15	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise	Will be Complied
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	level during construction phase, so as to conform to the stipulated standards by CPCB/KSPCB.	
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Compliance:

During the time of construction, to maintain the ambient noise level as residential standard at day and night time, the project proponent will implement various measures at project site. The project site will be covered with sheets to regulate amplification and air noise pollution. All measures help to keep noise level as residential standard. The project proponent will implement the measures as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality is closely monitored through an approved laboratory.

16	The diesel generator sets used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken. DG sets shall be installed and made functional as per guidelines of KSPCB.	Will Be Complied
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Compliance:

The DG set is low Sulphur diesel type and confirms to Environmental (protection) prescribed for air and noise emission standards.

17	Ready mixed concrete must be used in building construction. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Will be Complied
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Compliance:

The project proponent will use pre-mixed concrete and installed batching plant in the project site for construction to reduce water demand and reduce air pollution. Curing agents will be used during civil structure construction and rain water will also use for curing purposes.

18	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	Noted for compliance
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Compliance:

As per the Central Ground Water Authority, the State of Kerala has not notified and therefore there is no such procedure of taking permission for ground water abstraction.

19	Separate dual plumbing line should be provided; one line for Toilet Flushing/Gardening / Vehicle wash and another separate line for other domestic uses, for ensuring reuse /recycle of treated waste water to the maximum extent possible.	Noted for compliance
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Compliance:

To conserve and recycle the used water, the project proponent will install dual plumbing lane in the project site to reduce contamination of water and to separate grey and black water from the source.

20	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.	Noted for compliance
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Compliance:

The proponent will ensure dual plumbing system for separate grey water and black water

21	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Noted for compliance
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Compliance:

All the sanitary equipment will be selected on the basis of its water consumption efficiency. All WC's will be fitted with dual flushing system to reduce water consumption. All taps and showers will be low flow high pressure or fitted with aerators. These measures can reduce water consumption during its operational phase.

22	Water efficient plumbing features should be adopted.	Noted for compliance
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Compliance:

The opaque wall may construct with solid cement bricks, wooden materials and glasses as per the energy conservation building code.

23	Use of glass may be reduced by 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality	Noted for compliance
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	double glass with special reflective coating on windows.	
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Compliance:

The project proponent will reduce the use of glass for construction in the project to reduce load on air – condition. Only high-quality double glasses with special reflective coating will be used where it is necessary.

24	Design of the building should be in compliance to Energy Building Code as applicable	Complied
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Compliance:

The design of the building will be in accordance with the Energy Building Code

25	Roof should meet perspective requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil the requirement.	Noted for compliance
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Compliance:

Materials will be used on the roof top for reduce heat.

26	Opaque wall should meet perspective requirement as per energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is optional for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement	Noted for compliance
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Compliance:

The opaque wall may construct with solid cement bricks, wooden materials and glasses as per the energy conservation building code.

27	Climate responsive design as per Green Building Guidelines in practice should be adopted	Complied
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Compliance:

The proponent adopted green building guidelines so as to keep climate friendly structure.

28	Building design should cater to the differently-abled citizens	Complied
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Compliance:

The project proponent adopted the design which is cater to the differently abled citizens.

29	Vegetation should be adopted appropriately on the ground as well as over built structure such as roofs, basements, podiums etc.	Will be Complied
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Compliance:

Eco friendly measures like planting of vegetation will be adopted on the ground as well as on the over built structures.

30	Exposed roof area and covered parking should be covered with material having high solar reflective index	Will be Complied
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Compliance:

The exposed roof areas and parking areas will be provided with high solar reflective index panels to harvest solar energy.

31	Regular supervision of the above and other measures should be in place all throughout the construction phase, so as to avoid disturbance to the surroundings.	Will be Complied
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Compliance:

The construction works has not started at the project site. Regular monitoring of the site will be ensured to avoid disturbance to the surroundings.

32	Fly ash should be used as building material in construction as per the provisions of Fly Ash Notification of September, 1999 and Amended as on 27th August 2003. (Applicable to Power Stations).	Will be Complied
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Compliance:

As per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003, the project proponent need not to use fly ash since it is not located within the 100 Km of thermal power stations. However, the cement is will be used in construction phase in which the fly ash is a content.

33	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that	Noted for compliance
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	construction of the project has been started without obtaining the statutory clearances.	
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Compliance:

The proponent will be followed the provisions of the Environment (Protection) Act, 1986. The proponent has obtained the permissions to follow the construction activities.

COMPLIANCE REPORT SPECIFIC CONDITIONS OPERATION PHASE

OPERATIONAL PHASE

01	The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light and ventilation.	Complied
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Compliance:

The design adopted by the proponent is ensuring adequate distance between them and will allow movement of fresh air and passage of natural light and ventilation.

02	Sewage Treatment Plant (STP) should be installed and made functional as per KSPCB guidelines. On site Treatment of Sewage and Sullage should be done with scientific method ensuring efficiency of treatment, ease in operation, sustainability and it should contain the units of primary, secondary, tertiary and quaternary type of treatment scheme. The installation of the STP should be certified by an independent expert and a report in this regard should be submitted to the Ministry/SEIAA before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled /reused to the maximum extent possible. Treatment of 100% grey water shall be done through a decentralized treatment. Reuse of water shall be practiced for flushing process and garden purposes. Discharge of unused treated effluent shall conform to the norms and standards of the Kerala State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.	Will be complied
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Compliance:

The project proponent will appoint an experience agency to install the STP and allied reports will submit to Ministry/SEIAA. To prevent odour problem from STP, the project proponent will sign an agreement with suppliers of STP for proper maintenance and will adopt following measures

- 1. Proper design with the consultation of experienced STP suppliers**
- 2. Regular cleaning of bar screen**
- 3. Assure disused aeration in equalization tank**
- 4. Regular maintenance of Sewage Treatment Plant**

03	Solid waste management plant shall be installed and made functional as per the guidelines of KSPCB. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.	Noted for compliance
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Compliance:

Solid waste management is an important activity in its operational phase. Project work has not been started at the site. The collection, segregation, treatment and disposal will be in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2016. For the sustainable disposal of Municipal Solid Waste to be generated from the proposed commercial complex project, the following measures are proposed: -

Segregation of Municipal Solid Waste (MSW)

The segregation of Municipal Solid Waste to Bio- Degradable and Non – Degradable is proposed to be achieved by providing colour coded bins in appropriate areas. (Green colored bins for Bio Degradable waste and Blue colored for the Non – Bio degradable waste.) and one bin will be there for collection of domestic hazardous waste.

Bio- Degradable and Non-bio degradable Municipal Solid Waste

Bio gas plant or bio bins will install in the project premises to handle the bio – degradable wastes generated from the project. Non-bio degradable solid wastes are sold to the certified waste management providers.

04	Provide adequate Material Collection Facility (MCF) for storage of non-biodegradable waste including plastic waste and E waste, for handing over the same to Recyclers/ Local Body, as stipulated by Kerala State Pollution Control Board.	Noted for compliance
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Compliance:

A dedicated space or storage area will be provided for the recyclable materials and non-biodegradable materials to be stored. The materials collected separated bins will be stored and may be given to Haritha Karma Sena or certified waste management providers.

05	Diesel power generating sets proposed as source of back-up power for elevators and common area illumination 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.	Noted for compliance
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Compliance:

The proponent will follow the provisions to setting up DG sets at the project site in operational phase. The stalk height of the DG sets will be of the combined capacity of all stalks and relevant provisions of the Environment (Protection) Act, 1986 will be followed.

06	Low sulphur diesel shall be used as fuel in DG sets. The location of the DG sets may be decided in consultation with Kerala State pollution Control Board. DG sets should not be housed in sub basement levels.	Noted for compliance
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Compliance:

At present there is no work in the project site. The proponent will use low Sulphur diesel but it is not available in the local market. The location of the DG sets will be decided in consultation with state Pollution Control Board

07	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time, the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations	Noted for compliance
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Compliance:

The main sources of noise will be from playing of vehicles, DG sets and other construction equipments. The all machines will regularly maintain and no work will be at night time.

08	The green belt of adequate width and density shall be raised preferably with local species along the periphery of the project site so as to provide protection against particulate matter and noise	Noted for compliance
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Compliance:

The project proponent will develop green belt with adequate width and density. The proponent will plant more species in the of local varieties which will be capable of guarding form particulate matter and noise.

09	Weep holes shall be provided in the compound walls to ensure natural drainage of rain water during the monsoon period.	Noted for compliance
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Compliance:

To ensure natural drainage of rain water during the monsoon period, the project proponent will provide weep holes in compound wall where ever it is needed.

10	Rain Water Harvesting structures should be installed as per the prevailing provisions of KMBR/KPBR, unless otherwise specified elsewhere. Rain water harvesting measures for roof run-off and surface run-off, as per approved building plan should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 m above the highest ground water table.	Noted for compliance
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Compliance:

As part of rain water harvesting, the project proponent will collect rain water from the rooftop to the rain water harvesting tank. The Proponent will construct recharge pits to ground water recharge and will ensure the ground water table is not affected by the recharge wells by constructing recharge wells 5m above from the highest water table.

