

# Due Diligence Report

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## India: Inclusive, Resilient, and Sustainable Housing for Urban Poor Sector Project in Tamil Nadu - Vilangadupakkam

Prepared by the Colliers India and Tamil Nadu Infrastructure Fund Management Corporation Ltd. (TNIFMC), Government of Tamil Nadu for the Asian Development Bank (ADB).

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# Environment & Social Due Diligence Report

**Project Name:** Affordable Housing Project  
**Developer Name:** Rajarathnam Construction Private Limited  
**Client:** Tamil Nadu Infrastructure Fund Management Corporation (TNIFMC)

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# 1 Introduction

## 1.1 Background

1. Tamil Nadu Infrastructure Fund Management Corporation Limited (hereafter referred to as TNIFMC), is an Asset Management Company (AMC) promoted by Government of Tamil Nadu (GoTN) for the purpose of raising and managing alternative investment funds focused on sectors like infrastructure, affordable housing etc. TNIFMC is managing Tamil Nadu Shelter Fund (TNSF) which is registered as a Category I (Social Venture) Alternative Investment Fund, with a mandate to invest in affordable housing projects in Tamil Nadu.
2. The primary focus areas of TNSF are:
  - Affordable housing- with focus on housing for the Economically Weaker Section (EWS) and Low-Income Groups (LIG)
  - Hostels- for working women from all sections of the society.
  - Industrial housing for workers in and around Industrial complexes/Parks/Clusters.
  - Senior and assisted living
  - Others- Rental housing for students, co-living spaces etc.
3. TNSF is considering an investment in a “Affordable Housing Project” located at Vilangadupakkam Village, Ponneri Taluk, Tiruvallur district, Tamil Nadu. As part of the investment process, TNIFMC has hired Colliers, a sustainability and E&S services firm, to conduct the ESG due diligence for the proposed project.

## 1.2 Primary objective & Scope of Study

4. The objective of conducting the ESG due diligence is to assess the rate of ESG risks associated with the proposed project. The primary objective is to identify, mitigate and recommend appropriate measures to improve the ESG performance of the proposed project to aid TNSF to make an informed decision on the proposed investment.

## 1.3 Scope of Work

5. Assessment of environmental, social and governance aspects of the project owner and proposed project against the applicable standards. The consultant will use the TNIFMC's ESG policy, Asian Development Bank, World Bank, and International Finance Corporation (IFC) Performance Standards. The assessment will include but not limited to the following aspects:
  - Background check of project-owner/- on corporate governance including policies and incidents related to anti-bribery and anti-corruption, fraud, whistle-blower, diversity and inclusiveness, prevention of sexual harassment, child labour, forced labour, environmental health and safety policies, governance structure, regulatory compliances, incident against Key Management Personnel of the project owner/promoter/sponsor etc.
  - On-site investigation with respect to:
    - Past land use of the site and lease agreement review
    - Whether there are any disputes/claims/arbitration in any court of law pertaining to the land
    - Surrounding land use
    - Area geology, and potential soil and ground water contamination
    - Loss of biodiversity due to land clearing, waste disposal
    - Sources and availability of water (ground/surface),
    - Consumption of water
    - Impact on water availability for the local community in the area
    - Potential impact on soil and water bodies nearby
    - Effluents- type and quantity of effluents generated, are there any hazardous effluents generation, is there an effluent treatment plant, effluents (quality and quantity) and pollution prevention measures in line with local laws, standards, and regulations.
    - Proximity to sensitive areas such as environmental, cultural and heritage site
    - Adverse impact on air, water, aesthetic pollution on the environmental, cultural and heritage sites due to project activity
    - Loss of accessibility to the local community
    - Past track record- have there been any serious environmental or social incidents in the past.



