



TMT. P. RAJESWARI, I.F.S.,
MEMBER SECRETARY

STATE LEVEL ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY – TAMIL NADU

3rd Floor, Panagal Maaligai,
No.1, Jeenis Road, Saidapet,
Chennai-15.

Phone No. 044-24359973

Fax No. 044-24359975

AMENDMENT IN ENVIRONMENTAL CLEARANCE

Letter No. SEIAA-TN/F.No.5856/8(b)/EC-Amend/2016 dated: 04.09.2021

To

M/s. Hiranandani Realtors Pvt. Ltd,
5/63, Rajiv Gandhi Salai,
Old Mahabalipuram Road,
Egattur, Chennai - 600130.

Sir,

Sub: SEIAA, Tamil Nadu - Environmental Clearance issued for Construction of Township entitled "Upscale Township" by M/s. Hiranandani Realtors Pvt. Ltd. located at, S.No. 1/1, 3, 4/1, 4/2, 4/3, 4/4, 5, 7/4B, 13/2A, 14/1A, 14/5A1, 15/2A, 15/2B, 18, 19/2A2, 19/2B, 20/1, 20/2B, 21/1, 21/2, 22/1A, 22/1B, 22/2A, 22/2B, 23/1A, 23/1B, 23/1C, 23/2, 23/3A, 23/3B, 23/3C, 23/4, 24, 25/1B1, 25/1B2, 25/1C, 25/1D, 25/1E, 25/1F, 25/1G, 25/1H, 25/1I, 25/1J, 25/1K, 25/1L, 25/1M, 25/2A, 25/2B, 26/1A, 26/1B, 26/2, 27/1A, 27/1B, 27/2A, 27/2B, 28/1, 28/2, 28/3, 29/1, 29/2A1, 29/2B1, 29/3B, 31, 32, 33/1, 33/2, 34/1A, 34/1B, 35, 42, 43, 44/1, 44/2 of Egattur village 52/2C2 & 53/1A2 of Navalur Village, Thiruporur Taluk, Chengalpattu District - Issue of Amendment in the Environmental Clearance Issued – Regarding.

- Ref:** 1. Lr.No.SEIAA/TN/F.No.5856/EC/8 (b)/503/2016 dated 09.12.2016
2. Online Proposal No. SIA/TN/MIS/218681/2021 dated 12.07.2021.
3. Proponent's letter dated 09.07.2021 received on 12.07.2021.
4. Minutes of 455th Authority meeting held on 26.08.2021 & 27.08.2021.

In the reference 1st cited above, for Construction of Township entitled "Upscale Township" by M/s. Hiranandani Realtors Pvt. Ltd. located at, S.No. 1/1, 3, 4/1, 4/2, 4/3, 4/4, 5, 7/4B, 13/2A,



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14/1A, 14/5A1, 15/2A, 15/2B, 18, 19/2A2, 19/2B, 20/1, 20/2B, 21/1, 21/2, 22/1A, 22/1B, 22/2A, 22/2B, 23/1A, 23/1B, 23/1C, 23/2, 23/3A, 23/3B, 23/3C, 23/4, 24, 25/1B1, 25/1B2, 25/1C, 25/1D, 25/1E, 25/1F, 25/1G, 25/1H, 25/1I, 25/1J, 25/1K, 25/1L, 25/1M, 25/2A, 25/2B, 26/1A, 26/1B, 26/2, 27/1A, 27/1B, 27/2A, 27/2B, 28/1, 28/2, 28/3, 29/1, 29/2A1, 29/2B1, 29/3B, 31, 32, 33/1, 33/2, 34/1A, 34/1B, 35, 42, 43, 44/1, 44/2 of Egattur village 52/2C2 & 53/1A2 of Navalur Village, Thiruporur Taluk, Chengalpattu District (formerly Kancheepuram District) with total built-up area of 20,51,439 Sq.m.

In the reference 2nd cited above, the Project Proponent M/s. Hiranandani Realtors Pvt. Ltd has submitted the application with a request for issue of amendment in the Environmental Clearance obtained vide reference 1st cited for proposal of Construction of Township entitled "Upscale Township" by M/s. Hiranandani Realtors Pvt. Ltd. located at S. Nos. 1/1, 3, 4/1, 4/2, 4/3, etc., of Egattur village & 52/2C2 & 53/1A2 of Navalur Village, Muttukaddu Panchayat, Thiruporur Taluk, Kanchipuram District stating as below

