

F.No.21-345/2017-IA-III  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi - 3

Date: 15<sup>th</sup> June, 2018

To,

**M/s HiLite Builders Pvt Ltd**  
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Thodayad Bypass, G.A. College P.O.,  
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**Subject: Proposed Residential Project at Survey Nos. 19, 24, 25, 26, 31, 32, 34 & 35 of Olavanna Village and Panchayat, Kozhikode District, Kerala by M/s HiLite Builders Pvt Ltd - Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/KL/NCP/71976/2017 dated 30<sup>th</sup> December, 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Proposed Residential Project at Survey Nos. 19, 24, 25, 26, 31, 32, 34 & 35 of Olavanna Village and Panchayat, Kozhikode District, Kerala developed by M/s HiLite Builders Pvt Ltd was considered by the Expert Appraisal Committee (Infra-2) in its 30<sup>th</sup> meeting held on 18-20 April, 2018. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) The project is located at 11°14'41.88"N to 11°14'32.67"N (Latitude) and 75°50'09.97"E to 75°49'54.15"E (Longitude).
- (ii) ToR was recommended by EAC (Infra-2) in its 25<sup>th</sup> meeting held on 29-30 November, 2017. However, due to Order dated 8.12.2017 of Hon'ble NGT in OA No. 677 of 2016, ToR letter was issued by MoEFCC vide letter No. 21-345/2017-IA-III dated 6<sup>th</sup> April, 2018.
- (iii) The project is new residential project. The total plot area is 89,534 sqm, FSI area is 2,53,392.02 sqm and total construction (built-up) area of 4,40,201.03 sqm. The project will comprise of 2 nos. of residential apartment towers shall be developed. Maximum height of the building is 93.25 m.
- (iv) During construction phase, total water requirement is expected to be 52 KLD which will be met by stored rain water (tanks/pond) for construction purpose and Kerala Water Authority supply for meeting the domestic water requirement. During the construction phase, mobile STP will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- (v) During operational phase, total water demand of the project is expected to be 1,106 KLD (which includes fresh water requirement of 734 KLD) and the same will be met by the 432 KLD Recycled Water. Wastewater generated (885 KLD) uses will be treated in STP of total 1062 KLD capacity. 797 KLD of

treated wastewater will be recycled (372 KLD for flushing, 60 KLD for gardening & 365 KLD for floor / car washing. About no treated / untreated water will be disposed in to municipal drain.

- (vi) About 3.28 TPD solid wastes will be generated in the project. The biodegradable waste (2.46 TPD) will be processed in bio-gas generation unit / bio-bin system and the non-biodegradable waste generated (0.82 TPD) will be handed over to authorized local vendor.
- (vii) The total power requirement during operation phase is 11.80 MVA and will be met from Kerala State Electricity Board & DG Sets (standby) and total power requirement during construction phase is 0.5 MVA and will be met from Kerala State Electricity Board & DG Sets (standby).
- (viii) Rooftop rainwater of buildings will be collected in RWH tanks and pond with appropriate capacity for harvesting after filtration.
- (ix) Parking facility for 1,900 four wheelers and 2,220 two wheelers is proposed to be provided against the requirement of 1,668 Cars and 2,175 Two wheelers respectively (according to local norms).
- (x) Proposed energy saving measures would save about 22% of power.
- (xi) No Eco Sensitive area is located within 10 km radius.
- (xii) There is no court case pending against the project.
- (xiii) Investment cost of the project is Rs. 900 Crores.
- (xiv) Employment potential about 900 jobs.
- (xv) Benefits of the project: Employment opportunities & Revenue to the State. The residential project would provide better residential facilities with supporting infrastructure facilities and amenities to the residents.

3. The project/activity is covered under item 8(b) 'Township and Area Development Projects' of the Schedule to the EIA Notification, 2006 and its amendments, and requires appraisal at State level. However, due to non-existence of SEIAA/SEAC in Kerala, the proposal is appraised at Central Level by sectoral EAC.

4. The EAC, in its 30<sup>th</sup> meeting held on 18-20 April, 2018, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Proposed Residential Project at Survey Nos. 19, 24, 25, 26, 31, 32, 34 & 35 of Olavanna Village and Panchayat, Kozhikode District, Kerala developed by M/s HiLite Builders Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

**PART A – SPECIFIC CONDITIONS:**

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (ii) Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of