11	The ground water level and its quality should be monitored regularly in consultation with State Groundwater Department/Central Ground Water Authority.	Noted for compliance
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Compliance:

To assure the quality of ground water the project proponent will regularly monitors ground water samples with the help of private laboratory approved by Kerala State Pollution Control Board.

12	Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully	Noted for compliance
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	internalized and no public space should be utilized.	
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Compliance:

The proposed project will be taken all measures for the easy movement of vehicles near the entry and exit points from the roads adjoining the project site and provided enough parking spaces for vehicles in the residential project.

13	A Report on the energy conservation measures, conforming to energy conservation norms issued by Bureau of Energy Efficiency, should be prepared incorporating details about building materials & technology, R & U Factors etc. and submit to the Ministry in three months time.	Noted for compliance
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Compliance:

The report on energy conservation measures in line with Bureau of energy Efficiency and the materials & technology will be prepared and submitted the ministry once it is finalized.

13	Energy conservation measures like installation of LED /CFLs/TFLs for the lighting the areas outside the building should be an integral part of the project design and should be in place before project commissioning. Used LED/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. Solar panels may be used to the extent possible.	Noted for compliance
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Compliance:

As part of energy conservation, the project proponent will install wide range of LED lights. The project proponent will also instruct the allottees to use LED lights as possible. The project will install solar panels for lightening in common area. The discarded LEDs/CFLs/TFLs will properly collect and dispose for recycling as per the prevailing guidelines to prevent mercury contamination.

ANNEXURE

Annexure No. 1

NoC from fire and Rescue Department



**DEPARTMENT OF FIRE & RESCUE SERVICES
GOVERNMENT OF KERALA**

No.FIREHQ/1627/2024-F2.

Dated :24 .08.2024.

NO OBJECTION CERTIFICATE (FOR BUILDING PERMIT)

(As per Rule 5(4).12 of KMBR 2019/KPBR 2019)

- | | |
|-------------------------------------|--|
| 1. Name & Address of the Applicant | : Althaf Hassan Malayil,
Designated Partner, Kunnamkulam Centre
LLP, G – 1003, T1, Business Park, HiLiTE
City Thodayad Bypass, G.A. College P.O.,
Calicut – 673 014. |
| 2. Name of the Company | : |
| 3. Occupancy type of Building | : Assembly Building (Multiplex) |
| 4. Height of the Building | : 24.92 mtrs |
| 5. Number of Floors of the Building | : 7 F (B+ G+5) |
| 6. Total Built up Area (in sqm) | : 58676.30 m ² |
| 7. Survey No. | : 162/3-1-1, 162/3, 162/3-1-2, 11/P3-1, 11/P4-4 |
| 8. Village | : Kanipayyur and Choondal |
| 9. Grama Panchayath | : Chowannur |
| 10. District | : Thrissur. |

The above site is inspected by the competent and authorized Officials of this Department. It was found that the site is suitable from fire protection point of view for the proposed construction.

The Fire System drawings were scrutinized and compared with the Checklist (Form No.A-6) and Prima Facie found to be in Order. The Applicant shall comply with all the Fire Safety arrangements as contained in the relevant Rules and Norms pertaining to Fire Safety, without any deviation. In case, if any deviation is to be made in construction for any reason, the same shall be intimated to the competent authorities of the Stake Holder Departments including this Department and deposit necessary Fees etc. as per rules to obtain revised clearance.

**No.FIREHQ/1627/2024-F2**

On completion of the building construction and after installation of the Fire protection arrangements, the Applicant shall fill the Checklist cum Application again and also prepare a Fire System Drawing and submit following the due procedure. On receiving the Plan & the Checklist cum Application duly filled, the authorized and competent Officials of this Department will inspect & verify the fire protection arrangements made as per the filled up checklist to consider issuance of a No Objection Certificate (Completion) from this Department for compliance of the proposed fire protection requirements.

This clearance is limited to the Fire protection arrangements for the proposed Building. All other matters including eligibility of the land and plot for this project, environmental feasibility, survey details, etc. should be got verified and approved by the concerned competent authority. This No Objection Certificate is issued for facilitating the construction of the proposed Building. The validity of this certificate will be for 5 years from the date of issue. Renewal will be subject to the conditions of building permit issued by the local authority.



**M.NOUSAD,
DIRECTOR (TECHNICAL),
For DIRECTOR GENERAL.**

To,

The Secretary, Chowannur Gramapanchayath (In Original).

Enclosures: 1) Approved Checklist Cum Application form duly signed by the Competent Official.
2) Fire Plan duly affixed with Seal.

Copy to: 1) The Applicant with the above Enclosures
2) The Regional Fire Officer, Palakkad.
3) The District Fire Officer, Thrissur.
4) The Station Officer, Kunnamkulam.

R-3/5.

Annexure No.2

Affidavit

നോൺ ജുഡീഷ്യൽ NON JUDICIAL

₹200 **₹200**

കേരള സർക്കാർ GOVERNMENT OF KERALA
e-Stamp

e-Stamp Serial Number : 202425000002063221 **Verification Code : 468136448V**

Govt. Reference No.(GRN) : KL039634366202425E

Purpose : Agreement or memorandum of an agreement - if not otherwise provided for

Amount of Stamp Paper Purchased in Numeral : ₹ 200

Amount of Stamp Paper Purchased in Words : Rupees Two Hundred

Stamp Paper Purchased on : 07/03/2025

First Party Name : Kunnamkulam Centre LLP

First Party Address : Olavanna ,kozhikode

Second Party Name : SEIAA

Second Party Address : Trivandrum Kerala

Vendor Code & Name : 13011903 - ALICE VARGHESE

Treasury Code & Name : 1301 - District Treasury, Thrissur

Please write or type below this line

AFFIDAVIT

I, **Mohammed Shafeeq Puthukulangara**, Designated Partner of M/s Kunnamkulam Centre LLP and having my correspondence address is at G-1003, T1, Business Park, HiLite City, Thodayad Bypass, Guruvayurappan College, Kozhikode, Kerala – 673014, do hereby affirm and confirm as follows:-

For KUNNAMKULAM CENTRE LLP

Deponent : **Mohammed Shafeeq Puthukulangara** *[Signature]* Designated Partner

P.F. WILSON
ADVOCATE
Notary & Commissioner of Oath
Roll No. K-40/2011
Kins Complex, Opp. Collectorate, Thrissur
(GOVT. OF INDIA)
9447237386

This can be verified by
<https://www.estamp.treasury.kerala.gov.in/index.php/estampsearch> using e-Stamp
Serial Number and Verification Code.

In case of any discrepancy, please inform the competent authority.

ALICE VARGHESE, L.No: 40
CIVIL STATION VENDOR
THRISUR-3, KERALA STATE

7-3-2025

2

1. That, I proposes to construction of Commercial Complex project at Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and Re-Sy. Nos. 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala.
2. That, the Environment Clearance Identification number and date are EC25038KL195804 [File No. 2446/EC3/2023/SEIAA & Proposal No. SIA/KL/INFRA2/445681/2023] dated 25.02.2025.
3. That, all the conditions stipulated in the Environmental Clearance would be scrupulously followed.

Deponent : **Mohammed Shafeeq Puthukulangara**

For KUNNAMKULAM CENTRE LLP



Designated Partner

Verification :

Verified that my above statements are true to the best of my knowledge and belief and nothing material has been concealed therein.

Deponent : **Mohammed Shafeeq Puthukulangara**

For KUNNAMKULAM CENTRE LLP



Designated Partner

Place : Thrissur

Date : 07/03/2025



NOTARIAL REGISTER PARTICULARS
Page No: 18 SI No: 647
Vol No: 14 Date: 7.3.2025
Reg. No: 9206/2011


P.F. WILSON
ADVOCATE
Notary & Commissioner of Oath
Roll No: K-48/1996, Reg. No: 9206/2011
Kins Complex, Opp. Collectorate, Thrissur
(GOVT. OF INDIA)
Mob: 9447237386

Newspaper Advertisement

50

51

Annexure No. 4

Intimation letter (EC) to LSGD

KUNNAMKULAM CENTRE LLP

Date: 06-03-2025

KCLLP/2025/025

To,

The Secretary,
Chowannur Grama Panchayat,
Kanipayyur, Kerala 680517

Sub: - Environment Clearance (E.C.) – Proposed construction of Commercial Complex project at Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and Re-Sy. Nos. 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala – Submission of the E.C. Order – Compliance to the condition of Environment Clearance – Reg.

Respected Sir,

This refers to the Environmental Clearance obtained for the proposed construction of Commercial Complex project at Re-Sy. Nos.11/P3-1,11/P4-4 in Choondal Village and Re-Sy. Nos. 162/3; 162/3-1,162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala Issued by State Environment Impact Assessment Authority (SEIAA), Kerala vide EC Identification No.EC25038KL195804 [File No.2446/EC3/2023/SEIAA & Proposal No. SIA/KL/INFRA2/445681/2023] dated 25.02.2025.

We hereby submit a self attested copy of the Environmental Clearance Order vide EC Identification No.EC25038KL195804 [File No. 2446/EC3/2023/SEIAA & Proposal No. SIA/KL/INFRA2/445681/2023] dated 25.02.2025. This is in compliance to the condition of the E.C. Order.