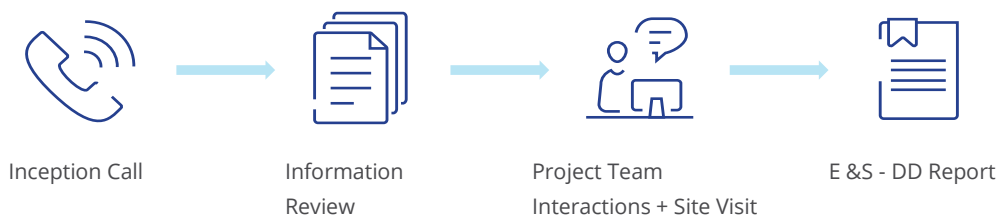
- Liabilities- Is the project exposed to potentially significant environmental liabilities, such as those arising from land or ground water contamination, related to the company's past or ongoing operations? Is the company exposed to potentially significant health and safety liabilities, such as those from ongoing or future claims from negatively affected workers and/or communities?
- On-site consultation with relevant stakeholders such as the local community, key regulatory authorities, etc.
- Review with respect to the site on these mandatory topics:
  - Past legal non compliances/ incidents of violation of laws
  - Adverse media articles
  - Any voluntary or involuntary resettlement (physical and economic) scenarios due to the project
  - To assess whether designs are certified by licenses structural engineers for their structural stability and safety including seismic and wind forces.
  - Project related regulatory documents- consents/ permits/ licenses obtained so far against those applicable for the project.
  - Assess the capacity of the project owner/ to deal with the environmental and social risks and impacts and implement appropriate training and capacity building measures for safeguard compliance.
  - Due Diligence will also be conducted if the project has ay "associated facilities" that are not funded as part of the project (funding may be provided separately by the borrower or by third parties) if those facilities viability and existence depend exclusively on the project and whose goods or services are essential for successful operation of the project.
  - As per ADB safeguard requirements available in ADB's website: environment (Appendix 1, page 30, para 4)- At an early stage of project preparation, it is required to identify potential direct, indirect, cumulative, and induced environmental impacts on and risks to physical, biological, socioeconomic, and physical cultural resources and determine their significance and scope, in consultation with stakeholders, including affected people and concerned NGOs. The project owner/ promoter/ sponsor shall assess cumulative and induced impacts due to further development of similar projects or other projects in the area, as appropriate.
  - Review of any established baseline for common natural resources, livelihoods, social interactions, support systems, other social and cultural characteristics by the project owner/ promotor/ sponsor
  - Review of metrics or indicators to gauge the effectiveness of grievance redressal procedures defined by the project owner/promoter/sponsor.

#### 1.4 Reference Framework for E & S-DD

6. The reference framework for E & S -DD includes:
- TNSF's EGSMs
  - National, State (Tamil Nadu) and sector specific rules and regulations covering ESG aspects.
  - World Bank, International Finance Corporation and Asian Development Bank Guidelines

#### 1.5 Approach & Methodology of E & S-DD

7. The approach and methodology adopted for E & S- DD is presented in the subsequent subsections.



##### 1.5.1 Inception call

8. A call was conducted with the Company on 22.05.2024 with the following objectives:
- Obtain an overview of the project and status.
  - Discuss Site visit and project data requirements
  - Explain the approach and methodology adopted for the E & S -DD.



### 1.5.2 Information review

9. Colliers prepared a Project Information Sheet for obtaining information about the project and its management. A detailed list of documents and records required for review and aligned to the reference framework was shared with the Company in the sheet. Additional requests for information were made based on the outcomes of the subsequent interactions. The documents and records received from the target company were reviewed for scoping the project.

### 1.5.3 E&S Site Visit

10. E&S Site visit was conducted on 28 and 29 May 2024 at the Client project site with Mr. Gunashekharan from Rajarathnam Construction Private Limited and Mr Venkatesan Balamurugan. Team interactions were held between to corroborate the project details received through documents with the management and with the site team. Further discussions were held with Mr. G.M.V. Kumaran, from Rajarathnam Construction Pvt Ltd, for clarity on the documents.

### 1.5.4 Team Interaction

11. Assessment of the target company and project management was conducted through discussions with Mr. GMV Kumaran, Joint Director, Rajarathnam Construction Pvt Ltd on the following topics:
  - A. Understanding the following aspects of project implementation:
    - EHS management measures adopted in the project.
    - E&S Legal Compliance management in the project
    - Organization structure at project level and entity level implementation of environmental and social aspects of the project.
    - Contractor management w.r.t fair wages, equal remuneration, inter-state migrant workers, building construction workers, contract labour etc.
  - B. Measures planned/undertaken on **environment, health & safety management** at the project site including safe work practices, waste management, training of workers, incident management, emergency preparedness & response and local community grievance redressal.
  - C. Practices on **human resource management** including payment of wages, hours of work, leaves, worker grievance handling, procedures of prevention of sexual harassment for women workers, labour accommodation.
  - D. **GHG emissions** sources and mitigation, water and energy conservation measures adopted.

