



TAMILNADU POLLUTION CONTROL BOARD



Category of the Industry :

RED

CONSENT ORDER NO. 2505264804519 DATED: 14/08/2025.

PROCEEDINGS NO.T4/TNPCB/E.1601AMB/RL/AMB/A/2025 DATED: 14/08/2025

SUB: Tamil Nadu Pollution Control Board –CONSENT TO OPERATE –DIRECT -M/s. M/S. CHENNAI BUSINESS TOWER PRIVATE LIMITED , S.F.No. 25/4A2, 25/4D2, 25/4E2, 25/4G2, 25/4H1, 25/4H2, 25/4H3B, 25/4H4, 25/4H6A, 26, 27, 28/2, PORUR village Maduravoyal Taluk and Chennai District - Consent for operation of the plant and discharge of emissions under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended in 1987 (Central Act 14 of 1981) –Issued- Reg. (Industry User ID- R17AMB10039568)

Ref: 1. Application no. 64804519 dated:19.02.2025/24.07.2025
2. IR.No : F.1601AMB/RL/AEE/AMB/2025 dated 31/07/2025.

CONSENT TO OPERATE is hereby granted under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended in 1987 (Central Act 14 of 1981) (hereinafter referred to as "The Act") and the rules and orders made there under to

Associate Director - Development Management
M/s. M/S. CHENNAI BUSINESS TOWER PRIVATE LIMITED
S.F.No. 25/4A2, 25/4D2, 25/4E2, 25/4G2, 25/4H1, 25/4H2, 25/4H3B, 25/4H4, 25/4H6A, 26, 27, 28/2
PORUR Village
Maduravoyal Taluk
Chennai District.

Authorizing the occupier to operate the industrial plant in the Air Pollution Control Area as notified by the Government and to make discharge of emission from the stacks/chimneys.

This is subject to the provisions of the Act, the rules and the orders made there under and the terms and conditions incorporated under the Special and General conditions stipulated in the Consent Order issued earlier and subject to the special conditions annexed.

This CONSENT is valid for the period ending **March 31, 2027**



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SPECIAL CONDITIONS

1. This consent to operate is valid for operating the facility for the manufacture of products (Col. 2) at the rate (Col. 3) mentioned below. Any change in the products and its quantity has to be brought to the notice of the Board and fresh consent has to be obtained.

Sl. No.	Description	Quantity	Unit
Product Details			
1.	Two Blocks having Block A - G+6 Floors (Office Building), Block E – B+S+4Floors (Multi level car parking) and single block – Three basements+ Stilt + 10floors with total built up area of	277151.72	Sq.m

2. This consent to operate is valid for operating the facility with the below mentioned emission/noise sources along with the control measures and/or stack. Any change in the emission source/control measures/change in stack height has to be brought to the notice of the Board and fresh consent/Amendment has to be obtained.



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I Point source emission with stack :				
Stack No.	Point Emission Source	Air pollution Control measures	Stack height from Ground Level in m	Gaseous Discharge in Nm ³ /hr
1	DG Set 1500KVA	wet scrubber & Stack with acoustic enclosure	19	
2	DG Set 1500KVA	Wet scrubber & Stack with acoustic enclosure	19	
3	DG Set 1500KVA	Wet scrubber & stack with acoustic enclosure	19	
4	DG set 2000 KVA-3Nos	Common wet scrubber & Stack with acoustic enclosure for 3 DG sets	31	
5	DG set 2000 KVA-3Nos	Common Wet scrubber & stack with acoustic enclosure for 3 DG Sets	31	
6	DG set 2000 KVA-1 No	Wet scrubber & Stack with acoustic enclosure	31	
II Fugitive/Noise emission :				
Sl. No.	Fugitive or Noise Emission sources	Type of emission	Control measures	
1.	DG 1500 KVA - 3 Nos	Noise	Acoustic enclosures with stack (each)	
2.	DG 2000 KVA - 3 Nos	Noise	Acoustic enclosure with common stack for 3 DGsets	
3.	DG 2000 KVA - 3 Nos	Noise	Acoustic enclosure with common stack for 3 DGsets	
4.	DG 2000 KVA - 1No	Noise	Acoustic enclosures with stack	

3(a). The emission shall not contain constituents in excess of the tolerance limits as laid down hereunder :

Sl.	Parameter	Unit	Tolerance limits	Stacks
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Annexure enclosed if applicable. :-

3.(b) The Ambient Air in the industrial plant area shall not contain constituents in excess of the tolerance limits prescribed below.