Kindly acknowledge the receipt of the same.

Thanking you,
Yours respectfully,
For M/s Kunnamkulam Centre LLP

(Designated Partner)

For KUNNAMKULAM CENTRE LLP

Designated Partner



Received
6/3/25
VRINDA V
PEN NO. 581837
SECRETARY
CHOWANNUR GRAMA PANCHAYAT
THRISSUR DIST - 680 517
MOB : 9496046025

KUNNAMKULAM CENTRE LLP, G-1003, T1, HILITE Business Park,
HILITE City, Thondayad Bypass, Calicut, Kerala - 673 014, (India)

KUNNAMKULAM CENTRE LLP

KCLLP/2025/026

Date: 06-03-2025

To,

The Secretary,
Choondal Grama Panchayat,
Kechery, Kerala 680501

Sub: - Environment Clearance (E.C.) – Proposed construction of Commercial Complex project at Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and Re-Sy. Nos. 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala – Submission of the E.C. Order – Compliance to the condition of Environment Clearance – Reg.

Respected Sir,

This refers to the Environmental Clearance obtained for the proposed construction of Commercial Complex project at Re-Sy. Nos.11/P3-1,11/P4-4 in Choondal Village and Re-Sy.Nos.162/3,162/3-1,162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala Issued by State Environment Impact Assessment Authority (SEIAA), Kerala vide EC Identification No.EC25038KL195804 [File No.2446/EC3/2023/SEIAA & Proposal No. SIA/KL/INFRA2/445681/2023] dated 25.02.2025.

We hereby submit a self-attested copy of the Environmental Clearance Order vide EC Identification No.EC25038KL195804 [File No. 2446/EC3/2023/SEIAA & Proposal No. SIA/KL/INFRA2/445681/2023] dated 25.02.2025. This is in compliance to the condition of the E.C. Order.

Kindly acknowledge the receipt of the same.

Thanking you,

Yours respectfully,

For M/s Kunnamkulam Centre LLP

(Designated Partner)

For KUNNAMKULAM CENTRE LLP

[Signature]
Designated Partner



Received
[Signature]

KUNNAMKULAM CENTRE LLP, G-1003, T1, HiLITE Business Park,
HiLITE City, Thondayad Bypass, Calicut, Kerala - 673 014, (India)

Annexure No.5**Consent to Establish****FILE NO : KSPCB/TS/ICE/10055696/2024****Date of issue : 12-07-2024****KERALA STATE POLLUTION CONTROL BOARD****CONSENT TO ESTABLISH**

ISSUED UNDER

The Water (Prevention & Control of Pollution) Act, 1974

The Air (Prevention & Control of Pollution) Act, 1981

and

The Environment (Protection) Act, 1986

As per Application No. : 10055696**Dated : 13-01-2024****To****HILITE CENTRE - KUNNAMKULAM****10, KANIPPAYYUR, CHOONDAL, KUNNAMKULAM, THRISSUR****Consent No. : KSPCB/TS/ICE/10055696/2024****Valid Upto : 11-07-2029**

1. GENERAL

1.1. This integrated consent is granted subject to the power of the Board to withdraw consent, review and make variation in or revoke all or any of the conditions as the Board deems fit

1	VALIDITY	11-07-2029
2	Name and Address of the establishment	HiLITE CENTRE - KUNNAMKULAM 10, KANIPPAYYUR, CHOONDAL, KUNNAMKULAM, THRISSUR E-Mail : dpm1@hiliteproperties.com Contact Number : 7736156888
3	Occupier Details	Althaf Hassan Malayil HiLITE Business Park, HiLITE City Thondayad Bypass, Calicut Kerala - 673014 (India) E-Mail : dpm1@hiliteproperties.com Contact Number :
4	Local Body	CHOWWANUR GRAMA PANCHAYATH
5	Survey Number	162/3-1-1, 162/3, 162/3-1-2, 11/P3-1, 11/P4-4
6	Village	Kanippayyoor
7	Taluk	Kunnamkulam
8	District	THRISSUR
9	Capital Investment(Rs in Lakhs)	12668.347000000002
10	Scale	Large
11	Category	RED
12	Annual fee(Rs)	314000.0
	Total Fee remitted(Rs)	1589350.0
13	Activity	Shopping mall with multiplex and food court having a built up area of 58676.3 m2 and DG sets of 1010 kVA (4 nos.)
14	Machinery details	1010 kVA DG sets (4 nos.)

2. CONDITIONS AS PER**The Water (Prevention and Control of Pollution) Act, 1974**

2.1. Sewage/Effluent Treatment Plant consisting of treatment units having adequate capacity shall be made functional as per the proposal submitted along with the application, before the commissioning of the establishment. Additional facilities required, if any, to achieve the standards laid down by the Board u/s 17(1)(g) of the Water Act shall also be made along with.

2.2. Water Consumption: 284 KLD

2.3. Effluent Generation: 228 KLD

2.4. The characteristics of effluent after treatment shall conform to the following tolerance limits:

Sl.No.	Characteristics	Unit	Tolerance Limit	
			Soak pit discharge	Reuse(flushing/Gardening)
1	pH	-	6.5-9	6.5-8.5
2	BOD	mg/l	<10	<3
3	COD	mg/l	<50	<25
4	TSS	mg/l	<10	<10
5	Oil and grease	mg/l	<10	<1
6	NH ₄ -N	mg/l	<5	<5
7	Total phosphorous	mg/l	<2	<2
8	N-Total	mg/l	<10	<10
9	Fecal Coliform	MPN/100 ml	<230 MPN/100 ml	<230 MPN/100 ml

2.5. Mode of disposal of treated effluent: Reuse to the maximum extent and balance to soak pit

3. CONDITIONS AS PER**The Air (Prevention and Control of Pollution) Act, 1981**

3.1. Adequate air pollution control measures shall be provided before the commissioning of the industry/establishment/DG set. Additional facilities required, if any, to achieve the standards laid down by the Board shall also be made along with.

Stack No.	Sources of Emission	Emission Rate (Nm ³ /Hr)	Stack Height above Ground Level	Control Equipments
				Roof Level
1	DG set of 1010 KVA			6.5 m
2	DG set of 1010 KVA			6.5 m
3	DG set of 1010 KVA			6.5 m
4	DG set of 1010 KVA			6.5 m

3.2. Emission Limits for DG sets up to 800KW shall be as per notification No G.S.R. 804(E) dated 03.11.2022 and for DG sets above 800KW shall be as per notification No G.S.R. 489 (E), dated 9.07. 2002.

4.CONDITIONS AS PER**The Environment (Protection) Act, 1986**

4.1 Solid Waste Management Rules, 2016 shall be followed for the management of solid wastes.

Biodegradable waste shall be segregated from non biodegradable waste at source. Facilities namely biobins/aerobins/biogas plant shall be provided for the biodegradable waste. Facility shall be provided for the disposal of non biodegradable wastes to authorised collectors namely Haritha Karma Sena for the disposal of wastes for authorised treatment.

4.2 Plastic Waste Management Rules, 2016 and amendments shall be followed for the management of plastic waste. Single use plastic ban as per notifications and Government orders for Kerala shall be strictly be followed.

4.3 Hazardous waste generated if any, shall be disposed of in compliance with the provisions of the Hazardous and other Wastes (Management and Trans boundary Movement) Rules, 2016.

4.4 Waste batteries shall be disposed of as per the Battery Waste Management Rules, 2022.

4.5 E-wastes shall be disposed of as per the provisions of E-waste management Rules, 2016 and amendments.

4.6 Construction activities shall be carried out strictly in compliance with Construction and Demolition Rules, 2016.

4.7 The construction activities shall be carried out strictly in compliance with the provisions of the Noise Pollution (Regulation and Control) Rules 2000.

4.8 Necessary arrangements for scientific storage, handling, and disposal of any solid/hazardous/Plastic wastes including garbage shall be provided as per the Solid Waste Management Rules 2016, Hazardous and other wastes (management and Handling) rules 2016, Plastic waste (management and Handling) rules 2016 before commissioning of the unit.

5. SPECIFIC CONDITIONS

5.1 The location of the establishment /outlet shall be as shown in the drawing attached. No change or alteration other those specified in this consent is/are to be made without the prior permission of the Board. Any change in the particulars furnished in the references and/or in the identity of the occupier/ authorized agent is to be intimated to the Board forthwith.

5.2 During the construction phase, the building materials shall be transported with a proper cover or after wetting to prevent the spreading of dust during transportation. Water sprinkling and scaffolding net of high density shall be employed to suppress the spreading of dust in the project area.

5.3 The ambient sound level in the project area due to vehicular movement shall be minimized by proper maintenance and planning.

5.4 The sound level measured at 1 m outside the boundary of the premises shall not exceed the noise level standards applicable to the adjoining area.

5.5 The ambient air quality measured at the boundary of the premises shall not exceed the ambient air quality standards applicable to the adjoining area.

5.6 All operations likely to produce dust or noise shall be carried out within closed premises.

5.7 The construction debris, mud discharges, etc. from the construction site shall be disposed of safely.

5.8 Proper precautionary measures shall be provided during the construction phase to minimize disturbance due to excavation, piling, transportation of materials, etc.