## 1.6 Limitation of the Study

12. The present E&S Due Diligence of the proposed project is compiled based on the E&S site visit observations and the documentation as provided by the developer. The data and findings presented herewith are to the best of knowledge of the E&S consultant.

## 2 Project Overview

13. The “Affordable Housing Project” is a residential project, to be developed by M/s Rajarathnam Construction Pvt Ltd. The project is to be developed in two different plots, named 47 Cents and 98 Cents. 47 Cents plot covers 1,906 m<sup>2</sup> and 98 Cents plot covers 3,965m<sup>2</sup>, both located in the same neighbourhood in Vilangadupakkam, Ponneri taluk, Tamil Nadu. The project will be constructed in 30 months. The details of proposed developments are provided in the tables below. At present no construction activity is ongoing at the project site.

### 2.1 Current Status of the Project

14. The Project proponent has applied for the development approval to CMDA for the approvals, the approvals are yet to be received. At present the site is an open vacant land devoid of any structures or any fully grown trees, owned by the developer.

### 2.2 Project Location, Connectivity and Land Use Land Cover

The Project is located in Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District, Tamil Nadu



Figure 1 Project Location<sup>1</sup>

### 2.3 Land

15. As per the land ownership details provided, the proposed project site is in the name of Mr. A. Rathinam, MD Rajarathnam Construction Private Limited. The land is classified as residential land use as per revenue records. The proposed project land has historically been private land. The due diligence confirms that land does not have any voluntary/involuntary resettlement or displacement. Both land parcels were open lands, devoid of any major structure or building except for one small tin shed at the 48 cent land parcel used for storage of material and

whereas 98 cent land parcel does not have any build up structure. The sites are secured with fence along the boundary. The land ownership details will be submitted in the upcoming SSMR.

## 2.4 Topography

16. The topography of an area mainly depicts the elevation, relief, natural features (waterbodies, mountains, hills, ridges etc.) and man-made features (roads, highways, railways, walking paths.)
17. The topography of the project site is a Flat plain land with an average elevation of 30 to 32 m above mean sea level.

## 2.5 Connectivity

Table 1 Connectivity to the project site

S.no	Site location from key focal nodes	Observation
1.	Project Borders	The Site falls in Vilangadupakkam village, with Perungavur village panchayat to the east; Athivakkam village panchayat to the west; Dhargaas village panchayat to the north; and Vadaperunbakkam village panchayat to the south.
2.	Highway/ Access Road	The project site is connected to NH-16 within 2.5 km and panchayat roads within 100m.
3.	Railway Station	Nearest Railway Station – Tiruvottiyur, Railway Station, Chennai, Tamil Nadu 642001 which is located 11Km to southeast of the project site
4.	Bus station	Nearest bus station is Vilangadupakkam bus stand which is 1 km west of the project area.
5.	Airport	The nearest airport to Vilangadupakkam is Chennai International Airport which is around 30km to the south of the project site.

## 2.6 Social Infrastructure

Table 2 Social Infrastructure

<b>Schools</b>	<ul style="list-style-type: none"> <li>• RC Infantsia school (Vilangadupakkam) Adjusent to projected site</li> <li>• Vilangadupakkam Government High School, 200m</li> <li>• Perungavoor Government school, Perungavoor -2km away from the site</li> <li>• Vadagarai Girls Higher Secondary School, Madavaram Red Hills Rd-2km away from site</li> <li>• Beloved Matriculation School, Bharathi Nagar-4KM</li> <li>• SURVEY NO. 20/2,20/3,21/1B,23/2B,23/2C, Olive Tree Global School - CBSE, MANJAMBAKKAM, 24/2B, 100 Feet Rd-3.5km</li> <li>• Boppili Raja Government Higher Secondary School, Surapet Main Rd, Puzhal, Kadirvedu-4.5 KM</li> </ul>
<b>Health facilities</b>	<ul style="list-style-type: none"> <li>• Government Veternity Hospital – 1km</li> <li>• Govt Hospital Budur, Tamil Nadu 600067-4KM away from the site</li> <li>• Govt Veterinary Hospital, Dhargaas, Chennai, Perungavoor, Tamil Nadu 600067 1km from the site</li> <li>• Jeevodaya Hospice for Cancer Patients, 1-272, Kamaraj Salai, Periya Mathur, Mathur, Tamil Nadu 600051 -4.5km from the site</li> <li>• Sri Venkateswaraa Medcity, Nallur Toll Plaza, 51, GNT Rd, Red Hills, Padianallur- 4km</li> <li>• RelaMS Hospital, Lal Bahadur Shastri, M.A.Nagar, Padianallur-4km</li> </ul>
<b>Colleges</b>	<ul style="list-style-type: none"> <li>• Apollo Arts &amp; Science College, Sendrambakkam, - 3km from the proposed site</li> </ul>