1. The project has obtained Environmental Clearance for Construction of Township entitled "Upscale Township" at S.No 1/1, 3, 4/1, 4/2, etc., of Egattur village, Thiruporur Taluk, Kanchipuram District with the total built-up area of 20,51,439 Sq.m.
2. The township development consists of residential blocks and commercial blocks with total built-up area of 20, 51,439 Sq.m.
3. It is reported that the DTCP permission was obtained for the above mentioned total built up area of 10,92,642 Sq.m on 15.10.2012 and total built up area of 20,51,439 Sq.m on 26.01.2015
4. The proponent has obtained Consent to Operate for Phase-I & Phase II. The Phase I project comprises of seven residential towers, school and a club house with built up area of 434544 sq.m vide CTO Procs. No. T16/TNPCB/035981/MMN/OL/W&A/ 2013 dated 18.01.2013 and also obtained Consent to Operate for Phase-II activity for Township consisting of Residential Blocks with total Built up area of 93,139.33 Sq.m CTO Proc.No.T2 / TNPCB /F.0592MMN/ RL// MMN/A/2020 dt: 04/06/2020.
5. The proponent has reported that due to the fluctuating market conditions and change in customer expectations, they have proposed to revise their proposal, so the total built-up area reduced to 18,04,695.20 Sq.m from 20,51,439 Sq.m. in the plot covering S.No. 1/1, 3, 4/1, 4/2, 4/3, 4/4, 5, 7/4B, 13/2A, 14/1A, 14/5A1, 15/2A, 15/2B, 18, 19/2A2, 19/2B, 20/1,



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20/2B, 21/1, 21/2, 22/1A, 22/1B, 22/2A, 22/2B, 23/1A, 23/1B, 23/1C, 23/2, 23/3A, 23/3B, 23/3C, 23/4, 24, 25/1B1, 25/1B2, 25/1C, 25/1D, 25/1E, 25/1F, 25/1G, 25/1H, 25/1I, 25/1J, 25/1K, 25/1L, 25/1M, 25/2A, 25/2B, 26/1A, 26/1B, 26/2, 27/1A, 27/1B, 27/2A, 27/2B, 28/1, 28/2, 28/3, 29/1, 29/2A1, 29/2B1, 29/3B, 31, 32, 33/1, 33/2, 34/1A, 34/1B, 35, 42, 43, 44/1, 44/2 of Egattur village 52/2C2 & 53/1A2 of Navalur Village, Thiruporur Taluk, Chengalpattu District.

6. The amended township development comprising residential blocks and commercial blocks consists of Type 1 – 2B+S+28, Type 2 – 2B+S+28, Type 3 – 2B+S+28, Type 4 – 2B+S+28, Type 5 – 2B+S+28, Type 6 – 2B+S+28, Type 7 – 2B+S+24, Type 8 – 2B+S+31, Type 9 – 2B+S+28, Type 10 – 2B+S+40, Type 11A – 2B+S+45, Type 11B – 2B+S+45, Type 13 – 3B+S+33, Type 14 – 3B+S+35, Type 15B – 4B+P+S+45, Type 17 – 4B+P+S+40, Type 19B – 4B+P+S+28, Type 21 – 3B+P+S+45, Type 22A – 3B+P+S+45, Type 22B – 3B+P+S+45, Type 23 – 3B+S+36, Type 25A – 4B+P+S+36, Type 25D – 4B+P+S+36, Type 26A – 4B+S+33, Type 26B – 4B+S+33, Type 27A – 4B+P+S+33, Type 27B – 4B+P+S+33, Type 28A – 4B+P+S+36, Type 28B – 4B+P+S+36, Type 30A – 3B+ S+30, Type 30B – 3B+S+30, Type 49 – 3B+ S+28, Type 46A – 4B+S+19, Type 46B – 4B+S+19, Type 31A – 4B+P+G+27, Type 31B – 4B+P+G+27, Type 34 – School, Type 35 – Club, Type 40 – Sports Hall, Type 21 – Club (GF), Type 25A – Club (GF), Type 25C – Sports Hall (GF), Type 44 – Hotel (B+G+4), Type 45 – Commercial (G+4), Type 46 – Club, Type 47 – Mixed Use development (3B+G+22), partially revised blocks Type 12- 2B+S+45, Type 24 – 3B+G+M+3, Type 37- G+1, Type 48 – G+3 and fully revised blocks (old block number replaced to new block number) Type 50 – 2B+S+18, Type 51 – 2B+S+18, Type 52 – G+1, Type 53 – 2B+G+12F, Type 54 – 4B+S+16, Common Basement 3A (Block 50, 51) -3B, Row House 1- B+G+1, Row House 2 – G+1, Row House 3 – G+1 and Row House 4 – G+1 with total built-up area of 18,04,695.20 Sq.m.
7. The detailed block wise area statement is as below.