5.9 Sanitary facilities shall be provided to the construction workers.

5.10 Sewage treatment plant and the outlet shall be set up beyond 25 log Q m (Q is the maximum capacity of the treatment Plant in cubic meters per day) from the nearest residence/water body and there shall be a setback of a minimum of 3m and the DG set shall be installed keeping a distance of a minimum of (kVA/2)^{0.5} m from the nearest residential building.

5.11 Discharge from the treatment plant shall be made through the soak pit only after meeting the standards as specified in condition no.2.4.

5.12 The soak pit shall have a concreted bottom, honeycombed brick or perforated ring sidewall, and a 75 cm thick 2 mm sand envelope around.

5.13 Sewage treatment plant shall be constructed above ground level of the establishment. There shall be

easy access to each and every treatment unit for inspection. Sufficient sampling points shall be provided to facilitate the collection of samples.

5.14 Lighting arrangements shall be provided in the sewage treatment plant area. A manhole shall be provided prior to the soak pit to facilitate the drawing of treated effluent samples for analysis..

5.15 The natural drainage of the area shall be protected.

5.16 TOD type of energy meter shall be provided exclusively for the sewage treatment plant.

5.17 Water meter shall be fixed to record the consumption of water.

5.18 Suitable facilities of adequate capacity shall be provided for proper solid waste management in accordance with the provisions of the Solid Waste Management Rules, 2016.

5.19 This consent, unless withdrawn earlier and subject to Condition no. 1.1, shall be valid for five years from the date of issue. At the end of the validity period, if the construction is in progress, the same shall be renewed. If the construction is not started in the consent period, the applicant shall apply afresh for Consent to Establish.

5.20 The date of commissioning of the project shall be intimated at least one month in advance to the District Office of the Board. Consent to Operate shall be obtained by the builder before commissioning the project.

5.21 Operation and maintenance contract with Performance Guarantee for the Sewage treatment plant shall be entered into between the consentee and the consultant . The application for Consent to Operate shall be accompanied by

1) an undertaking on Rs. 200/- stamp paper by the builder that all facilities required as per the Consent to Establish have been duly installed and are functional;

2) a certificate by the consultant to the same effect

3) Copy of operation and maintenance contract and

4) Copy of performance guarantee.

5.22. The applicant shall intimate to the Board if there are any changes in the building area and variation order shall be obtained accordingly before submission of application for ICO. Failure to comply with this shall result in penalty of 5.5 times the revised annual consent fee based on the capital investment of the revised project

5.23 The occupier shall engage Wastewater Treatment Plant Technician (with NCVET NSQF certificate) for the operation of STP.

5.24 All operational DG sets of capacity 125 KVA and above shall be retrofitted with an Emission Control Device / Equipment having a minimum specified Particulate Matter capturing efficiency of at least 70% in 5 mode D2 cycle for equivalent KVA rating; DG sets with capacity greater than 800KW shall comply with norm specified in page 18 & 19 of SOP for High Rise & Other Buildings dated 15.03.2023 of the Board.

5.25 In case of usage of ground water, the Project Proponent must obtain NOC from CGWA within one month from the date of issue of ICE unless falling in exempted category as per MoJS Guidelines dated 24.09.2020 and amendments dated 29.3.2023 thereto.

5.26 All necessary statutory clearances shall be obtained. Environmental clearance shall be obtained prior to construction.

5.27 Adequate fire safety measures shall be provided in accordance with fire safety regulations.

Digitally signed by SREEKALA S
Date: 2024.07.12 17:10:22 IST

SIGNATURE OF ISSUING AUTHORITY

CHAIRMAN

To

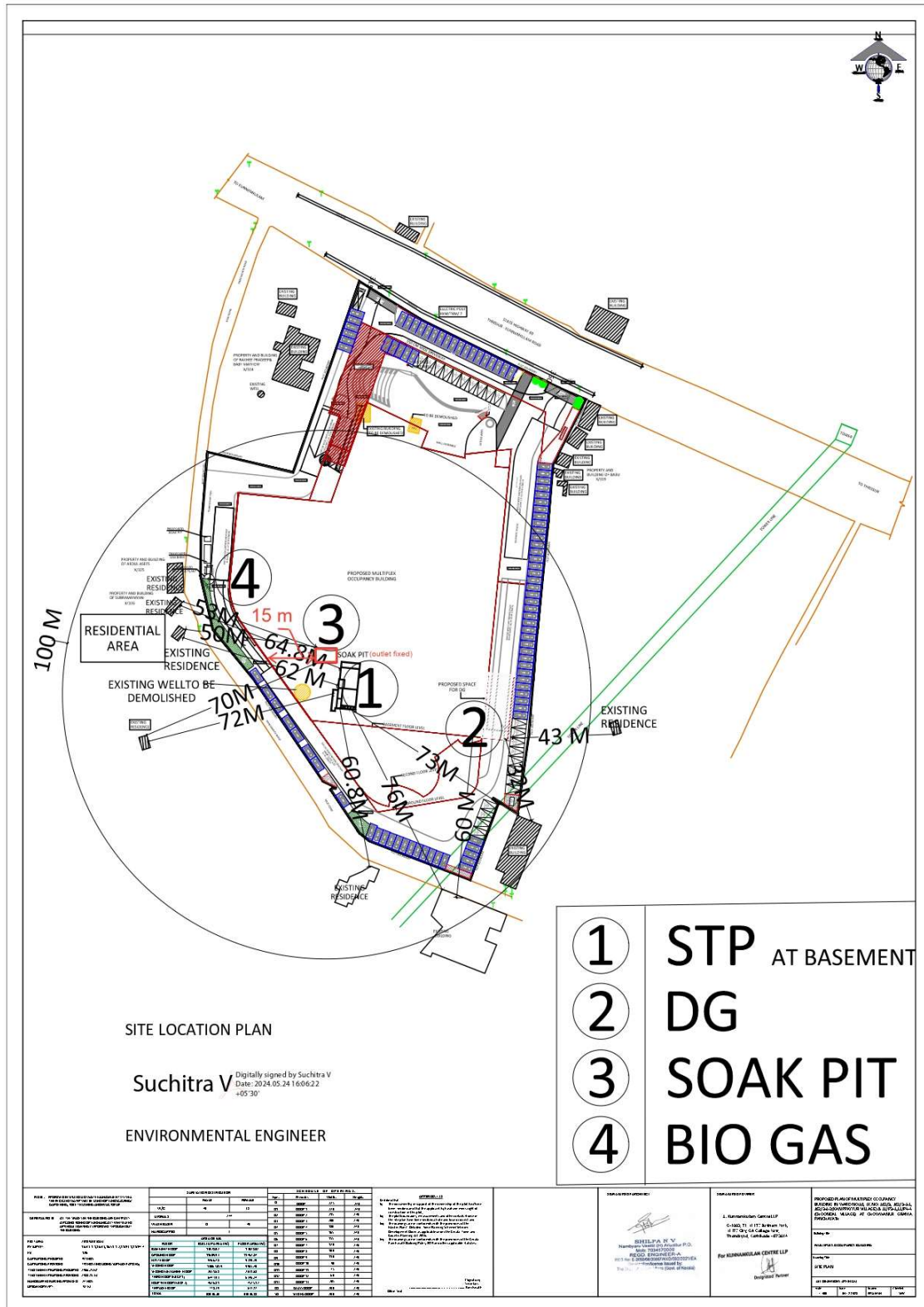
M/s HiLITE CENTRE - KUNNAMKULAM

10, KANIPPAYYUR, CHOONDAL, KUNNAMKULAM, THRISSUR

E-Mail : dpm1@hiliteproperties.com

Contact Number : 7736156888

1. This digitally signed document is legally valid as per the Information Technology Act 2000
2. For verifying this document please go to www.keralapcbonline.com and search using Certificate Number/name of the unit/Application Number in "Certificate Verification" link in the home page of the Board's Phoenix website.