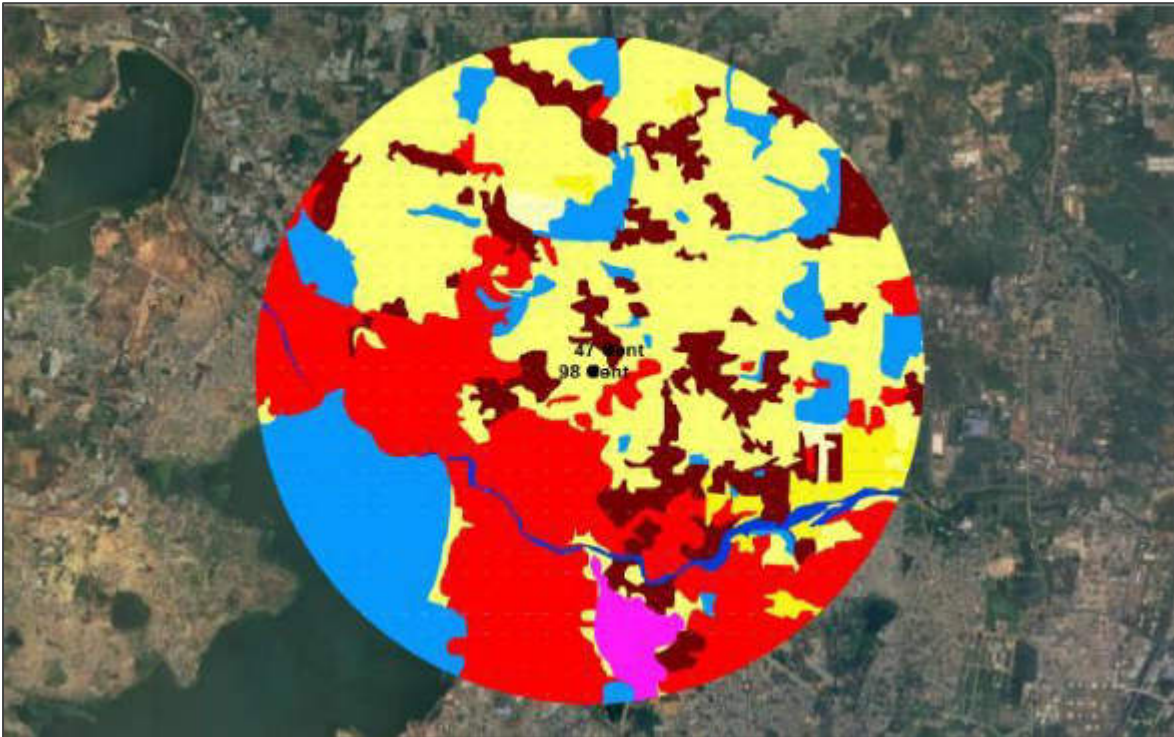


Figure 3: Land Cover<sup>3</sup>

20. The above figure provides the land use of the area around the project site (5Km). The maximum area of the 5km study area is open vacant land with agricultural and open lands covering about 65%, builtup area 15%; vegetation 10% and water bodies about 10% of the total area.

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<sup>3</sup> ESRI-Sentinel 2 Land cover

### 3 Key Findings Section

#### 3.1 ESG Risk Rating Tool

ESG Risk Rating Tool - TNSF (Version 1.0)			
Project Details			
Name of the Project	Affordable Housing Project	Start of Evaluation Date	
Site Location / Alternatives under consideration	Vilangadupakkam	Project Developer	Rajalarathnam Developers
Total Project Cost (in INR Million)		TNSF Investment (in INR M)	
		Investment Period	

Dimension	No. of Observations
<b>List of ESG Issues</b>	<b>6</b>
Environment	2
Social	2
Governance	2
<b>Material ESG Risks</b>	<b>4</b>
Environment	2
Social	1
Governance	1

Project Risk Rating	
Risk Level (%)	ESG Risk Rating
<b>20.83333</b>	<b>medium</b>

Scale	Risk Level
Low	0-15%
Medium	16-30%
Med-High	31-45%
High	46-60%
Very High	>60%

Sl. No.	Dimension	Risk Score
1	Environment	7.00
2	Social	4.00
3	Governance	4.00

**Note to the user**

1. The ESG Risk Rating Tool is developed to assist in evaluation of the ESG risks of the identified project.  
 2. The person using this tool should not tamper with the in-built evaluation criteria. Any changes to the criteria shall be done so after getting requisite approval from Impact Monitoring Officer.  
 3. All changes shall be indicated in the document control log provided below.