BLOCKWISE AREA STATEMENT

a. Retained Blocks

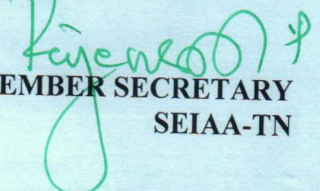
As Per Plan Approved- 2015			As Per Plan Approved- 2020		
TYPE	FLOORS	FSI Area	TYPE	FLOORS	FSI Area
1	2B+S +28 F	25,779.50	1	2B+S +28 F	25,779.50
2	2B +S +28 F	23,475.51	2	2B +S +28 F	23,475.51

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3	2B +S +28 F	39,452.85	3	2B +S +28 F	39,452.85
4	2B +S +28 F	28,135.44	4	2B +S +28 F	28,135.44
5	2B +S +28 F	29,248.79	5	2B +S +28 F	29,248.79
6	2B +S +28 F	29,370.94	6	2B +S +28 F	29,370.94
7	2B +S +24 F	13,759.52	7	2B +S +24 F	13,759.52
8	2B +S +31 F	18,922.34	8	2B +S +31 F	18,922.34
9	2B +S +28 F	28,841.03	9	2B +S +28 F	28,841.03
10	2B +S +40 F	31,677.21	10	2B +S +40 F	31,677.21
11A	2B +S +45 F	39,017.34	11A	2B +S +45 F	39,017.34
11B	2B +S +45 F	39,017.34	11B	2B +S +45 F	39,017.34
13	3B +S +33 F	27,748.37	13	3B +S +33 F	27,748.37
14	3B +S +35 F	30,443.15	14	3B +S +35 F	30,443.15
15B	4B +P+S +45 F	51,456.76	15B	4B +P+S +45 F	51,456.76
17	4B +P+S +40 F	33,592.29	17	4B +P+S +40 F	33,592.29
19B	4B +P+S +28 F	21,289.27	19B	4B +P+S +28 F	21,289.27
21	3B +P+S +45 F	42,484.58	21	3B +P+S +45 F	42,484.58
22A	3B +P+S +45 F	28,911.82	22A	3B +P+S +45 F	28,911.82
22B	3B +P+S +45 F	28,911.82	22B	3B +P+S +45 F	28,911.82
23	3B +S +36 F	19,310.64	23	3B +S +36 F	19,310.64
25A	4B +P+S +36 F	18,201.51	25A	4B +P+S +36 F	18,201.51
25D	4B +P+S +36 F	18,201.51	25D	4B +P+S +36 F	18,201.51
26A	4B +S +33 F	25,194.10	26A	4B +S +33 F	25,194.10
26B	4B +S +33 F	25,194.10	26B	4B +S +33 F	25,194.10
27A	4B+P +S +33 F	17,794.87	27A	4B+P +S +33 F	17,794.87
27B	4B +P +S +33 F	17,794.87	27B	4B +P +S +33 F	17,794.87
28A	4B +P+S +36 F	19,416.58	28A	4B +P+S +36 F	19,416.58
28B	4B +P+S +36 F	19,416.58	28B	4B +P+S +36 F	19,416.58
30A	3B +S +30 F	23,937.20	30A	3B +S +30 F	23,937.20
30B	3B +S +30 F	23,937.20	30B	3B +S +30 F	23,937.20
31A	2nd Floor to 27th Floor	16,779.75	31A	2nd Floor to 27th Floor	16,779.75
31B	2nd Floor to 27th Floor	16,779.75	31B	2nd Floor to 27th Floor	16,779.75
49	2B +S +28 F	26,335.95	49	2B +S +28 F	26,335.95
	Sub Total (a)	8,99,830.48		Sub Total (a)	899830.48
EWS					
46A	4 B +S +16 F	16,239.35	46A	4 B +S +16 F	16,239.35
46B	4 B +S +16 F	16,239.35	46B	4 B +S +16 F	16,239.35
	Sub Total (b)	32,478.70		Sub Total (b)	32,478.70




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COMMERCIAL					
21	CLUB - GF	568.67	21	CLUB - GF	568.67
25A	CLUB - GF	1,268.55	25A	CLUB - GF	1,268.55
25C	SPORTS HALL - GF	1,113.46	25C	SPORTS HALL - GF	1,113.46
31A	4B+P+G + 1F	2,253.79	31A	4B+P+G + 1F	2,253.79
31B	4B+P+G + 1F	2,253.79	31B	4B+P+G + 1F	2,253.79
34	SCHOOL	12,575.34	34	SCHOOL	12,575.34
35	CLUB	4,024.20	35	CLUB	4,024.20
40	SPORTS HALL	1,148.57	40	SPORTS HALL	1,148.57
44	HOTEL B+G+4	5,560.18	44	HOTEL B+G+4	5,560.18
45	COMMERCIAL G+4	4,147.70	45	COMMERCIAL G+4	4,147.70
46	CLUB	766	46	CLUB	766
47	Mixed Use development 3B+G+22 F	45,955.65	47	Mixed Use development 3B+G+22 F	45,955.65
	Sub Total (c)	81,635.90		Sub Total (c)	81,635.90
	Total = a+b+c	10,13,945.08		Total =a+b+c	10,13,945.08