Annexure No.6

Building Permit

SANKETHAM Building Permit

Date:25/02/2025

Page 1 of 2

APPENDIX B2
[See rule 6(17)&9(4)]
SITE APPROVAL AND BUILDING PERMIT
Choondal Grama Panchayat Thrissur

Permit No. : A4-BA(68721)/2025		Dated: 24/02/2025													
Ref:- Application No. : A4/1944/2024 Dated: 24/03/2024 from Sri/Smt : KUNNAMKULAM CENTRE LLP 0/0/G1003, t1, BUSINESS PARK, HILITE CITY, thondayad by-pass, Guruvayurappan College.P.O, Kozhikode, Kerala-673014, India															
Site approval and permission is granted for the Erection in near the building No. 2/324 in Survey/Re survey No S-11/P3-1, S-11/P4-4, S-162/3, S-162/3-1-1, S-162/3-1-2 Village Choondal Taluk Kunnamkulam District Thrissur for New Construction Multiplex(705.43 Sqm)															
purpose subject to the conditions stated below :															
1 New Construction, Total building Area 705.43 in Sqmeter. 705.43 m2 - Multiplex building [Permit is Valid Upto Five Years- (23/02/2030)]															
(1) Adequate safety measures shall be ensured for protection against damage to health, life, buildings and property of the workers and inhabitants around, during and after building construction. The owner and the developer shall be solely responsible for any such damages.															
(a) Setbacks (m) (minimum & average)															
Building	Front	Rear Side	Side - 1												
1st Construction	21.80	16.90	10.05												
(b) Plot Area (sq m) - 20189															
(c) FSI : 0.02 Coverage : 0.73															
(d) Details of proposed building															
Construction	Floor	AreaType	Residential	Special Residential	Educational	Medical/Hospital	Assembly	Office/Business	Mercantile/Commercial	Industrial G1	Industrial G2	Storage	Hazardous	Multiplex Complex	Total
1st Construction	Ground Floor	Building Area												147.088	147.088
1st Construction	4th Floor	Building Area												101.688	101.688
1st Construction	2nd Floor	Building Area												101.655	101.655
1st Construction	1st Floor	Building Area												147.088	147.088
1st Construction	6th Floor	Building Area												106.22	106.22
1st Construction	5th Floor	Building Area												101.688	101.688
1st Construction	Ground Floor	Floor Area												147.088	147.088
1st Construction	2nd Floor	Floor Area												101.655	101.655
1st Construction	1st Floor	Floor Area												147.088	147.088
1st Construction	4th Floor	Parking Area												101.688	101.688
1st Construction	6th Floor	Parking Area												106.22	106.22
1st Construction	5th Floor	Parking Area												101.688	101.688

Signature :

Name & Designation : UNNI K.E



Choondal Grama Panchayat Permit No.A4-BA(68721)/2025 Dated:24/02/2025 to Sri/Smt : KUNNAMKULAM CENTRE LLP E-FileNo. 2328939 Print Date:25/02/2025 15:51:36. Authenticity of this Permit can be verified at <https://buildingpermit.lsgkerala.gov.in/Content/AuthenticityCheck.aspx>. The File No is unique to each certificate. Software developed and

Page 1 of 2

SANKETHAM Building Permit
Place : Choondal
Date : 24/02/2025

Date:25/02/2025

Page 2 of 2

Secretary

Choondal Grama Panchayat Thrissur

Document certified by K E UNNI <unni@kunnamkulam.com>

Digitally signed by K E UNNI
Date: 2025.02.25 15:51:36 IST
Reason: ILGMS Govt. of Kerala



Choondal Grama Panchayat Permit No.A4-BA(68721)/2025 Dated:24/02/2025 to Sri/Smt : KUNNAMKULAM CENTRE LLP E-FileNo. 2328939 Print Date:25/02/2025 15:51:36 .Authenticity of this Permit can be verified at <https://buildingpermit.lsgkerala.gov.in/Content/AuthenticityCheck.aspx> .The File No is unique to each certificate. Software developed and

Page 2 of 2

SANKETHAM Building Permit

Date:15/02/2025

Page 1 of 2

APPENDIX B2
[See rule 6(17)B(4)]
SITE APPROVAL AND BUILDING PERMIT
Chowwannur Grama Panchayat Thrissur

Permit No. : SC2-BA(57909)/2025		Dated: 15/02/2025													
Ref:- Application No. : SC2/1033/2024 Dated: 22/02/2024 from Sri/Smt : KUNNAMKULAM CENTRE LLP G-1003, T1, BUSINESS PARK, HILITE CITY, THONDAYAD BY-PASS, Guruvayurappan College.P.O, Thrissur, Kerala-673014, India															
Site approval and permission is granted for the Erection in near the building No. 10/324 in Survey/Re survey No S-11/P3-1, S-11/P4-4, S-162/3, S-162/3-1-1, S-162/3-1-2 Village Kanippayyur Taluk Kunnamkulam District Thrissur for New Construction Multiplex(57970.9 Sqm)															
purpose subject to the conditions stated below :															
1 New Construction, Total building Area 57970.9 in Sqmeter. total area for permit : 57970.9 sqm [Permit is Valid Upto Five Years-(14/02/2030)]															
(1) Adequate safety measures shall be ensured for protection against damage to health, life, buildings and property of the workers and inhabitants around, during and after building construction. The owner and the developer shall be solely responsible for any such damages.															
(a) Setbacks (m) (minimum & average)															
Building	Front	Rear Side	Side - 1												
1st Construction	21.80	16.90	10.05												
			Side 2												
			7.60												
(b) Plot Area (sq m) - 20189															
(c) FSI : 1.91 Coverage : 59.12															
(d) Details of proposed building															
Construction	Floor	AreaType	Residential	Special Residential	Educational	Medical/Hospital	Assembly	Office/Business	Mercantile/Commercial	Industrial G1	Industrial G2	Storage	Hazardous	Multiplex Complex	Total
1st Construction	Ground Floor	Building Area												1146 2.84	1146 2.84
1st Construction	Cellar Floor/Basement	Building Area												1302 8.02	1302 8.02
1st Construction	4th Floor	Building Area												6346 .24	6346 .24
1st Construction	3rd Floor	Building Area												2651 .68	2651 .68
1st Construction	2nd Floor	Building Area												9965 .4	9965 .4
1st Construction	1st Floor	Building Area												9319 .39	9319 .39
1st Construction	6th Floor	Building Area												672. 17	672. 17
1st Construction	5th Floor	Building Area												4525 .12	4525 .12
1st Construction	Ground Floor	Floor Area												1134 2.36	1134 2.36
1st Construction	Cellar Floor/Basement	Floor Area												1416 .55	1416 .55
1st Construction	4th Floor	Floor Area												2508 .39	2508 .39
1st Construction	3rd Floor	Floor Area												2305 .22	2305 .22
1st Construction	2nd Floor	Floor Area												9847 .16	9847 .16



Chowwannur Grama Panchayat Permit No.SC2-BA(57909)/2025 Dated:15/02/2025to Sri/Smt : KUNNAMKULAM CENTRE LLP E-FileNo. 2232540 Print Date:15/02/2025 15:38:00 Authenticity of this Permit can be verified at <https://buildingpermit.lgkerala.gov.in/Content/AuthenticationCheck.aspx> .The File No is unique to each certificate. Software developed and

Page 1 of 2

SANKETHAM Building Permit Date: 15/02/2025 Page 2 of 2

1st Construction	1st Floor	Floor Area																9217.31	9217.31
1st Construction	6th Floor	Floor Area																743.73	743.73
1st Construction	5th Floor	Floor Area																705.37	705.37
1st Construction	Cellar Floor/Basement	Parking Area																11212.953	11212.953
1st Construction	4th Floor	Parking Area																3781.395	3781.395
1st Construction	6th Floor	Parking Area																2408.293	2408.293
1st Construction	5th Floor	Parking Area																3886.86	3886.86

Place : Chowwannur
Date : 15/02/2025

Signature :
Name & Designation : VRINDA V
Secretary

Chowwannur Grama Panchayat Thrissur

Document certified by Vrinda V <vrindaa.rajendran@gmail.com>.

Digitally signed by Vrinda V
Date: 2025.02.15 15:40:10 IST
Reason: ILGMS Govt. of Kerala



Chowwannur Grama Panchayat Permit No.SC2-BA(57909)/2025 Dated:15/02/2025 to Sri/Smt : KUNNAMKULAM CENTRE LLP E-FileNo. 2232540 Print Date:15/02/2025 15:38:00 Authenticity of this Permit can be verified at <https://buildingpermit.lsgkerala.gov.in/Content/AuthenticityCheck.aspx>. The File No is unique to each certificate. Software developed and

Page 2 of 2

Annexure No.7

Copy of EC Order

ENVIRONMENTAL CLEARANCE	 Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), KERALA)																	
	To, The Designated Partner KUNNAMKULAM CENTRE LLP G-1003, T1, Business Park, HiLITE City, Thondayad Bypass, Guruvayurappan College, Kozhikode, Kerala-673014. -673014																	
PARIVESH <i>(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)</i>	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/KL/INFRA2/445681/2023 dated 02 Nov 2023. The particulars of the environmental clearance granted to the project are as below.																	
	<table border="0"> <tr> <td>1. EC Identification No.</td> <td>EC25B038KL195804</td> </tr> <tr> <td>2. File No.</td> <td>2446/EC3/2023/SEIAA</td> </tr> <tr> <td>3. Project Type</td> <td>New</td> </tr> <tr> <td>4. Category</td> <td>B</td> </tr> <tr> <td>5. Project/Activity including Schedule No.</td> <td>8(a) Building and Construction projects</td> </tr> <tr> <td>6. Name of Project</td> <td>Environmental Clearance for the Proposed Commercial Complex Project at Kanipayyur & Choondal Villages, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala by M/s Kunnamkulam Centre LLP</td> </tr> <tr> <td>7. Name of Company/Organization</td> <td>KUNNAMKULAM CENTRE LLP</td> </tr> <tr> <td>8. Location of Project</td> <td>KERALA</td> </tr> <tr> <td>9. TOR Date</td> <td>N/A</td> </tr> </table>	1. EC Identification No.	EC25B038KL195804	2. File No.	2446/EC3/2023/SEIAA	3. Project Type	New	4. Category	B	5. Project/Activity including Schedule No.	8(a) Building and Construction projects	6. Name of Project	Environmental Clearance for the Proposed Commercial Complex Project at Kanipayyur & Choondal Villages, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala by M/s Kunnamkulam Centre LLP	7. Name of Company/Organization	KUNNAMKULAM CENTRE LLP	8. Location of Project	KERALA	9. TOR Date
1. EC Identification No.	EC25B038KL195804																	
2. File No.	2446/EC3/2023/SEIAA																	
3. Project Type	New																	
4. Category	B																	
5. Project/Activity including Schedule No.	8(a) Building and Construction projects																	
6. Name of Project	Environmental Clearance for the Proposed Commercial Complex Project at Kanipayyur & Choondal Villages, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur District, Kerala by M/s Kunnamkulam Centre LLP																	
7. Name of Company/Organization	KUNNAMKULAM CENTRE LLP																	
8. Location of Project	KERALA																	
9. TOR Date	N/A																	
	The project details along with terms and conditions are appended herewith from page no 2 onwards. Date: 25/02/2025 (e-signed) Mir Mohammed Ali IAS Member Secretary SEIAA - (KERALA) <i>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.</i> <i>This is a computer generated cover page.</i> For KUNNAMKULAM CENTRE LLP  Designated Partner																	
EC Identification No. - EC25B038KL195804 File No. - 2446/EC3/2023/SEIAA Date of Issue EC - 25/02/2025 Page 1 of 18																		