21. TNSF has developed an ESG risk rating tool under its ESG management system, to identify and evaluate material ESG risks related to the project activities. Based on the site visit, stakeholders’ consultation and documents review, issues have been identified and evaluated for its “likelihood of occurrence” and “severity of potential impact” for this project.
22. The issues identified are based on the current project status and may evolve during construction and operational phase. The overall risk rating is about 22.8 % which falls on “medium” risk on project risk rating scale. The separate scores for environment, social and governance are discussed below:

<b>Environmental</b>	7
<b>Social</b>	4
<b>Governance</b>	4

The material risks identified from the tool includes the following.

<b>Environmental</b>	<ul style="list-style-type: none"> <li>• Development of ESG Policy</li> <li>• Development of Environmental and Social Management System</li> <li>• Extraction of groundwater</li> </ul>
<b>Social</b>	<ul style="list-style-type: none"> <li>• Grievance Redressal Mechanism</li> <li>• Stakeholder engagement</li> </ul>
<b>Governance</b>	<ul style="list-style-type: none"> <li>• Implementation of ESG Management System</li> <li>• ESG Manager/ Team not developed</li> </ul>

### 3.2 Compliance to Environment and Social Legal Requirements, IFC Performance Standards and ADB Safeguards

#### Method of Assessing Compliance

23. The status of compliance of the project with applicable E&S legal regulations is presented in the subsequent sub-sections. The method of reading the tables is as follows:

- The regulations and their applicable requirements are listed in the first and second columns, respectively.
- The compliance of projects with legal requirements has been indicated based on the legend given below.

**C** Regulation and its requirement are applicable to the project.  
The project is **COMPLIANT** to the requirement.

**PC** Regulation and its requirement are applicable to the project.  
The project is **PARTIALLY COMPLIANT** to the requirement.

**NC** Regulation and its requirement are applicable to the project.  
The project is **NON-COMPLIANT** to the requirement.

**NA** Regulation and its requirements are **NOT APPLICABLE** to the project

**No Info** **INSUFFICIENT INFORMATION** to assess the status of compliance/conformance

- The last column provides a remark on the status of compliance. Text in bold describes the nature of non-compliance.



### 3.3 Legal Requirements- Environmental

Table 3 Legal Requirements-Environment

Legal Requirements- Environment							
Sl.NO	Regulation	Status	Legal Requirement	Authority Responsible	Observations	Compliance Status	Recommendation
1	Environmental Impact Assessment Notification 2006 and amendments thereof	Not Applicable. The proposed project encompasses 2.4-acre parcel land with a total built-up area of 5,867 m <sup>2</sup> . The total built-up area of the project is less than 20,000 sqm which is considered the threshold limit of built-up area to be eligible for environmental clearance.	Obtain Environmental Clearance (EC) under the EIA Notification 2006	Tamil Nadu Environmental Impact Assessment	An environmental clearance is not required for the proposed project as the total built-up area of the project is 5,867 m <sup>2</sup> which is less than 20,000 sqm which is considered as the threshold limit of built-up area to be eligible for EC.	NA	None.
			Submission of bi-annual compliance report post EC	Tamil Nadu Pollution Control Board	Not applicable as EC is not required for the proposed project.	NA	None.
			Submission of environmental statement for the financial year ending the 31st of March in Form V to TNPCB on or before thirteenth day of September every year (u/r 14)	Tamil Nadu Pollution Control Board	Not applicable as EC is not required for the proposed project.	NA	None.
2	Air Prevention and Control of Pollution Act, 1981 (Air Act) and Water Prevention and Control of Pollution Act, 1974 (Water Act)	Applicable. All potential pollution activities will require Consent to Establish from Pollution Control Board before commencing construction activity at the	Consent to Establish Certificate (CTE) u/s 21 of Air Act and u/s 25 of Water Act	Tamil Nadu Pollution Control Board	At present no construction activity has commenced at the project site. The developer is yet to apply for the CTE certificate.	NA	Developer to ensure that no construction activity is commenced at the project site without obtaining CTE certificate.
			Comply with the conditions of CTE		Compliance to CTE conditions which includes but not limited to-treatment of domestic effluents (conditions under Water Act), diesel	NA	Developer to comply with the CTE conditions during the construction phase of the project.