b. Modified Blocks

As per Plan Approved 2015			As per Plan Approved 2020		
Block	Floors	FSI Area (Sq.m)	Block	Floors	FSI Area (Sq.m)
12	2B+S +45 F	51,456.18	12	2B+S+45F	44,776.98
24	3B+S +28 F	13,984.29	24	3B+G+M+3F	13,966.98
37	SPORTS HALL	923.53	37	G+1F	1687.47
48	ADMIN (G + 3)	3,433.07	48	G+3F	3215.46
20	4B +P+S +36 F	31,872.36	50	2B+S+18F	12,818.23
19A	4B +P+S +28 F	21,289.27	51	2B+S+18F	20,784.65
19C	4B +P+S +28 F	21,289.27	52	G+1F	345.11
15A	4B +P+S +45 F	51,456.76	53	2B+G+12F	45,309.79
18	4B +P+S +28 F	21,184.77	54	4B+S+16	11,062.51
33	4B+S +G + 36F	27482.76	Common Basement (Block 50, 51) 3A	3B	703.84
25B	4B +P+S +36 F	18,201.51	Row House -1	B+G+1F	5770.08
25C	4B +P+S +36 F	18,201.51	Row House - 2	G+1F	3158.98
32A	4B+S +G + 25F	17,784.38	Row	G+1F	2651

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			House -3		
32B	4B+S +G + 25F	17784.38	Row House -4	G+1F	4170.04
36	CLUB G + 4F	10,413.80	-	-	-
29	4B +P+S +34 F	19,563.20	-	-	-
16	4B +P+S +40 F	34,766.46	-	-	-
	Total (2)	3,81,087.50		Total (2)	1,70,421.12

8. It reported that due to reduction in total built up area, subsequently the pollution generated from air, wastewater and solid waste also will be reduced.

Hence the proposal was placed in 455th Authority meeting held on 26.08.2021 & 27.08.2021. After detailed discussion, the Authority noted as follows.

1. The project has obtained Environmental Clearance for Construction of Township entitled "Upscale Township" at S.No 1/1, 3, 4/1, 4/2, etc., of Egattur village, Thiruporur Taluk, Kanchipuram District with the total built-up area of 20,51,439 Sq.m which consists of residential blocks and commercial blocks with total built-up area of 20, 51,439 Sq.m.
2. The proponent has reported that the DTCP permission was obtained for the above mentioned total built up area of 20, 51,439 Sq.m on 26.01.2015.
3. The proponent has reported that he has obtained Consent to Operate from TNPCB for Phase-I & Phase II. The Phase I project comprises of seven residential towers, school and a club house with built up area of 434544 sq.m vide CTO Procs. No. T16/TNPCB/035981/MMN/OL/W&A/ 2013 dated 18.01.2013 and also obtained Consent to Operate for Phase-II activity for Township consisting of Residential Blocks with total Built up area of 93,139.33 Sq.m CTO Proc.No.T2 / TNPCB /F.0592MMN/ RL// MMN/A/2020 dt: 04/06/2020.
4. The proponent has reported that due to the fluctuating market conditions and change in customer expectations, they have proposed to revise their proposal, so the total built-up area reduced to 18,04,695.20 Sq.m from 20,51,439 Sq.m. in the plot covering S.No. 1/1, 3, 4/1, 4/2, 4/3, 4/4, 5, 7/4B, 13/2A, 14/1A, 14/5A1, 15/2A, 15/2B, 18, 19/2A2, 19/2B, 20/1, 20/2B, 21/1, 21/2, 22/1A, 22/1B, 22/2A, 22/2B, 23/1A, 23/1B, 23/1C, 23/2, 23/3A, 23/3B, 23/3C, 23/4, 24, 25/1B1, 25/1B2, 25/1C, 25/1D, 25/1E, 25/1F, 25/1G, 25/1H, 25/1I, 25/1J, 25/1K, 25/1L, 25/1M, 25/2A, 25/2B, 26/1A, 26/1B, 26/2, 27/1A, 27/1B, 27/2A, 27/2B, 28/1, 28/2, 28/3, 29/1, 29/2A1, 29/2B1, 29/3B, 31, 32, 33/1, 33/2, 34/1A, 34/1B, 35, 42, 43, 44/1,



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44/2 of Egattur village 52/2C2 & 53/1A2 of Navalur Village, Thiruporur Taluk, Chengalpattu District.

5. The proponent has reported the salient features of the project activity as per earlier EC and the proposed change for amendment as follows.