**PROCEEDINGS OF THE
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY – KERALA, THIRUVANANTHAPURAM**

*(Present : Dr.H.Nagesh Prabhu IFS (Retd), Chairman,
Shri. K. Krishna Panicker, Member, Dr. Rathan U. Kelkar IAS, Member Secretary)*

Sub: Environmental Clearance for the proposed Commercial Complex project of M/s Kunnamkulam Centre LLP. G-1003, T1, Business Park, HiLITE City, Thondayad Bypass, Guruvayurappan College, Kozhikode– Granted – Orders issued.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, KERALA

Proposal No. SIA/KL/INFRA2/445681/2023

File No. 2446/EC3/2023/SEIAA

- Ref: 1. Application for EC received through PARIVESH on 02.11.2023 from Sri. Mohammed Shafeeq P.
2. Minutes of the 169th SEAC meeting held on 07th, 08th & 09th August 2024
3. Minutes of the 150th SEIAA meeting held on 27th & 28th November 2024

ENVIRONMENTAL CLEARANCE NO. 239/B/2024

Sri. Mohammed Shafeeq P, Designated Partner, M/s Kunnamkulam Centre LLP, G-1003, T1, Business Park, HiLITE City, Thondayad Bypass, Guruvayurappan College, Kozhikode vide paper read as 1st above, submitted an application for Environmental Clearance for the Commercial Complex project for a total built up area of 59,748 sq.m. at Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and Re-Sy. Nos. 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur. The project details are as follows.

For KUNNAMKULAM CENTRE LLP

EC Identification No. - EC25B038KL195804

File No. - 2446/EC3/2023/SEIAA

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(I) Project Details

Sl. No.	Description	Details
1	Name of the project	Commercial Complex project of M/s Kunnamkulam Centre LLP
2	Major Project/Activity Category	8(a) Building & Construction Project
3	Name & Address of the project Proponent	Sri. Mohammed Shafeeq P Designated Partner M/s Kunnamkulam Centre LLP G-1003, T1, Business Park HiLITE City, Thodayad Bypass, Guruvayurappan College, Kozhikode- 673014
4	Project Location	
	a) Survey Nos.	Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village
	b) Village	Choondal and Kanipayyur Villages
	c) Taluk	Kunnamkulam
	d) District	Thrissur
5	Total Built up area	59,748 sq.m.
6	Total Plot area	2.0176 Ha
7	Total Quantity of ordinary earth to be excavated	1,02,565 cu.m.
8	Project Cost (in Crore)	Rs. 106 Crore
9	Maximum Number of Floors	Basement + GF + 5 Floors + Terrace (Terrace partially used for parking)
10	Facilities	Commercial retail shops, Multiplex (1,500 seats), Food court (1,200 seats), Restaurant (300 seats) along with supporting infrastructure facilities
11	Date of Field Inspection	27.02.2024

(II) EMP Details

Sl. No.	Particulars	Details	Capital Cost (in Lakhs)
1	Sewage Treatment Plant (SBR technology with ultra filtration)	Capital Cost of STP (total capacity 250 KLD) & recurring cost would include operational cost (energy & manpower).	137.5
2	Solid Waste Management Plan	Capital cost of Coloured bins at appropriate locations and installation of OWC & Bio-gas plant	25.0

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3	Noise Control for D.G. Sets through acoustic enclosures	D.G. Sets (1,500 kVA x 2 nos. + 500 kVA x 1 no.) will be new and will be fitted with acoustic enclosures & hence no separate capital cost & the recurring cost	15.0
4	Chimney for D.G. Sets Emission	The capital cost would include cost of providing adequate height of stack, ladder and platform and recurring cost would include cost of painting	12.0
5	Green Area development (Tree plantation and Grass Coverage)	Green Area Development Plan (total about 120 trees + other landscape area)	10.0
6	Compensatory afforestation in 6 locations identified by Kunnamkulam Municipality	Compensatory afforestation in 6 locations	9.0
7	Rain Water Storage tank & pits, peripheral drain with silt-trap	Capital cost on construction of rain water collection tank (600 KL capacity) & RWH pits (5 nos.) & peripheral drain with silt-trap	220.0
8	Cleaning & maintenance of Public drain along the S.H. 69 highway (in north direction)	Cleaning & maintenance of Public drain	10.0
9	Dust suppression system & measures to control dust during transportation of Ordinary earth	Dust suppression system	5.0
10	Strengthening of the road located in the west & south direction	Strengthening of the road	20.0
11	Solar energy power plant	Capital cost on procurement & installation of solar panels (total 688 kWp)	481.6
TOTAL			945.1

Environmental Monitoring Cost

Sl. No.	Particulars	Details	Recurring Cost/ Annum (in Lakhs)
Construction Phase			
1	Ambient Air Quality	Quarterly Monitoring	0.5
2	Ambient Noise	Quarterly Monitoring	0.15
3	Ground water & Surface water	Quarterly Monitoring	0.35
Operation Phase			
1	Ambient Air	Once in six month	0.25

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2	Stack Emission of D.G. sets	Once in a year	0.10
3	Treated Water from Sewage Treatment Plant	Once in a month	0.80
4	Ground Water & Surface water	Once in six month	0.35
5	Noise Level	Once in six month	0.15

(III) CER Details

Sl. No.	Activity	Amount (in Rs.)
1st Year		
1	Construction of Blood bank building Rs. 2000 x 2,500 Sq. ft.	50,00,000
2nd Year		
2	Equipment like Refrigerated Centrifuge, Haematocrit Centrifuge, Automated blood typing, blood storage refrigerator etc.	20,00,000
3	Blood collection beds, tables, chairs, wardrobes etc.	10,00,000
4	5 Air-conditions and other electrical and electronics items	5,00,000
3rd Year to 7th Year		
5	Salary for lab technicians and coordinator	45,00,000
6	Purchase of blood collection bag and other required items	20,00,000
10 Years after EC		
7	Maintenance of building and equipment	10,00,000
TOTAL		160,00,000

2. After due appraisal, in the 169th meeting, the SEAC recommended EC for 10 years subject to the permissibility of FAR with certain Specific Conditions in addition to the General Conditions.

3. In the 150th SEIAA meeting, the Authority perused the item and observed that the SEAC had appraised the proposal based on the documents received from the project proponent, field inspection report and recommended EC for 10 years subject to certain Specific Conditions in addition to the General Conditions. **In this circumstance, the Authority decided to accept the recommendation of 169th SEAC meeting to issue Environmental Clearance for the Construction of Commercial Complex Project for a period 10 years (as per O.M. dated 13.12.2022) under Category 8 (a) "Building and**

Construction Projects” subject to the following Specific Conditions in addition to the General Conditions:

The validity of EC is subject to the condition that the FAR of the project shall not exceed the permissible limit. The Chief Town Planner should ensure that FAR of the project is within the permissible limit.

