

COMPLIANCE REPORT

April 2025 - September 2025

M/S CENTURIONS HOUSING &

CONSTRUCTIONS PVT. LTD.

ERNAKULAM DISTRICT

KERALA

COMPLIANCE REPORT
TO
THE CONDITIONS
OF
ENVIRONMENT CLEARANCE ORDER
(20/SEIAA/KL/718/2012)
FOR THE PERIOD OF
April 2025 - September 2025

PREPARED BY

ENVIRONMENTAL ENGINEERS & COUNSULTANTS PVT. LTD.

A1- 198, Janak Puri

New Delhi – 110 058, India

INTRODUCTION

M/s Oceana Residential Project situated at **Survey Nos. 843** in Ernakulam Village, Kanayannur Taluk & Ernakulam District, Kerala. The construction project was accorded Environmental Clearance for **27766.40 sq.mtr** of built-up area on 22-02-2013 vide File No. **20/SEIAA/KL/718/2012** by State Environment Impact Assessment Authority, Kerala.

The half yearly compliance report needs to be submitted as part of general condition of Environmental Clearance order by the project proponent. The compliance report to conditions of the Environmental Clearance for the period of Aril 2025 – September 2025 (First half) is being submitted.

SPECIFIC CONDITION

01	The well water should be treated to potable standards before supplying for drinking purposes.	Complied
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Compliance:

The well water has been treating for the potable purpose and the specified standards has been keeping before it being supplied for drinking purposes. Appropriate purification and disinfection measures has implemented to ensure that the water meets all regulatory requirements and national drinking water quality guidelines. This process will safeguard public health by eliminating harmful contaminants and making the water safe for human consumption. In addition, routine monitoring and testing will be carried out to verify compliance and maintain consistent potable quality prior to distribution with the help of NABL/CPCB approved laboratory.

02	Separate entry & exit to be provided or the common entry/exit should have a width of minimum 7 m.	Complied
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Compliance:

Separate entry and exit arrangements with ample width has been provided for safe and efficient movement. ensuring compliance with regulatory requirements and facilitating smooth vehicular and pedestrian circulation without congestion.

03	The Corporate Social Responsibility as committed to the beautification of 12 m walkway from the project site to Pachalam should be implemented.	Complied
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Compliance:

The Corporate Social Responsibility (CSR) commitment towards the beautification of the 12-meter walkway from the project site to Pachalam has been duly implemented. The initiative includes landscaping, aesthetic enhancements, and maintenance measures to ensure the walkway is safe, visually appealing, and accessible to the public. This action has been carried out in accordance with the CSR plan and regulations, thereby fulfilling the obligation to improve community infrastructure and contribute to the overall environmental and social well-being of the area.

04	No bore well should be constructed in the proposed area.	Complied
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Compliance:

No bore has been constructed in the proposed area, ensuring adherence to the stipulated condition. The PP is committed to prevent any unauthorized groundwater extraction and maintain compliance with regulatory requirements, thereby safeguarding local water resources and supporting sustainable site development practices.

05	The height should not exceed than that specified by Southern Naval Command.	Complied
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Compliance:

The height of the proposed structures has not been exceeding the limits specified by the Southern Naval Command. Strict adherence to these prescribed height restrictions has been ensured during design and construction, thereby maintaining compliance with defence and aviation safety requirements.

06	No development zone should be provided with an average width of 12 m	Complied
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Compliance:

A no-development zone with an average width of 12 meters has been provided as stipulated. This buffer has been strictly maintained to prevent any construction or activity within the designated area, thereby ensuring compliance with regulatory requirements and supporting environmental protection, safety, and sustainable site planning practices.

07	A RWH unit of minimum 1100 KL should be provided.	Complied
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Compliance:

A dedicated Rainwater Harvesting (RWH) unit with a minimum storage capacity of 1100 kilolitres (KL) HAS installed within the project premises. The system is designed to capture rooftop runoff and channel it into the storage structure, ensuring optimal utilization of rainwater

for non-potable purposes such as landscaping, flushing, and cooling tower make-up. This measure is reducing the dependency on municipal supply, enhance water sustainability, and fully comply with KSPCB's stipulations under the Consent to Establish (CTE).