S. No	Description	Details	
		EC Obtained	EC Amendment
1)	Name of the Project proponent and address	M/s. Hiranandani Realtors Pvt. Ltd., 5/63 Rajiv Gandhi Salai, Old Mahabalipuram Road, Egattur, Chennai-600130	M/s. Hiranandani Realtors Pvt. Ltd., 5/63 Rajiv Gandhi Salai, Old Mahabalipuram Road, Egattur, Chennai-600130
2)	Proposed Activity	Construction of Township entitled "Upscale Township"	Construction of Township entitled "Upscale Township"
3)	Schedule No.	8 (b)	8 (b)
4)	Project Location		
	i) Survey Nos.	1/1, 3, 4/1, 4/2, 4/3, 4/4, 5, 7/4B, 13/2, 14/1, 14/5A, 15/2A, 15/2B, 18, 19/2(part), 19/2A, 20/1, 20/2B, 21/1, 21/2, 22/1A, 22/1B, 22/2A, 22/2B, 23/1A, 23/1B, 23/1C, 23/2, 23/3A, 23/3B, 23/3C, 23/4, 24, 25/1B1, 25/1B2, 25/1C, 25/1D, 25/1E, 25/1F, 25/1G, 25/1H, 25/1I, 25/1J, 25/1K, 25/1L, 25/1M, 25/2A, 25/2B, 26/1, 26/2, 27/1, 27/2, 28/1, 28/2, 28/3, 29/1, 29/2A, 29/2B, 29/3B, 32, 33/1, 33/2, 34/1A, 34/1B, 35, 43, 44/1, 44/2, 52/2C2 & 53/1A2	1/1, 3, 4/1, 4/2, 4/3, 4/4, 5, 7/4B, 13/2A, 14/1A, 14/5A1, 15/2A, 15/2B, 18, 19/2A2, 19/2B, 20/1, 20/2B, 21/1, 21/2, 22/1A, 22/1B, 22/2A, 22/2B, 23/1A, 23/1B, 23/1C, 23/2, 23/3A, 23/3B, 23/3C, 23/4, 24, 25/1B1, 25/1B2, 25/1C, 25/1D, 25/1E, 25/1F, 25/1G, 25/1H, 25/1I, 25/1J, 25/1K, 25/1L, 25/1M, 25/2A, 25/2B, 26/1A, 26/1B, 26/2, 27/1A, 27/1B, 27/2A, 27/2B, 28/1, 28/2, 28/3, 29/1, 29/2A1, 29/2B1, 29/3B, 31, 32, 33/1, 33/2, 34/1A, 34/1B, 35, 42, 43, 44/1, 44/2 of Egattur village 52/2C2 & 53/1A2 of Navalur Village
	ii) Revenue Village	Egattur	Egattur & Navalur
	iii) Taluk	Thiruporur	Thiruporur
	iv) District	Kanchipuram	Chengalpattu



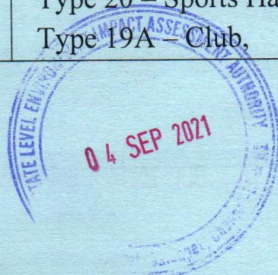
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5)	Area of the Land	4,83,474 Sq.m	4,83,923.10 Sq.m
6)	Built up Area	20,51,439 Sq.m	18,04,695.20 Sq.m
7)	Brief description of the project	<p>It is proposed to develop a township consist of existing buildings:</p> <p>a. Residential Blocks:</p> <p>Type 1 – 2B+S+28, Type 2- 2B+S+28, Type 3- 2B+S+28, Type 4- 2B+S+28, Type 5 - 2B+S+28, Type 6 -2B+S+28, Type 7 - 2B+S+24, Type 8 -2B+S+31, Type 9 - 2B+S+28, Type 10 - 2B+S+40, Type 13- 3B+S+4, Type 14- 3B+S+13,</p> <p>b. Club House – 2G+2, c. School – B+G+3 with total built up area of 5, 59,855.</p> <p>The township development consists of Residential Blocks and Commercial blocks after expansion:</p> <p>Type 1 – 2B+S+28, Type 2 – 2B+S+28, Type 3 – 2B+S+28, Type 4 – 2B+S+28, Type 5 – 2B+S+28, Type 6 – 2B+S+28, Type 7 – 2B+S+24, Type 8 – 2B+S+31, Type 9 – 2B+S+28, Type 10 – 2B+S+40, Type 11A – 2B+S+45, Type 11B – 2B+S+45, Type 12 – 2B+S+45, Type 13 – 3B+S+33, Type 14 – 3B+S+35,</p>	<p>The township development consists of Residential blocks</p> <p>Type 1 – 2B+S+28F, Type 2 – 2B+S+28F, Type 3 – 2B+S+28F, Type 4 – 2B+S+28F, Type 5 – 2B+S+28F, Type 6 – 2B+S+28F, Type 7 – 2B+S+24F, Type 8 – 2B+S+31F, Type 9 – 2B+S+28F, Type 10 – 2B+S+40F, Type 11A – 2B+S+45F, Type 11B – 2B+S+45F, Type 13 – 3B+S+33F, Type 14 – 3B+S+35F, Type 15B – 4B+P+S+45F, Type 17 – 4B+P+S+40F, Type 19B – 4B+P+S+28F, Type 21 – 3B+P+S+45F, Type 22A – 3B+P+S+45F, Type 22B – 3B+P+S+45F, Type 23 – 3B+S+36F, Type 25A – 4B+P+S+36F, Type 25D – 4B+P+S+36F, Type 26A – 4B+S+33F, Type 26B – 4B+S+33F, Type 27A – 4B+P+S+33F, Type 27B – 4B+P+S+33F, Type 28A – 4B+P+S+36F, Type 28B – 4B+P+S+36F, Type 30A – 3B+ S+30F, Type 30B – 3B+ S+30F, Type 31A – 2nd Floor to 27th Floor, Type 31B – 2nd Floor to 27th Floor and Type 49 – 2B+ S+28F, EWS blocks Type 46A – 4B+S+19F, Type 46B –</p>