**Legal Requirements- Environment**

Sl.NO	Regulation	Status	Legal Requirement	Authority Responsible	Observations	Compliance Status	Recommendation
		proposed project site.			generators (conditions under Air Act), sewage disposal & waste facility, ambient air, water and noise standards and labor camps.		
3	Air Prevention and Control of Pollution Act, 1981 and Water Prevention and Control of Pollution Act, 1974	Not Applicable to the present stage of the proposed project site.	Consent to Operate (CTO)		A CTO certificate is required to be obtained before commissioning of the proposed project. At present there is no construction activity ongoing at the project site. Hence, not applicable.	NA	Developer to obtain CTO before commissioning the project.
4	Environment Protection Second Amendment Rules 2002 (DG set) & 2004	Not Applicable because the project is not utilizing DG sets for emergency power supply.	The stack height of the DG should be as per the regulations. DG set should be housed in an acoustic enclosure	Tamil Nadu Pollution Control Board	No construction activity is ongoing at the proposed project site. Based on the E&S site visit observations, the project site does not utilize DG sets for emergency power supply.	NA	Recommend ensuring compliance with DG set rules.
5	Noise Pollution (Regulation and Control) Rules, 2000	Not Applicable to the present stage of project operation.	No horn shall be used in silence zones or during nighttime (u/r 5A (1)) Sound emitting construction equipment shall not be used or operated during nighttime in residential areas and in silence zones. (u/r 5A (2))	Tamil Nadu Pollution Control Board	No construction activity is ongoing at the proposed project site. Hence, not applicable	NA	Developer to conduct ambient noise monitoring report. It is further recommended that the developer should take adequate measures to control noise levels and restrict to 55 dB(A) during daytime and 45dB(A) during nighttime which is the prescribed national noise level standards for residential areas.
6	Gas Cylinder Rules, 2016	Not Applicable. The project site	Specifications for labelling (u/s 9) and	Petroleum and Explosives	There is no storage of gas cylinders at the project site.	NA	None.

**Legal Requirements- Environment**

Sl.NO	Regulation	Status	Legal Requirement	Authority Responsible	Observations	Compliance Status	Recommendation
		does not store gas.	storage (u/s 21) of gas cylinders (vertically in a cool dry, well-ventilated place under cover away from heat	State Organization			
7	Hazardous Wastes (Management, Handling and Transboundary Movement) Rules 2016	Not Applicable	Occupier shall be responsible for safe and environmentally sound management of Hazardous and other waste. u/r 4(2)	Tamil Nadu Pollution Control Board	Based on the E&S site visit observations, there is no presence of 'hazardous waste' as defined under section 3(17)(i), (ii) and (iii) being generated/ handled/ stored/ Processed hazardous waste which should comply with the rules and obtain consent from TNPCB.	NA	None.
8	Construction and Demolition Waste Management Rules, 2016	Not applicable to the present stage of project operations.	Mode of disposal of C&D waste. u/r 4	Tamil Nadu Pollution Control Board	Based on the E&S site visit observations, there is no construction activity ongoing at the proposed project site.	NA	Developer to ensure proper storage and disposal of construction and demolition waste during the construction stage of the project.
9	Solid Waste Management Rules, 2016	Not applicable to the present stage of project operations	Every waste generator shall segregate and store the waste generated by them in three streams, namely, biodegradable, non-biodegradable and domestic hazardous wastes in suitable bins and handover segregated wastes to authorized waste pickers or waste collector as per the direction or notification by the local authorities	Tamil Nadu Pollution Control Board	Based on the E&S site visit observations, there is no solid waste present at the proposed project site.	NA	Developer to ensure the generated solid waste at the proposed project site and labour camp shall be stored and disposed as per municipal solid waste rules during the construction stage of the project.