1. *Construction must be as per revised basement outline (Attach Copy).*
2. *Ensure that there is no water saturation on the southern side of the project area due to excavation and building construction*
3. *Proper storm water drainage must be provided on the southern side of the project area*
4. *The excavated earth removed from site should not be used for reclamation of paddy fields/ wetland areas.*
5. *The excess excavated earth/ soil of 1,01,526 cu.m. shall be provided to road widening works.*
6. *The public drain connected to the roadside (SH) drainage system must be adequately maintained for a sufficient distance.*
7. *All the mitigation measures proposed in the EMP along with additional measures suggested should be implemented during the construction and operational phase appropriately.*
8. *Adequate sources for water to meet the requirement during construction and operational phase is to be ensured and details should be given in HYCR.*
9. *The excavation of earth for construction should be limited to minimum and the activity should not affect the water sources of the nearby houses.*
10. *The CER expenditure proposed and agreed by the Project Proponent should be expended through a separate bank account and the account statement and the beneficiary list should be uploaded along with Half Yearly Compliance Report.*
11. *The proposed STP of 250 KLD with MBBR technology and Tertiary Treatment should enable and ensure the re-use /recycle of treated water to the maximum extent and balance if any should be discharged through a series of soak pits for recharging the local ground water.*

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12. Local topography of the land profile should be maintained as such by avoiding deep cutting /filling.
13. Project Proponent must ensure that only filtered overland drain is discharged to the nearby natural drain.
14. The Project Proponent should make provision for the housing of construction labour with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996. The housing may be in the form of temporary structures to be removed after the completion of the project (Circular No.J-11013/41/2006-IA.II (I) of GoI, MoEF dt.22.09.2008).
15. Climate responsive design as per Green Building Guidelines in practice should be adopted.
16. The green building criteria notified in the GO (Ms) No. 39/2022/LSGD dated 25.2.2022 should be adopted.
17. Appropriate greening measures should be adopted on the ground as well as over built structure such as roofs, basements, podiums etc.to reduce the urban heat effect of civil structures.
18. Exposed roof area and covered parking should be covered with material having high solar reflective index.
19. Building design should cater to differently-abled citizens.
20. Appropriate action should be taken to ensure that the excess rainwater runoff reaches the nearest main natural drain of the area and if necessary, carrying capacity of the natural drain should be enhanced to contain the peak flow.
21. Design of the building should comply with Energy Building Code as applicable.
22. Energy conservation measures as proposed in the application should be adopted in total.
23. Buildings should be barricaded with GI sheets of 6 m. (20 feet) height so as to avoid disturbance to other buildings nearby during construction.
24. Construction work should be carried out during day time only.

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25. All vehicles, including the ones carrying construction material of any kind, should be cleaned and wheels washed.
26. All vehicles carrying construction materials should be fully covered and protected.
27. All construction material of any kind should not be dumped on public roads or pavements or near the existing facilities outside the project site.
28. Grinding & cutting of building materials should not be done in open areas. Water jets should be used in grinding and stone cutting.
29. Occupational health safety measures for the workers should be adopted during the construction.
30. All vehicles during the construction phase should carry PUC certificate.
31. D.G. set should be provided with adequate stack height and regular maintenance should be carried out before and after the construction phase and would be provided with an acoustic enclosure.
32. Green belt should be developed along the periphery of the site with indigenous species.
33. Usage of energy saving 5 star rating equipment such as BLDC fans and LED lamps should be promoted as part of energy conservation. **At least 20% of the energy requirement shall be met from solar power.**
34. Adequate measures should be adopted to harvest the rainwater.
35. Adequate built-in composting facility should be set up for the treatment of biodegradable waste as the capacity or the number of BIOBIN proposed is inadequate.
36. There shall be a Environment management committee consisting of Project Proponent, Project Engineer, An environmental expert and local ward member. The committee shall meet once in 4 months and the observations/decisions of the committee should find a place in the half yearly completion report.
37. Open space shall be provided as per the building norms without being utilized for any other constructions.
38. Authority makes it clear that as per clause 8 (vi) of EIA notification 2006, deliberate concealment and/or submission of false or misleading information or data which is material to screening or scoping or appraisal or decision on the application shall

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make the application liable for rejection and cancellation of prior EC granted on that basis.

39. As per OM no F.No.22-65/2017-IA.III dated 30th September 2020, under Corporate Environmental Responsibility (CER) the project Proponent shall prepare an Environment Management Plan (EMP) as directed by SEAC during appraisal, covering the issues to address the environmental problems in the project region, indicating both physical and financial targets year wise. The EMP shall be implemented in consultation with local self Govt. Institutions. The indicated cost for CER shall be 2% of the project cost depending upon the nature of activities proposed. The follow up action on implementation of CER shall be included in the Half Yearly Compliance Report which will be subjected to field inspection at regular intervals. A copy of the approved EMP shall be made available to the concerned Panchayat for information and implementation support.
40. The Project Proponent shall obtain all necessary clearances/licenses/permissions from all the statutory authorities issuing clearances/ licenses/ permission for the construction projects of this nature.
41. The Project Proponent is directed to install a CCTV camera and take all other essential measures to ensure that mining site is not used by antisocial elements for nefarious antisocial activities which are detrimental for peaceful coexistence in the project region. In case if such complaints are received, the EC given is likely to be cancelled after a police verification.
42. The violation of EC condition may lead to cancellation of EC and action under The Environment (Protection) Act 1986.

4. Environmental Clearance is hereby accorded to the Commercial complex Project of M/s Kunnamkulam Centre LLP. G-1003, T1, Business Park, HiLITE City, Thodayad Bypass, Guruvayurappan College, Kozhikode, for a total built up area of 59,748 sq.m. Including the removal of ordinary earth for a quantity of 1,02,565 cu.m., at Re-Sy. Nos. 11/P3-1, 11/P4-4 in Choondal Village and Re-Sy. Nos. 162/3, 162/3-1, 162/3-1-1 in Kanipayyur Village, Chowannur Panchayat, Kunnamkulam Taluk, Thrissur, for a period 10 years (as per O.M. dated 13.12.2022) under Category 8(a) 'Building and Construction Projects' subject to specific conditions mentioned in para (3) above, the

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General Conditions for the building projects and the Green Conditions mentioned below.

Green Conditions

1. Adequate rain water harvesting facilities shall be arranged for.
2. Technology and capacity of the STP to be indicated with discharge point (if any) of the treated effluent.
3. Effluent water not conforming to specifications shall not be let out to water bodies.
4. Maximum reuse of grey water for toilet flushing and gardening and construction work shall be ensured.
5. Dual plumbing for flushing shall be done.
6. Provisions for disposal of e-wastes, solid wastes, non-biodegradables and separate parking facility for the buildings shall be provided.
7. Generation of solar energy to be mandatory for own use and/or to be provided to the grid.
8. There shall be no compromise on safety conditions and facilities to be provided by the project proponent, which shall be ensured for occupation, regularisation or consent to operate.

5. The Environmental Clearance will also be subject to full and effective implementation of all the undertakings given in the Application Form, all the environmental impact mitigation and management measures undertaken by the Project Proponent in the documents submitted to SEIAA, and the mitigation measures and waste management proposal as assured in Form-1 and Form-1A, Environment Management Plan and Conceptual Plan as submitted. The assurances and clarifications given by the Project Proponent in the application and related documents will be deemed to be part of this Proceedings as conditions as undertaken by the proponent, as if incorporated herein.

6. Validity of the Environmental Clearance will be for **10 years** from the date of issuance of E.C, subject to inspection by SEIAA on annual basis and compliance of the conditions, subject to earlier review of E.C in case of violation or non-compliance of any of the conditions stipulated herein or genuine complaints from residents within the scrutiny area of the project.


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7. Compliance with the conditions herein will be monitored by the State Level Environment Impact Assessment Authority or its agencies and also by the Regional Office of the Ministry of Environment and Forests, Govt. of India, Bangalore. Necessary assistance for entry and inspection by the concerned officials and staff should be provided by the project proponents. Instances of violation if any shall be reported to the **District Collector, Thrissur** to take legal action under the Environment (Protection) Act 1986.

8. The Half Yearly Compliance Report (HYCRs) with name of the project, EC No. and date, the period of submission with its contents, compliance report and environmental monitoring data & covering letter have to be uploaded in the PARIVESH Portal as per O.M. F.No.IA3-22/1/2022-IA-III(E)-17264 dated 14.06.2022 and the website of the Project Proponent. Hardcopy of HYCRs shall not be acceptable.

9. The given address for correspondence with the authorised signatory of the project is Sri. Mohammed Shafeeq P, Designated Partner, M/s Kunnamkulam Centre LLP, G-1003, T1, Business Park, HiLITE City, Thodayad Bypass, Guruvayurappan College, Kozhikode-673014.

GENERAL CONDITIONS

1. The proponent should provide notarized affidavit indicating the number and date of Environmental Clearance proceedings that all the conditions stipulated in the EC shall be scrupulously followed.
2. The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available on the website of SEIAA www.seiaakerala.in. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same signed in all pages should be forwarded to the office of this Authority as confirmation.
3. The proponent shall send a copy of the clearance letter to the concerned Grama Panchayath/District Panchayath/Municipality/Corporation/Urban Local Body and also to the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The Environmental Clearance shall also be uploaded on the website of the company.
4. The details of Environmental Clearance should be prominently displayed in a metallic board of 3 ft x 3 ft with green background and yellow letters of Times New Roman font of size of not less than 40.