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		<p>Type 15A – 4B+P+S+45, Type 15B – 4B+P+S+45, Type 16 – 4B+P+S+40, Type 17 – 4B+P+S+40, Type 18 – 4B+P+S+28, Type 19A – 4B+P+S+28, Type 19B – 4B+P+S+28, Type 19C – 4B+P+S+28, Type 20 – 4B+P+S+36, Type 21 – 3B+P+S+45, Type 22A – 3B+P+S+45, Type 22B – 3B+P+S+45, Type 23 – 3B+S+36, Type 24 – 3B+S+28, Type 25A – 4B+P+S+36, Type 25B – 4B+P+S+36, Type 25C – 4B+P+S+36, Type 25D – 4B+P+S+36, Type 26A – 4B+P+S+33, Type 26B – 4B+P+S+33, Type 27A – 4B+P+S+33, Type 27B – 4B+P+S+33, Type 28A – 4B+P+S+36, Type 28B – 4B+P+S+36, Type 29 – 4B+P+S+34, Type 30A – 3B+ S+30, Type 30B – 3B+ S+30, Type 49 – 3B+ S+28, Type 46A – 4B+S+19, Type 46B – 4B+S+19, Type 31A – 4B+S+27, Type 31B – 4B+S+27, Type 32A – 4B+S+25, Type 32B – 4B+S+25, Type 33 – 4B+S+36, Type 34 – School, Type 35 – Club, Type 36 – Club (G+4), Type 37 – Sports Hall, Type 20 – Sports Hall, Type 19A – Club,</p>	<p>4B+S+19F, Commercial blocks of Type 21 – Club (GF), Type 25A – Club (GF), Type 25C – Sports Hall (GF), Type 31A - 4B+P+G + 1F, Type 31B - 4B+P+G + 1F, Type 34 – School, Type 35 – Club, Type 40 – Sports Hall, Type 44 – Hotel (B+G+4F), Type 45 – Commercial (G+4F), Type 46 – Club, Type 47 – Mixed Use development (3B+G+22F), Residential cum Commercial blocks Type 12- 2B+S+45F, Type 24 – 3B+G+M+3F, Type 37- G+1F, Type 48 – G+3F, Type 50 – 2B+S+18F, Type 51 – 2B+S+18F, Type 52 – G+1F, Type 53 – 2B+G+12F, Type 54 – 4B+S+16F, Common Basement 3A (Block 50, 51) -3B, Row House 1- B+G+1F, Row House 2 – G+1F, Row House 3 – G+1F and Row House 4 – G+1F with total built up area of 1804695.20 Sq.m.</p>
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		Type 40 – Sports Hall, Type 21 – Club, Type 25A – Club, Type 25C – Sports Hall, Type 44 – Hotel (B+G+4), Type 45 – Commercial (G+4), Type 46 – Club, Type 47 – MUD (3B+G+22), Type 48 – Admin (G+3) with total built-up area of 20,51,439 Sq.m.	
8)	No of Dwelling units	6882 Nos	5839 Nos
9)	Expected Occupancies	51,309 Nos	45,432 Nos
10)	Parking facilities	6,49,240 Sq.m	5,92,140 Sq.m
11)	Green Belt	88,344 Sq.m	88,793.1 Sq.m
	UTILITIES- WATER		
12)	Total Fresh Water Requirements	3,365 KLD	2,785 KLD
	a) Sources from where the water is proposed to be drawn	Ground water and Local Body Supply	Ground water and Local Body Supply
	i) Domestic Purposes	3,360 KLD	2,780 KLD
	ii) Swimming pool	5 KLD	5 KLD
	iii) Toilet Flushing (Recycled Water)	2,075 KLD	1,738 KLD
	iv) Green Belt Development (Recycled Water)	479 KLD	472 KLD
13)	WASTE WATER		
	i) Sewage	4,931 KLD	4,101 KLD
	ii) Details of Treatment	STP's of capacity -5,000 KLD (25 Nos with total capacity of 5,000 KLD)	STP's of capacity -4,800 KLD (25 Nos with total capacity of 4,800 KLD)