GENERAL CONDITION

01	Rain water harvesting to collect and utilize the entire water falling in land area should be provided.	Complied
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Compliance:

A comprehensive rainwater harvesting system has been established to collect and utilize the entire runoff generated within the project land area. The design ensures that all precipitation falling on the site is effectively captured through rooftop and surface drainage networks, conveyed to storage structures, and utilized for non-potable applications such as landscaping, flushing, and cooling tower make-up. This measure minimizes stormwater discharge, enhances groundwater recharge potential, and demonstrates full compliance with KSPCB’s requirement to maximize onsite water utilization.

02	Environment Monitoring Cell as agreed under the affidavit filed by the proponent should be formed and made functional.	Complied
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Compliance:

In accordance with the affidavit filed by the project proponent, an Environment Monitoring Cell (EMC) was constituted and made fully functional. The EMC is being oversee the implementation of all environmental safeguards, ensure adherence to environment clearance order and regularly review compliance with pollution control measures. The Cell will include qualified environmental professionals and representatives of the project management team, and are responsible for periodic monitoring, documentation, and submission of reports to KSPCB as required.

03	Suitable avenue trees should be planted along either side of the tarred road and open parking areas, if any, inclusive of approach road and internal roads.	Complied
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Compliance:

Suitable avenue trees have been planted along both sides of the tarred roads, inclusive of the approach road and all internal roads. In addition, open parking areas, wherever provided, has been landscaped with shade-giving native species to enhance microclimatic conditions, reduce heat island effect, and improve aesthetic value. The plantation has been given priority with

indigenous and pollution-tolerant species to ensure long-term ecological sustainability and compliance with KSPCB's stipulations.

04	The project shall incorporate devices for solar energy generation and utilization wherever possible.	Complied
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Compliance:

The project incorporated appropriate devices for solar energy generation and utilization wherever feasible. Rooftop solar photovoltaic panels and solar water heating systems has been installed to maximize renewable energy use within the premises. These measures have been reducing dependence on conventional grid power, lower greenhouse gas emissions, and align with KSPCB's sustainability requirements.

05	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority	Agreed to Comply
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Compliance:

At present the PP is not intending to change the scope of the project. In case of any change in the scope of the project the will apply for fresh appraisal.

06	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 Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.	Agreed to Comply
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Compliance:

The PP is willing to adhere additional condition if the competent authority found necessary at any stage of construction or operation.

07	All other statutory clearances shall be obtained, as applicable, by project proponents from the respective competent authorities. The stipulations by Statutory Authorities under different Acts and Notifications should be complied with, including the provisions of	Complied
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	Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.	
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Compliance:

All construction activities at the project site are being undertaken strictly in accordance with the applicable local building byelaws and regulatory standards. The commencement of construction has taken place only after securing all necessary clearances, approvals, and licenses from the competent authorities

08	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 with the Department of Environment and Climate Change, Govt. of Kerala and may also be seen on the website of the Authority at www.seiaakerala.org. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the office of this Authority as confirmation.	Complied
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Compliance:

The subject of Environmental Clearance (EC) and its contents were widely publicized by the project proponent through two local newspapers, Malayalam and English, ensuring transparency and public awareness in accordance with regulatory requirements.

09	A copy of the clearance letter shall be sent by the proponent to concerned Grama Panchayat/ District Panchayat/ 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 clearance letter shall also be put on the website of the company by the proponent.	Complied
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Compliance:

A copy of the clearance letter was forwarded by the project proponent to the concerned Grama Corporation / Urban Local Body. In addition, the clearance letter had shared with an NGO from but the PP had not received any suggestions or representations. To ensure transparency and public accessibility, the clearance letter was uploaded to the company's official website by the proponent.

10	The proponent shall submit six monthly 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 status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the respective Regional Office of MoEF, Govt. of India and also to the Directorate of Environment and Climate Change, Govt. of Kerala.	Complied
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Compliance:

The PP has uploaded the compliance status of the conditions stipulated in the EC along with monitored results of ambient air, noise, and water quality parameters, on the company's website. This information is updated on a half-yearly basis.