Legal Requirements- Environment							
Sl.NO	Regulation	Status	Legal Requirement	Authority Responsible	Observations	Compliance Status	Recommendation
			from time to time. u/r 4(a)				
10	E-Waste (Management) Rules, 2016	Not applicable to the present stage of the project operations	Ensure e-waste generated by them is channelized through collection centre or dealer of authorized producer or dismantler or recycler or through the designated take back service provider of the producer to authorized dismantler or recycler. u/r 9(1) Maintain records of E-Waste generated in Form-2. u/r 9(2)	Tamil Nadu Pollution Control Board	Based on the E&S site visit observations, there is no e-waste present at the proposed project site.	NA	None
11	Central Ground Water Authority Guidelines to regulate and control Ground Water Extraction in India dated 1 June 2019 Groundwater (Development and Management) Act, 2009	Not Applicable to the present stage of the project operation.	Registration of existing borewells/NOC for new borewells.	Central Groundwater Authority	Based on the E&S site observations there are no borewells present at the proposed project site.	NA	Going forward in case borewell is to be developed, a prior approval to be obtained.
			Installation of digital water flow meter (confirming to BIS standard) in the abstraction structure (s)		Not applicable.	NA	
12	Tree Cutting and Replantation NOC scheme	Requirement for tree cutting for construction works to commence at Project site.	Permission is required for cutting/transplanting trees coming in proposed construction of high-rise residential building	Tree Authority	Based on the E&S site visit observations, there are no mature tree present at the proposed project site. Hence, not applicable.	NA	None

### 3.4 Insurances

Table 4 Project Insurance

Project Insurances				
Sl. No	Applicable Insurances	Observations	Compliance Status	Recommendations
1	General Insurance for the property	The general insurance of the project was not shared for review.	NC	Developer to obtain general insurance for the property.
2	Contractor All Risk Policy	At present there is no construction ongoing at the project site. Hence, not applicable to the present stage of project operation.	NA	Developer to obtain contractor all risk policy when construction activity commences at the project site.
3	Third Party Liability Policy	At present there is no construction ongoing at the project site. Hence, not applicable to the present stage of project operation.	NA	Developer/ contractor to obtain all risk insurance policy to cover the construction activities .
4	Environmental Liability insurance	At present there is no construction ongoing at the project site. Hence, not applicable to the present stage of project operation.	NA	None

### 3.5 Legal Requirements- Occupational Health & Safety

Table 5 Occupational Health and Safety

Legal Requirements- Occupational Health & Safety						
Sl. No	Applicable Regulation	Status	Legal Requirement	Observations	Compliance Status	Recommendations
1	The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Central Rules, 1998	At present there is no construction work on-going at the project site. Hence, not applicable to the present stage of the project operations.	• Registration of establishment	At present the proposed project is in the land stage. No construction activity has commenced, and labourers are not deployed at the project site. Hence not applicable.	NA	The developer to comply with the legal requirements pertaining to Occupational Health & Safety when the construction activity commences at the project site.
			• Hours of work, rest and weekly off (Chapter XXVI)			
			• Safe & Health- General Provisions (Chapter IV)- physical hazards, PPE, electrical hazards.			
			• Provision of drinking water (u/s 32)			
			• Provision of latrines and urinals (u/s 33)			
			• Provision of accommodation (u/s 34)			
			• Provision of creches (u/s 35)			
			• First aid facilities (u/s 36)			
• Fire protection (u/r 35)	NA					

Legal Requirements- Occupational Health & Safety						
Sl. No	Applicable Regulation	Status	Legal Requirement	Observations	Compliance Status	Recommendations
			<ul style="list-style-type: none"> <li>Emergency action plan</li> <li>Stability of structures (u/s</li> <li>Lifting appliances and gear (Chapter VII)- testing, safe, load indicators, ropes</li> <li>Reporting of accidents (u/r 237)</li> <li>Medical examination of crane operators, exposure to special occupational hazard (u/r 250)</li> <li>Safety Officer (u/s 38 &amp; u/r 209)</li> <li>Health and Safety Policy (u/r 39)</li> </ul>		NA	
2	Central Electricity Authority (Measures relating to safe and Electric Supply) Regulations, 2010		<p>General safety requirements for:</p> <ul style="list-style-type: none"> <li>Electric Supply lines and apparatus safety</li> <li>Cut-out</li> <li>Earthed terminal</li> <li>Dangerous notice</li> <li>Flexible cables</li> </ul> <p>Fire buckets filled with clean dry sand and ready for immediate use for extinguishing fires, in addition to fire extinguishers suitable for dealing with electric fires shall be kept at site</p>			
3	Gas Cylinder Rules 2016	Not applicable. No gas cylinders are present at the project site.	Specifications for labelling (u/s 9) and storage (u/s 21) of gas cylinders (vertically in a cool, dry, well-ventilated place under cover away from heat)	There are no gas cylinders present at the project site.	NA	None.