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	iii) Mode of Disposal with Quantity	i) Flushing – 2,075 KLD	i) Flushing – 1,738 KLD
		ii) Gardening – 479 KLD	ii) Gardening – 472 KLD
		iii) HVAC – 1,062 KLD	iii) HVAC – 790 KLD
		iv) Avenue Plantation – 1,068 KLD	iv) Avenue Plantation – 896 KLD
14)	SOLID WASTE		
	i) Municipal Solid Waste	25,043 Kg/Day	20,413 Kg/Day
	ii) Bio degradable	14,730 Kg/Day Mode of Treatment & Disposal – Treated in Organic Waste Converter and manure used for Green belt development	12,248 Kg/Day Mode of Treatment & Disposal – Treated in Organic Waste Converter and manure used for Green belt development
	ii) Non bio degradable waste	9,820 Kg/Day Authorized Recyclers	8,165 Kg/Day Authorized Recyclers
	iii) Dried Sludge from STP	493 Kg/Day Used as manure for gardening.	396 Kg/Day Used as manure for gardening.
15)	POWER REQUIREMENT		
	i) Electricity Board	100 MVA	100 MVA
	ii) D.G. Set	60 KVA: 2 nos., 125 KVA: 9 nos., 200 KVA: 2 nos., 250 KVA: 61 nos., 320 KVA: 26 nos., 620 KVA: 11 nos., 2,000 KVA: 14 nos.	60 KVA: 2 nos., 125 KVA: 9 nos., 200 KVA: 2 nos., 250 KVA: 61 nos., 320 KVA: 26 nos., 620 KVA: 11 nos., 2,000 KVA: 14 nos.
	iii) Height of Stack above the tallest Building	Stacks height of 6 meter above ground level	Stacks height of 6 meter above ground level

6. The proponent has submitted the copy planning permission obtained from Director, Town and Country Planning vide Na.Ka.No.10127/20/CP dated 21.08.2020 for total plot area of 483923.10 sq.m at survey numbers as mentioned therein.
7. In this regard, the proponent has furnished affidavit.



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In view of the above, the Authority decided to issue the following Amendment to the Environmental Clearance already granted to M/s. Hiranandani Realtors Pvt. Ltd for proposal of Construction of Township entitled "Upscale Township" by M/s. Hiranandani Realtors Pvt. Ltd. located at S. Nos. 1/1, 3, 4/1, 4/2, 4/3, etc., of Egattur village & 52/2C2 & 53/1A2 of Navalur Village, Muttukaddu Panchayat, Thiruporur Taluk, Kanchipuram District vide letter No. SEIAA/TN/F.No.5856/EC/8 (b)/503/2016 dated 09.12.2016.

1. The para 2 in page number 2 of the Environmental Clearance granted vide letter No. SEIAA/TN/F.No.5856/EC/8 (b)/503/2016 dated 09.12.2016 is altered and hereafter read as follows.

The competent Authority and Authorized Signatory furnished detailed information in form 1 Form 1A and liquidate enclosures are as annexure

Annexure 1

S. No	Description	Details
1)	Name of the Project proponent and address	M/s. Hiranandani Realtors Pvt. Ltd., 5/63 Rajiv Gandhi Salai, Old Mahabalipuram Road, Egattur, Chennai-600130
2)	Proposed Activity	Construction of Township entitled "Upscale Township"
3)	Schedule No.	8 (b)
4)	Project Location	
	i) Survey Nos.	1/1, 3, 4/1, 4/2, 4/3, 4/4, 5, 7/4B, 13/2A, 14/1A, 14/5A1, 15/2A, 15/2B, 18, 19/2A2, 19/2B, 20/1, 20/2B, 21/1, 21/2, 22/1A, 22/1B, 22/2A, 22/2B, 23/1A, 23/1B, 23/1C, 23/2, 23/3A, 23/3B, 23/3C, 23/4, 24, 25/1B1, 25/1B2, 25/1C, 25/1D, 25/1E, 25/1F, 25/1G, 25/1H, 25/1I, 25/1J, 25/1K, 25/1L, 25/1M, 25/2A, 25/2B, 26/1A, 26/1B, 26/2, 27/1A, 27/1B, 27/2A, 27/2B, 28/1, 28/2, 28/3, 29/1, 29/2A1, 29/2B1, 29/3B, 31, 32, 33/1, 33/2, 34/1A, 34/1B, 35, 42, 43, 44/1, 44/2 of Egattur village 52/2C2 & 53/1A2 of Navalur Village
	ii) Revenue Village	Egattur & Navalur
	iii) Taluk	Thiruporur
	iv) District	Chengalpattu
5)	Area of the Land	4,83,923.10 Sq.m




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6)	Built up Area	18,04,695.20 Sq.m
7)	Brief description of the project	<p>The township development consists of Residential blocks</p> <p>Type 1 – 2B+S+28F, Type 2 – 2B+S+28F, Type 3 – 2B+S+28F, Type 4 – 2B+S+28F, Type 5 – 2B+S+28F, Type 6 – 2B+S+28F, Type 7 – 2B+S+24F, Type 8 – 2B+S+31F, Type 9 – 2B+S+28F, Type 10 – 2B+S+40F, Type 11A – 2B+S+45F, Type 11B – 2B+S+45F, Type 13 – 3B+S+33F, Type 14 – 3B+S+35F, Type 15B – 4B+P+S+45F, Type 17 – 4B+P+S+40F, Type 19B – 4B+P+S+28F, Type 21 – 3B+P+S+45F, Type 22A – 3B+P+S+45F, Type 22B – 3B+P+S+45F, Type 23 – 3B+S+36F, Type 25A – 4B+P+S+36F, Type 25D – 4B+P+S+36F, Type 26A – 4B+S+33F, Type 26B – 4B+S+33F, Type 27A – 4B+P+S+33F, Type 27B – 4B+P+S+33F, Type 28A – 4B+P+S+36F, Type 28B – 4B+P+S+36F, Type 30A – 3B+ S+30F, Type 30B – 3B+ S+30F, Type 31A – 2nd Floor to 27th Floor, Type 31B – 2nd Floor to 27th Floor and Type 49 – 2B+ S+28F, EWS blocks Type 46A – 4B+S+19F, Type 46B – 4B+S+19F, Commercial blocks of Type 21 – Club (GF), Type 25A – Club (GF),</p>