11	The proponent should provide affidavit that all the conditions stipulated in the EC shall be scrupulously followed.	Complied
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Compliance:

An affirmation in the form of notarized affidavit stating that all the conditions stipulated in the EC will be scrupulously followed has submitted by the project proponent

ANNEXURE

Annexure No.1



सत्यमेव जयते

Proceedings of the State Environment Impact Assessment Authority Kerala

Present: Dr. A.E. Mulhuncayagam, Chairman; Prof. (Dr.) K.P. Joy, Member; Sri. James Varghese IAS, Member Secretary

Sub: SEIAA Kerala - Construction of Residential Project ("OCEANA") in Sy. Nos. 843 at Village Ernakulam, Taluk Kanayannur, Corporation of Cochin, District Ernakulam, Kerala by M/s Centurions Housing and Constructions Pvt. Ltd. – Environmental Clearance under EIA Notification 2006 accorded – Orders issued

Environmental Clearance

No. 20/SEIAA/KL/718/2012

dated, Thiruvananthapuram 22-02-2013

ORDER

The Authorized Signatory of M/s Centurions Housing and Constructions Pvt. Ltd., vide their revised application received on 11-06-2012 has sought environmental clearance under the EIA Notification, 2006 for the construction of Residential Project ("OCEANA") at Village Ernakulam, Taluk Kanayannur, Corporation of Cochin, District Ernakulam, Kerala. The proposal has been appraised by the State Level Expert Appraisal Committee Kerala constituted by the competent authority, as per prescribed procedure in the lights of provisions under the EIA Notification 2006 and subsequent amendments, in its 5th meeting held on 7th July 2012 and 9th meeting held on 3rd November 2012 AND on the basis of the supporting documents enclosed with the application viz., the Form - 1 & 1A, Conceptual Plan and the additional clarifications furnished in response to the observations, the SEAC Kerala recommended environmental clearance to the project. KCZMA has recommended for CRZ clearance to Centurions Housing & Constructions Pvt. Ltd. vide letter no. 682/A2/10/KCZMA/S&TD dt. 27.04.2012. But during appraisal, SEAC found that the survey numbers given in the KCZMA recommendation (4787/07, 4788 and 4789/07) differed from the survey number of the proposed area (Sy. No. 843). The proponent has provided KCZMA letter No. 1265/A2/12/KCZMA/S&TD dt. 19.07.2012 correcting the survey number which was earlier quoted wrongly in their recommendation.

It is interalia, noted that the project comes under the Category B, 8(a) of Schedule of EIA Notification 2006. It involves the construction of Residential Project ("OCEANA") at Village Ernakulam, Taluk Kanayannur, Corporation of Cochin, District Ernakulam, Kerala. The facilities proposed for the residential project are 95 residential units, club house and swimming pool, etc. in basement + Ground floor + 12 floors' within a single tower. The total built-up area is of 27,766.40 m². The total daily domestic water requirement for the proposed project is 45.146 KLD. The waste water generated from the proposed project will be treated in a STP of capacity of about 76 KL/day. Solid waste of about 190 kg/day would be generated from the proposed project. Power requirement is 1153 KW. Total cost of the project is ₹19.125 crores.

The SEIAA considered the proposal in its 11th meeting held on 16th November 2012 and 14th meeting held on 22nd January 2013. The SEIAA, after due consideration of the relevant documents and additional clarifications submitted by the project proponent including the declaration of the proponent for not repeating violations of the provisions of EIA Notification 2006, and in view of the recommendations of SEAC, approved for issuance of Environmental Clearance for the project mentioned above at its 14th meeting held on 22nd January 2013. Accordingly, the State Level Environment Impact Assessment Authority (SEIAA) Kerala constituted by Govt. of India vide Notification No. S.O. 2484(E) dt.3-11-2011 of Ministry of Environment and Forests, Govt. of India, published as Gazette extraordinary No. 2074 on 3-11-2011, hereby accord integrated CRZ cum Environmental Clearance for the above project as per powers vested with it under the provisions of

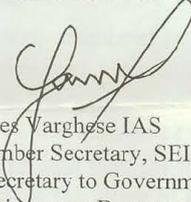
Environment Impact Assessment Notification – 2006 and its subsequent amendments, subject to strict compliance of the following specific conditions, and the general conditions contained in the Annexure, which shall also form a part of this document.

