

Category of the Industry :

RED



CONSENT ORDER NO. 2505164804519 DATED: 14/08/2025.

PROCEEDINGS NO.T4/TNPCB/F.1601AMB/RL/AMB/W/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 the operation of the plant and discharge of sewage and/or trade effluent under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974 as amended in 1988 (Central Act 6 of 1974) – 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 25 of the Water (Prevention and Control of Pollution) Act, 1974 as amended in 1988 (Central Act, 6 of 1974) (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.

Authorising the occupier to make discharge of sewage and /or trade effluent.

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**

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 permitted outlets for the discharge of sewage/trade effluent. Any change in the outlets and the quantity has to be brought to the notice of the Board and fresh consent has to be obtained.

Outlet No.	Description of Outlet	Maximum daily discharge in KLD	Point of disposal
Effluent Type : Sewage			
1.	Sewage	734.0	HVAC – 389 KLD, Toilet Flushing -267 KLD, Green belt – 41KLD Evaporation Loss- 37KLD.
Effluent Type : Trade Effluent - NIL			

3. The effluent discharge shall not contain constituents in excess of the tolerance Limits as laid down hereunder.

Sl. No.	Parameters	Unit	TOLERANCE LIMITS - OUTLETS -Nos			
			Sewage	Trade Effluent		
			1	0		
1.	pH		5.5 to 9			
2.	Temperature	oC	-			
3.	Particle size of Suspended solids	-	-			
4.	Total Suspended Solids	mg/l	30			
5.	Total Dissolved solids (inorganic)	mg/l	-			
6.	Oil & Grease	mg/l	-			
7.	Biochemical Oxygen Demand (3 days at 27oC)	mg/l	20			
8.	Chemical Oxygen Demand	mg/l	-			
9.	Chloride (as Cl)	mg/l	-			
10.	Sulphates (as SO4)	mg/l	-			
11.	Total Residual Chlorine	mg/l	-			
12.	Ammonical Nitrogen (as N)	mg/l	-			
13.	Total Kjeldahl Nitrogen (as N)	mg/l	-			
14.	Free Ammonia (as NH3)	mg/l	-			
15.	Arsenic (as As)	mg/l	-			
16.	Mercury (as Hg)	mg/l	-			
17.	Lead (as Pb)	mg/l	-			
18.	Cadmium(as Cd)	mg/l	-			
19.	Hexavalent Chromium (as Cr+6)	mg/l	-			
20.	Total Chromium (as Cr)	mg/l	-			
21.	Copper (as Cu)	mg/l	-			
22.	Zinc (as Zn)	mg/l	-			
23.	Selenium (as Se)	mg/l	-			
24.	Nickel (as Ni)	mg/l	-			
25.	Boron (as B)	mg/l	-			
26.	Percent Sodium	%	-			
27.	Residual Sodium Carbonate	mg/l	-			
28.	Cyanide (as CN)	mg/l	-			
29.	Fluoride (as F)	mg/l	-			
30.	Dissolved Phosphates(as P)	mg/l	-			
31.	Sulphide (as S)	mg/l	-			
32.	Pesticides	mg/l	-			
33.	Phenolic Compounds (as C6HSOH)	mg/l	-			
34.	Radioactive materials a) Alpha emitters	micro curie/ml	-			
35.	Radioactive materials b). Beta emitters	micro curie/ml	-			
36.	Fecal Coliform	MPN/100ml	-			

4. All units of the sewage and Trade effluent treatment plants shall be operated efficiently and continuously so as to achieve the standards prescribed in Sl No.3 above or to achieve the zero liquid discharge of effluent as applicable.