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		Type 25C – Sports Hall (GF), Type 31A - 4B+P+G + 1F, Type 31B - 4B+P+G + 1F, Type 34 – School, Type 35 – Club, Type 40 – Sports Hall, Type 44 – Hotel (B+G+4F), Type 45 – Commercial (G+4F), Type 46 – Club, Type 47 – Mixed Use development (3B+G+22F), Residential cum Commercial blocks Type 12- 2B+S+45F, Type 24 – 3B+G+M+3F, Type 37- G+1F, Type 48 – G+3F, Type 50 – 2B+S+18F, Type 51 – 2B+S+18F, Type 52 – G+1F, Type 53 – 2B+G+12F, Type 54 – 4B+S+16F, Common Basement 3A (Block 50, 51) -3B, Row House 1- B+G+1F, Row House 2 – G+1F, Row House 3 – G+1F and Row House 4 – G+1F with total built up area of 1804695.20 Sq.m.
8)	No of Dwelling units	5839 Nos
9)	Expected Occupancies	45,432 Nos
10)	Parking facilities	5,92,140 Sq.m
11)	Green Belt	88,793.1 Sq.m
	UTILITIES-WATER	
12)	Total Fresh Water Requirements	2,785 KLD
	a) Sources from where the water is proposed to be drawn	Ground water and Local Body Supply
	i) Domestic Purposes	2,780 KLD
	ii) Swimming pool	5 KLD
	iii) Toilet Flushing (Recycled Water)	1,738 KLD



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	iv) Green Belt Development (Recycled Water)	472 KLD
13)	WASTE WATER	
	i) Sewage	4,101 KLD
	ii) Details of Treatment	STP's of capacity -4,800 KLD (25 Nos with total capacity of 4,800 KLD)
	iii) Mode of Disposal with Quantity	i) Flushing – 1,738 KLD
		ii) Gardening – 472 KLD
		iii) HVAC – 790 KLD
		iv) Avenue Plantation – 896 KLD
14)	SOLID WASTE	
	i) Municipal Solid Waste	20,413 Kg/Day
	ii) Bio degradable	12,248 Kg/Day Mode of Treatment & Disposal – Treated in Organic Waste Converter and manure used for Green belt development
	ii) Non bio degradable waste	8,165 Kg/Day Authorized Recyclers
	iii) Dried Sludge from STP	396 Kg/Day Used as manure for gardening.
15)	POWER REQUIREMENT	
	i) Electricity Board	100 MVA
	ii) D.G. Set	60 KVA: 2 nos., 125 KVA: 9 nos., 200 KVA: 2 nos., 250 KVA: 61 nos., 320 KVA: 26 nos., 620 KVA: 11 nos., 2,000 KVA: 14 nos.
	iii) Height of Stack above the tallest Building	Stacks height of 6 meter above ground level

All other conditions stipulated in the Environmental Clearance granted to M/s. Hiranandani Realtors Pvt. Ltd for proposal of Construction of Township entitled “Upscale Township” by M/s. Hiranandani Realtors Pvt. Ltd. located at S. Nos. 1/1, 3, 4/1, 4/2, 4/3, etc., of Egattur village & 52/2C & 53/1A2 of Navalur Village, Muttukaddu Panchayat, Thiruporur Taluk, Kanchipuram District vide Letter No. SEIAA/TN/F.No.5856/EC/8 (b)/503/2016 dated 09.12.2016 remains unaltered



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Copy to:

1. The Principal Secretary to Government, Environment & Forests Dept,
Govt. of Tamil Nadu, Fort St. George, Chennai - 9.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan,
CBD Cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
3. The Member Secretary, Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy, Chennai - 600 032.
4. The APCCF (C), Regional Office, Ministry of Environment & Forest (SZ), 34, HEPC
Building, 1st & 2nd Floor, Cathedral Garden Road, Nungambakkam, Chennai - 34.
5. Monitoring Cell, I A Division, Ministry of Environment & Forests,
Paryavaran Bhavan, CGO Complex, New Delhi - 110 003.
6. The Commissioner, Thiruporur Panchayat Union, Chengalpattu District
7. Stock File.

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