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5. Consent to Establish and Consent to Operate from Kerala State Pollution Control Board under Water and Air Act(s) should be obtained before initiating activity. All other statutory clearances should be obtained, as applicable, by project proponents from the respective competent authorities including that for blasting and storage of explosives. Copies of statutory clearance obtained shall be enclosed along with first half yearly compliance report.
6. If blasting is involved in the preparation of site, the required clearances from the competent authorities should be obtained.
7. The stipulations/conditions issued by Statutory Authorities under different Acts and Notifications should be complied with, including the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, Solid Waste Management Rules, 2016 Plastic Waste Management and Handling Rules, 2016, Construction and Demolition Waste Management Rules 2016, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
8. The conditions specified in the EIA notifications 2006 and subsequent amendments, the specific directions given by SEIAA/SEAC should be followed under corporate Environment Responsibility. The activities carried out under CER should be listed with details in Half yearly compliance report along with Status of Implementation and certificates from the beneficiaries and photographs.
9. Safety measures should be implemented as per the Fire and Safety Regulations/SDMA guidelines.
10. The environmental safeguards contained in the EIA Report should be implemented in letter and spirit and status of implementation of each one should be included in the half yearly compliance Report.
11. Environment Monitoring Committee as agreed under the affidavit filed by the proponent should be formed and made functional. Environmental Monitoring Committee with defined functions and responsibility should foresee post operational environmental problems (Eg. development of slums near the site, increase in traffic congestion, power failure, increase in noise level, natural calamities, and increase in suspended particulate matter etc.) and action taken to solve these immediately with mitigation measures
12. Suitable avenue trees should be planted on either side of approach road and internal roads and open parking areas, if any. The proponent should plant trees at least 5 times of the loss of trees that has occurred while clearing the land for the project. The native flowering and fruiting species only shall be used for planting and planning should be done

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considering the nature of public use.

13. The project shall incorporate devices for solar energy generation and utilization to the maximum possible extent with the possibility of contributing the same to the power grid and consumption in future.
14. The proponent shall submit half yearly compliance reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) and upload the same on their website and shall update the same periodically. The compliance report shall be simultaneously sent to the Regional Office of Ministry of Environment, Forests and Climate Change, Govt. of India at Bengaluru and also to SEIAA.
15. The project proponent is responsible for implementing all the provisions of labour laws applicable from time to time. Provision should be made for providing cooking facilities and supply of kerosene or cooking gas to the labourers.
16. The proponent shall co-operate with and provide facilities and documents/data to the Agencies including the Officials from the Regional of Ministry of Environment, Forests and Climate Change, Bengaluru during their inspection as part of monitoring the implementation of environmental safeguards.
17. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
18. In case of transfer of EC, the matter shall be intimated and approval from the Authority shall be obtained as per the existing norms.
19. Environmental Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
20. The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the Environment Clearance under the provisions of the Environment (Protection) Act 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
21. Any appeal against this Environmental Clearance shall lie with the National Green Tribunal 1, if preferred, within a period of 30 days as prescribed under section 11 of the National Green Tribunal Act, 1997.


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General Conditions specific to Construction Phase

1. All statutory permissions including "Consent for Establishment" to STP/ETP, Solid waste management plant, Power Generator etc shall be obtained from Kerala State Pollution Control Board under Air Act and Water Act and Environment (Protection) Act. A copy shall be submitted to the Ministry/SEIAA before start of any construction work at the site.
2. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightning etc. Building constructed in the runout area of landslide / rock fall area, shall be provided with suitable structures/ measures to prevent earth materials to hit the structure.
3. All required sanitary and hygienic measures should be in place before starting construction activities which are to be maintained throughout the construction phase.
4. A First Aid Room shall be provided at the project site both during construction and operation phases of the project.
5. Provide safe and healthy basic facilities for construction workers as per the Building & Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996
6. Adequate drinking water and sanitary facilities should be provided for construction workers at the site, Provision should be made for mobile toilets. Safe disposal of wastewater and solid wastes generated including piling debris during the construction phase should be ensured.
7. Unless provided otherwise, all the topsoil excavated during construction phase should be stored and re-used for backfilling/ horticulture/landscaping purposes within the project site.
8. Top soil excavated should not be used for reclaiming wetlands.
9. The muck shall be disposed of only at approved sites with the approval of competent authority. The disposal should not create any adverse effect on the neighbouring communities and should be disposed taking necessary precautions for general safety and health of the public. Proof regarding the same shall be enclosed with the respective six monthly compliance reports.
10. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such materials must be secured so that they will not leach into the ground water.


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11. Any hazardous waste generated during construction phase, should be disposed off to authorised/approved Waste Collectors as per applicable rules and norms with necessary approval of the Kerala State Pollution Control Board.
12. Soil and ground water samples shall be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
13. Storm water control and its re-use measures as per CGWB and BIS standards shall be followed for various applications.
14. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours. During the transportation of building materials/products, the vehicles shall be covered with suitable materials to prevent dust pollution.
15. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/KSPCB.
16. The diesel generator sets used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken. DG sets shall be installed and made functional as per guidelines of KSPCB.
17. Ready mixed concrete must be used in building construction. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
18. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
19. Separate dual plumbing line should be provided; one line for Toilet Flushing / Gardening / Vehicle wash and another separate line for other domestic uses, for ensuring reuse / recycle of treated waste water to the maximum extent possible.
20. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
21. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
22. Water efficient plumbing features should be adopted


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23. Use of glass may be reduced by 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating on windows.
24. Design of the building should be in compliance to Energy Building Code as applicable
25. Roof should meet perspective requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil the requirement.
26. Opaque wall should meet perspective requirement as per energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement
27. Climate responsive design as per Green Building Guidelines in practice should be adopted
28. Building design should cater to the differently-abled citizens
29. Vegetation should be adopted appropriately on the ground as well as over built structure such as roofs, basements, podiums etc.
30. Exposed roof area and covered parking should be covered with material having high solar reflective index
31. Regular supervision of the above and other measures should be in place all throughout the construction phase, so as to avoid disturbance to the surroundings.
32. Fly ash should be used as building material in construction as per the provisions of Fly Ash Notification of September, 1999 and Amended as on 27th August 2003. (Applicable to Power Stations).
33. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining the statutory clearances.

General Conditions specific to operation phase

1. The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light and ventilation.
2. Sewage Treatment Plant (STP) should be installed and made functional as per KSPCB guidelines. On/site Treatment of Sewage and Sullage should be done with scientific method ,ensuring efficiency of treatment, ease in operation , sustainability and it should contain the units of primary, secondary, tertiary and quaternary type of treatment scheme. The installation of the STP should be certified by an independent expert and a report in this regard should be submitted to the Ministry/SEIAA before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled /

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reused to the maximum extent possible. Treatment of 100% grey water shall be done through a decentralized treatment. Reuse of water shall be practiced for flushing process and garden purposes. Discharge of unused treated effluent shall conform to the norms and standards of the Kerala State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.

3. Solid waste management plant shall be installed and made functional as per the guidelines of KSPCB. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
4. Provide adequate Material Collection Facility (MCF) for storage of non-biodegradable waste including plastic waste and E waste, for handing over the same to Recyclers/ Local Body, as stipulated by Kerala State Pollution Control Board.
5. Diesel power generating sets proposed as source of back up power for elevators and common area illumination 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.
6. Low sulphur diesel shall be used as fuel in DG sets. The location of the DG sets may be decided in consultation with Kerala State pollution Control Board. DG sets should not be housed in sub basement levels.
7. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time, the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
8. The green belt of adequate width and density shall be raised preferably with local species along the periphery of the project site so as to provide protection against particulate matter and noise.
9. Weep holes shall be provided in the compound walls to ensure natural drainage of rain water during the monsoon period.
10. Rain Water Harvesting structures should be installed as per the prevailing provisions of KMBR/KPBR, unless otherwise specified elsewhere. Rain water harvesting measures for roof run-off and surface run-off, as per approved building plan should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 m above the highest ground water table.

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For KUNNAMKULAM CENTRE LLP

Designated Partner

11. The ground water level and its quality should be monitored regularly in consultation with State Groundwater Department/Central Ground Water Authority.
12. Traffic congestion near the entry and exit points from the roads adjoining the project site must be avoided. Parking should be fully internalized and no public space should be utilized.
13. A Report on the energy conservation measures, conforming to energy conservation norms issued by Bureau of Energy Efficiency, should be prepared incorporating details about building materials & technology, R & U Factors etc. and submit to the Ministry in three months time.
14. Energy conservation measures like installation of LED /CFLs/TFLs for the lighting the areas outside the building should be an integral part of the project design and should be in place before project commissioning. Used LED/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. Solar panels may be used to the extent possible.

To

Sri. Mohammed Shafeeq P.
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Copy to,

1. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4th Floor, E&F Wing, II Block, Koramangala, Bangalore-560034 (through e-mail: rosz.bng-mefcc@gov.in).
2. The Secretary to Government, Environment Department, Government of Kerala
3. The Director, Directorate of Environment & Climate Change, 4th Floor KSRTC Bus Terminal, Thampanoor, Thiruvananthapuram, Kerala 695001
4. The Member Secretary, Kerala State Pollution Control Board, Trivandrum
5. The District Collector, Thrissur
6. The District Town Planner, Thrissur
7. The Environmental Engineer, KSPCB, Thrissur
8. The Tahasildar, Kunnamkulam Taluk, Thrissur
9. The Secretary, Chowannur Grama Panchayath, Thrissur
10. The Chairman, SEIAA
11. Website
12. O/C/S/F

For KUNNAMKULAM CENTRE LLP


Designated Partner

Signature valid

Digitally signed by: Sri. Mir Mohammed Ali IAS
Designation: Member Secretary
Date and Time: 25/02/2025 12:10:00 PM

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PLATES

Status of construction