5. The occupier shall maintain the Electro Magnetic Flow Meters/water Meters installed at the inlet of the water supply connection for each of the purposes mentioned below for assessing the quantity of water used and ensuring that such meters are easily accessible for inspection and maintenance and for other purposes of the Act.
 - a. Industrial Cooling, Spraying in mine pits or boiler feed.
 - b. Domestic purpose.
 - c. Process.
6. The occupier shall maintain the Electro Magnetic Flow Meters with computer recording arrangement for measuring the quantity of effluent generated and treated for the monitoring purposes of the Act.
7. Log book for each of the unit operations of ETP have to be maintained to reflect the working condition of ETP along with the readings of the Electro Magnetic Flow Meters installed to assess effluent quantity and the same shall be furnished for verification of the Board officials during inspection.
8. The occupier shall at his own cost get the samples of effluent/surface water/ground water collected in and around the unit by Board officials and analyzed by the TNPC Board Laboratory periodically.
9. Any upset condition in any of the plants of the factory which is, likely to result in increased effluent discharge and result in violation of the standards mentioned in Sl. No.3 above 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.
10. 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.
11. The occupier shall develop adequate width of green belt at the rate of 400 numbers of trees per Hectare.
12. The occupier shall provide and maintain rain water harvesting facilities.
13. The occupier shall ensure that there shall not be any discharge of effluent either treated or untreated into storm water drain at any point of time.
14. In the case of zero liquid discharge of effluent units, the occupier shall adhere the following conditions as laid under.
 - i). The occupier shall ensure zero liquid discharge of effluent, thereby no discharge of untreated / treated effluent on land or into any water bodies either inside or outside the premises at any point of time.
 - ii) The occupier shall operate and maintain the Zero liquid discharge treatment components comprising of Primary, Secondary and tertiary treatment systems at all times and ensure that the RO permeate/Evaporator condensate shall be recycled in the process and the final RO reject shall be disposed off with the reject management system ensuring zero liquid discharge of effluents in the premises.
 - iii) The occupier shall operate and maintain the reject management system effectively and recover the salt from the system which shall be reused in the process if reusable.
 - iv) In case of failure to achieve zero discharge of effluents for any reason, the occupier shall stop its production and operations forthwith and 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.
 - v) The occupier shall restart the production only after ascertaining that the Zero discharge treatment system can perform effectively for achieving zero discharge of effluents.

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. Sewage Treatment Plant shall be operated and maintained efficiently and continuously for the treatment of sewage generation from the activity so as to bring the quality of treated sewage to satisfy the discharge standards prescribed by the Board at all times.
4. EMFMs with automatic recorder and display arrangement at the inlet/outlet of STP with separate energy meter provided shall be maintained properly for continuous operation & monitoring of flow & records in this regard shall be maintained for inspection.
5. It shall be taken action to calibrate the Electromagnetic Flow meters provided in the STP periodically only through approved laboratories of Weights and Measures Department for display of correct readings at all time and furnish calibration certificate within 30.06.2023 as committed.
6. It shall be taken action to install the OCEMS in the outlet of STP by following the procedure and guidelines for OCEMS 2018 as recommended by CPCB for continuous monitoring of treated waste water parameters by making connectivity with WQW of TNPCB within four months as committed.
7. The treated sewage shall be utilized for Green belt development (41 KLD), HVAC cooling (389 KLD) and toilet flushing (267 KLD) after achieving the standards prescribed by the Board. Treated sewage samples shall be collected and analysed thro' TNPCB Laboratory regularly and furnish report of analysis (ROA) to TNPCB periodically.
8. Treated sewage samples shall be collected and analysed thro' TNPCB Laboratory regularly and furnish report of analysis (ROA) to TNPCB periodically.
9. It shall be ensured that fresh water requirement (593 KLD) for the project activity shall be met from CMWSSB as reported & maintain records in this regard. There shall not be any drawl of ground water within the premises under any circumstances. In case of any drawl of ground water thro' bore wells, permission from Competent Authority shall be obtained in this regard and furnish to TNPCB.
10. The sludge generated from STP shall be used as manure for gardening.
11. It shall be ensured that no trade effluent is generated at any stage of its activity.
12. The bio degradable solid waste, non-bio degradable solid waste, STP sludge, etc., generated from the activity shall be properly collected, segregated and disposed as per the provision of Solid waste Management Rules, 2016 without accumulation within the premises.
13. Food waste from canteen & other organic waste shall be collected separately and treated in Organic Waste Converter and the treated compost shall be used as manure for gardening.
14. Plastic wastes shall be collected segregated and disposed for recycling as per the provisions of Plastic Waste (Management and Handling) Rules, 2016.
15. Single use and Throwaway plastic items' such as plastic sheets used for food wrapping, spreading on dining table etc., plastic plates, plastic coated tea cups, plastic tumbler, water pouches and packets, plastic straw, plastic carry bag and plastic flags irrespective of thickness, shall not be used within the premises. Instead, it shall encourage use of eco-friendly alternative such as banana leaf, areca nut palm plate, stainless steel, glass, porcelain plates/cups, cloth bag, Jute bag etc.,
16. No solid waste shall throw away, burn or bury on the street, open public spaces inside side the unit premises under any circumstances
17. E-waste generation shall be managed as per the provisions of the E- waste Management Rules, 2022 as amended.
18. The unit shall comply with the provisions of the Hazardous and Other Wastes (M&TM) Rules, 2016
19. Project Proponent shall have all essential spare parts for the important mechanical/ electrical equipment at the site, in order to replace and rectify the repairs immediately in the event of any breakdown and to restart the operation without any time delay and ensure continuous operation of all the component of the Sewage Treatment Plant
20. STP tanks shall not be cleaned manually and it should be carried out only by mechanical system with high level supervision.
21. Project Proponent shall maintain log book for operation of EMFM and OWC.
22. Environmental Statement in FORM-V shall be submitted to TNPCB as per the Rule 14 of the Environment (Protection) Rules, 1986 for every financial year ending the 31st March.
23. Good house-keeping shall be maintained in the areas of STPs, Organic Waste Converter, waste handling & management etc
24. Rain water harvesting system installed within the premises shall be maintained properly so as to recharge the ground water.
25. 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 will be withdrawn without any notice and further action will be initiated against the unit as per law.