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Sl. No.	Pollutant	Time Weighted Average	Unit	Tolerance Limits	
				Industrial, Residential, Rural and other area	Ecologically Sensitive Area (notified by Central Govt.)
1.	Sulphur Dioxide (SO ₂)	Annual 24 hours	microgram/m ³	50 80	20 80
2.	Nitrogen Dioxide (NO ₂)	Annual 24 hours	microgram/m ³	40 80	30 80
3.	Particulate Matter (Size Less than 10 micro M) or PM ₁₀	Annual 24 hours	microgram/m ³	60 100	60 100
4.	Particulate Matter (Size Less than 2.5 micro M) or PM _{2.5}	Annual 24 hours	microgram/m ³	40 60	40 60
5.	Ozone (O ₃)	8 Hours 1 Hour	microgram/m ³	100 180	100 180
Sl. No.	Pollutant	Time Weighted Average	Unit	Tolerance Limits	
				Industrial, Residential, Rural and other area	Ecologically Sensitive Area (notified by Central Govt.)
6.	Lead (Pb)	Annual 24 hours	microgram/m ³	0.5 1.0	0.5 1.0
7.	Carbon Monoxide (CO)	8 Hours 1 Hour	milligram/m ³	02 04	02 04
8.	Ammonia (NH ₃)	Annual 24 hours	microgram/m ³	100 400	100 400
9.	Benzene (C ₆ H ₆)	Annual	microgram/m ³	5	5
10.	Benzo(O) Pyrene (BaP) –particulate phase only	Annual	nanogram/m ³	01	01
11.	Arsenic (As)	Annual	nanogram/m ³	06	06
12.	Nickel (Ni)	Annual	nanogram/m ³	20	20

3(c) The Ambient Noise Level in the industrial plant area shall not exceed the limits prescribed below:

Limits in L.eq.-dB(A)	Day Time	Night Time
Industrial Area	75	70

- All units of the Air pollution control measures shall be operated efficiently and continuously so as to achieve the standards prescribed in Sl. No.3 above.
- The occupier shall not change or alter quality or quantity or the rate of emission or replace or alter the air pollution control equipment or change the raw material or manufacturing process resulting in change in quality and/or quantity of emissions without the previous written permission of the Board.
- The occupier shall maintain log book regarding the stack monitoring system or operation of the plant or any other particulars for each of the unit operations of air pollution control systems to reflect the working condition which shall be furnished for verification of the Board officials during inspection.
- The occupier shall at his own cost get the samples of emission/air/noise levels collected and analyzed by the TNPC Board Laboratory once in every 6 months/once in a year/periodically for the parameters as prescribed.



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8. Any upset condition in any of the plants of the factory which is likely to result in increased emissions and result in violation of the standards mentioned in Sl.No.3 shall be reported to the Member Secretary / Joint Chief Environmental Engineer-Monitoring and the concerned District/Assistant Environmental Engineer of the Board by e-mail immediately and subsequently by Post with full details of such upset condition.
9. The occupier shall always comply and carryout the order/directions issued by the Board in this Consent Order and from time to time without any negligence. The occupier shall be liable for action as per provisions of the Act in case of non compliance of any order/directions issued.

Special Additional Conditions:

The unit shall obtain No Objection Certificate (NOC) from the Tamil Nadu Bio Diversity Board /National Bio Diversity Authority if the unit is using any Biological resources or knowledge associated thereto as per the provisions of Biological Diversity Act 2002.

The industries shall take all efforts to use and popularize "Mission LIFE" logo and mascot which is available in TNPCB & MoEFCC website. They shall also request their employees to adopt "Mission LIFE" action points and document the same and furnish half yearly report to Board.

Additional Conditions:

1. The conditions stipulated in the Environmental Clearance issued by the SEIAA, TN vide Lr.No.SEIAA/TN/F.4701/EC/8(b)/520/2016 dated 30.05.2017, EC amendment vide Lr.No.SEIAA/TN/F.4701/EC/A/8(b)/520/2016 Dated 23.10.2019 and name transfer EC issued by SEIAA Tamil Nadu vide EC Identification no. EC25B3813TN5795583T dated 22.07.2025 shall be complied with.
2. Project proponent shall furnish amount spend towards CER activity as per the proposal submitted to SEIAA-TN & plan mentioned in EC within three months.
3. It shall be ensured that no process emission is let out from the activity under any circumstances and at any point of time.
4. The emissions let out from the stack provided to the DG set shall achieve the Ambient Air quality /Ambient Noise Level Standards prescribed by the Board.
5. Project Proponent shall conduct AAQ/SM/ANL through TNPCB lab periodically and furnish ROA of the same to the Board without any fail.
6. The unit shall comply with the CPCB Guidelines for the in-house Generators (Noise & Emission)
7. The unit shall submit the e-waste returns periodically generated by the Occupants in Form-2 as prescribed in the E-Waste (Management and Handling) Rules, 2016. The unit shall furnish the agreement made with the authorized e-waste recycling units for the disposal of e-waste generated in the premises
8. Adequate green belt shall be developed with native species and maintained within the premises.
9. The unit shall not invite any complaint from nearby public at any point of time.
10. In case of revision of consent fee by the Government, the unit shall remit the difference in amount within one month from the date of notification. Failing to remit the consent fee, this consent order will be withdrawn without any notice and further action will be initiated against the unit as per law.
11. This consent order does not absolve from obtaining necessary permission / clearance from other Authority or under other Statute as applicable.