1. The well water should be treated to potable standards before supplying for drinking purposes.
2. Separate entry & exit to be provided or the common entry/exit should have a width of minimum 7 m.
3. The Corporate Social Responsibility as committed to the beautification of 12 m walkway from the project site to Pachalam should be implemented.
4. No bore well should be constructed in the proposed area.
5. The height should not exceed than that specified by Southern Naval Command.
6. No development zone should be provided with an average width of 12 m
7. A RWH unit of minimum 1100 KL should be provided.

Compliance of the above conditions will be monitored by the Directorate of the Department of Environment and Climate Change, Government of Kerala or its agencies and also by the Regional Office of the Ministry of Environment and Forests, Government of India located at Bangalore. Necessary support for entry and inspection should be provided by the project proponent to the staff of the Directorate and Ministry for monitoring purposes.

The given address of correspondence of the Authorized Signatory of the project is:- Mr. Vinayachandran Nair B., M/s Centurions Housing and Constructions Pvt. Ltd., G-261, Panampilly Avenue, Cochin, Kerala – 682036; Telephone No: 0484-2319906; E mail: Dhakshina2006@yahoo.co.in

Agency with NABET accreditation for EIA is:- M/s Environmental Engineers & Consultants Pvt. Ltd., A1 – 198, Janak Puri, New Delhi – 110058; Tel. No. 011-25507190; Telefax No: 011-25622604; E-mail: eecnewdelhi@yahoo.in & eecnewdelhi@gmail.com & eecindia@satyam.net.in; Mobile No. 9350873385, 9811080469


1/10 James Varghese IAS
Member Secretary, SEIAA
and Principal Secretary to Government
Environment Department

To

Mr. Vinayachandran Nair B.
M/s Centurions Housing and Constructions Pvt. Ltd.
G-261, Panampilly Avenue
Cochin, Kerala - 682036.

Copy to :

1. The Principal Secretary, Environment Dept., Government of Kerala, Secretariat
2. The Director, Dept. of Environment and Climate Change, Govt. of Kerala, Tvm – 24.
3. IA-Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi - 110003
4. MoEF Regional Office, Southern Zone, Kendriya Sadan, 4th Floor, E&F Wing, II Block Koramangala, Bangalore-560034
5. Chairman and Members of SEIAA Kerala
6. Chairman, SEAC Kerala
7. Website uploading
8. Stock file

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY KERALA

GENERAL CONDITIONS *(for projects other than mining)*

- (i) Rain water harvesting to collect and utilize the entire water falling in land area should be provided.
- (ii) Environment Monitoring Cell as agreed under the affidavit filed by the proponent should be formed and made functional.
- (iii) Suitable avenue trees should be planted along either side of the tarred road and open parking areas, if any, inclusive of approach road and internal roads.
- (iv) The project shall incorporate devices for solar energy generation and utilization wherever possible.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
- (vi) 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 Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vii) All other statutory clearances shall be obtained, as applicable, by project proponents from the respective competent authorities.
- (viii) The stipulations 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, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
- (ix) 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 with the Department of Environment and Climate Change, Govt. of Kerala and may also be seen on the website of the Authority at www.seiaakerala.org. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the office of this Authority as confirmation.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Grama Panchayat/ District Panchayat/ 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 clearance letter shall also be put on the website of the company by the proponent.
- (xi) The proponent shall submit six monthly 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 status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the respective Regional Office of MoEF, Govt. of India and also to the Directorate of Environment and Climate Change, Govt. of Kerala.
- (xii) The proponent should provide affidavit that all the conditions stipulated in the EC shall be scrupulously followed.

Sd/-

Member Secretary, SEIAA Kerala

EC Order Copy