26. This consent order does not absolve from obtaining necessary permission / clearance from other Authority or under other Statute as applicable.

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 change in sewage/Trade effluent.
2. This Consent is issued 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 27 of the Act and to make such variation as deemed fit for the purpose of the Act.
3. The consent conditions imposed in this order shall continue in force until revoked under Section 27(2) of the Act.
4. After the issue of this order, all the 'Consent to Operate' orders issued previously under Water (Prevention and Control of Pollution) Act, 1974 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 Effluent Treatment Plant sufficient to ensure continuous operation of all pollution control equipments to maintain compliance.
7. The occupier shall provide all facilities to the Board officials for inspection and collection of samples in and around the factory at any time.
8. The occupier shall display the flow diagram of the sources of effluent generation and pollution control systems provided at the ETP site.
9. The solid waste such as sweepings, wastage, package, empty containers, residues, sludge including that from air pollution control equipments collected within the premises of the industrial plant shall be collected in an earmarked area and shall be disposed off properly.
10. The occupier shall collect, treat the solid wastes like food waste, green waste generated from the canteen and convert into organic compost.
11. The occupier shall segregate the Hazardous waste from other solid wastes and comply in accordance with Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008.
12. The occupier shall maintain good house-keeping within the factory premises.
13. All pipes, valves, sewers and drains shall be leak proof. Floor washings shall be admitted into the trade effluent collection system only and shall not be allowed to find their way in storm drains or open areas.
14. The occupier shall ensure that there shall not be any diversion or by-pass of trade effluent on land or into any water sources.
15. The occupier shall ensure that solar Evaporation pans shall be constructed in such a way that the bottom of the solar pan is at least 1 m above the Ground level (if applicable).
16. The occupier shall furnish the following returns in the prescribed formats to the concerned District office regularly.
 - a) Monthly water consumption returns of each of the purposes with water meter readings in Form-I on or before 5th of every month.
 - b) Yearly return on Hazardous wastes generated and accumulated for the period from 1st April to 31st March in Form-4 before the end of the subsequent 30th June of every year (if applicable).
 - c) Yearly Environmental Statement for the period from 1st April to 31st March in Form -V before the end of the subsequent 30th September of every year(if applicable).
17. 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.
18. 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.
19. 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.

20. 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.
21. 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.
22. In case there is any change in the constitution of the management, the occupier of the new management shall file fresh application under Water (Prevention and Control of Pollution) Act, 1974, as amended in Form-II alongwith relevant documents of change of management immediately and get the necessary amendment with renewal of consent order.
23. 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.
24. 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 Poonamallee Road,
Porur, Chennai
Pin: 600116

Copy to:

- 1.The Commissioner, CHENNAI CORPORATION-Corporation, Madhavoyal 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 14:45:29 IST