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GENERAL CONDITIONS

1. The occupier shall make an application along with the prescribed consent fee for grant of renewal of consent at least 60 days before the date of expiry of this Consent Order along with all the required particulars ensuring that there is no change in production quantity and emission.
2. This Consent is given by the Board in consideration of the particulars given in the application. Any change or alteration or deviation made in actual practice from the particulars furnished, in the application will also be ground for review/variation/revocation of the Consent Order under Section 21 of the Act.
3. The conditions imposed shall continue in force until revoked under Section 21 of the Act.
4. After the issue of this order, all the 'Consent to Operate' orders issued previously under Air (Prevention and Control of Pollution) Act, 1981 as amended stands defunct.
5. The occupier shall maintain an Inspection Register in the factory so that the inspecting officer shall record the details of the observations and instructions issued to the unit at the time of inspection for adherence.
6. The occupier shall provide and maintain an alternate power supply along with separate energy meter for the Air Pollution Control measures sufficient to ensure continuous operation of all pollution control equipments to ensure compliance.
7. The occupier shall provide all facilities to the Board officials for collection of samples in and around the factory at any time.
8. The applicant shall display the flow diagram of the sources of emission and pollution control systems provided at the site.
9. The liquid effluent arising out of the operation of the air pollution control equipment shall also be treated in a manner and to the satisfaction of standards prescribed by the Board in accordance with the provisions of Water (Prevention and Control of Pollution) Act, 1974 as amended.
10. The air pollution control equipments, location of inspection chambers and sampling port holes shall be made easily accessible at all time.
11. In case of any episodal discharge of emission, the industry shall take immediate action to bring down the emission within the limits prescribed by the Board.
12. If applicable, the occupier has to comply with the provisions of Public Liability Insurance Act, 1991 to provide immediate relief in the event of any hazard to human beings, other living creatures/plants and properties while handling and storage of hazardous substances.
13. The issuance of this consent does not authorize or approve the construction of any physical structures or facilities or the undertaking of any work in any natural watercourse or in Government Poromboke lands.
14. The issuance of this Consent does not convey any property right in either real personal property or any exclusive privileges, nor does it authorize any injury to private property or Government property or any invasion of personal rights nor any infringement of Central, State laws or regulation.
15. The occupier shall forth with keep the Board informed of any accident of unforeseen act or event of any poisonous, noxious or polluting matter or emissions are being discharged into stream or well or air as a result of such discharge, water or air is being polluted.
16. If due to any technological improvements or otherwise the Board is of opinion that all or any of the conditions referred to above requires variation (including the change of any treatment system, either in whole or in part) the Board shall, after giving the applicant an opportunity of being heard, vary all or any of such conditions and thereupon the applicant shall be bound to comply with the conditions as so varied.
17. In case there is any change in the constitution of the management, the occupier of the new management shall file fresh application under Air (Prevention and Control of Pollution) Act, 1981, as amended in Form-I alongwith relevant documents of change of management immediately and get the necessary amendment with renewal of consent order.
18. In case there is any change in the name of the company alone, the occupier shall inform the same with relevant documents immediately and get the necessary amendments for the change of name from the Board.



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19. The occupier shall display this consent order granted to him in a prominent place for perusal of the inspecting Officers of this Board.

To

Associate Director - Development Management,
M/s.M/S. CHENNAI BUSINESS TOWER PRIVATE LIMITED,
M/s. Chennai Business Tower Private Limited,
110 Mount Poonamalle Road,
Porur, Chennai
Pin: 600116

Copy to:

- 1.The Commissioner, CHENNAI CORPORATION-Corporation, Maduravoyal Taluk, Chennai District .
2. The District Environmental Engineer, Tamil Nadu Pollution Control Board, AMBATTUR.
3. The JCEE-Monitoring, Tamil Nadu Pollution Control Board, Chennai.
4. File

Signature valid

Digitally Signed by : Indira Gandhi S
For Member Secretary
Tamil Nadu Pollution Control Board,
Chennai

Date: 2025.08.19 14:44:42 IST