### 3.6 Legal Requirements- Labour & Working Conditions

Table 6 Labour and Working Conditions

Legal Requirements- Labour & Working Conditions						
Sl. No	Applicable Regulation	Status	Legal Requirement	Observations	Compliance Status	Recommendations
1	Contract Labour (Regulation and Abolition) Act, 1970;	At present there is no construction work on-going at the project site. Hence, not applicable.	a. Registration of Establishment as principal employer (u/s 7)	At present there is no construction work on-going at the project site. There are no labours deployed at the project site. Hence, not applicable to the present stage of project operations.	NA	Recommend obtaining and complying once construction activities commence at the project site.
			b. Contractor's license for workers more than 50 (u/s 12)			
2	Minimum Wages Act, 1948		Payment of minimum wages as per latest circular. u/s 5&12			
3	Employee Compensation Act, 1923 and Amendment Act, 2009		Obtaining insurance policy for the same. u/s 4(2)			
4	Employees' Provident Funds (EPF) and Miscellaneous Provisions Act, 1952 amended up to 1996's.		Deduction of employee contribution and deposit of employee and employer contribution with the authority. u/s 6			
5	Employees' State Insurance Act (ESI), 1948		Deduction of employee contribution and deposit of employee and employer contribution with the ESI Corporation. u/s 40(1)			
6	Equal Remuneration Act, 1976		Duty of employer to pay equal remuneration to men and women for same work or work of similar nature (u/s 5)			
7	Inter-State Migrant Workers Act 1979		a) Registration of establishment as principal employer (u/s 4)			
			b) Contractor's license for engaging migrant workers (u/s 8)			
			c) Payment of wages as per Minimum Wages Act (u/s13)			
			d) Displacement allowance equal to fifty percent of the monthly wages (u/s 14)			



Legal Requirements- Labour & Working Conditions						
Sl. No	Applicable Regulation	Status	Legal Requirement	Observations	Compliance Status	Recommendations
			e) Journey allowance (to and from hometown payable by Contractor (u/s 15)			
8	Prevention of Sexual Harassment	Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013	a) Receive complaints of sexual harassment (u/s 9) b) Conduct enquiry on receipt of complaint (u/s 11)	A POSH Policy has not been developed at the present stage.	A POSH Policy has not been developed at the present stage.	Recommend Developer (Rajarithnam Construction Pvt Ltd ) to formulate and implement a POSH policy when the Company has a workforce of more than 10 persons.
9	Maternity Benefit	Maternity Benefit Act, 1961	Maternity benefit leaves of 26 weeks (u/s 5(3))	maternity benefit policy is not available.	maternity benefit policy is not available.	Recommend Developer to formulate and implement a Maternity benefit policy when the Company has a workforce of more than 100 persons.
10	Child Labour	Child and Adolescent Labour (Prohibition & Regulation) Act, 1986 amended in 2016	Client will not employ children in any manner that is economically exploitative or is likely to be hazardous or to interfere with the child's education or be harmful to the child's health or physical, mental, spiritual, moral, or social development	Child labour policy not available for review	Not available	The developer to ensure that there are no child laborers present at the project site during the construction phase.

### 3.7 Assessment of IFC PS 1

Table 7 Assessment and Management of E&S Risks and Impacts

SN	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
1	Policy	Applicable. The construction activities at the proposed project site give rise to environmental and/or social risks and impacts.	IFC PS1	a. Establishing E & S Policy which incorporates national laws	Environmental and social policy was not shared for review.	NC	Recommend the developer to formulate an environment and social policy at the entity level. The policy should indicate the designated individual from the developer's team will confirm and execute the policy. The policy should be communicated to all stakeholders.
				b. Policy to indicate competent professional to ensure conformance & execution of the Policy			
				c. Communication of the policy to all levels of organization			
2	Identification of risks & impacts	Not applicable as the project built-up area is less than the required threshold for conducting EIA.		a. Conducting an environmental and social impact assessment. (ESIA or EIA) of the project, appropriate to the nature of the project's environment and social risks	The proposed project built-up area of the project is less than 20,000 sqm and environmental clearance is not required. Hence, not applicable.	NA	None
				b. ESIA should consider baseline environmental and social data (for instance CO2 emission, air & water pollution)	EIA document considered baseline environmental and social-economic data	NA	None.
3	Monitoring and review	Applicable. The construction activities at the proposed project site gives rise to environmental and/or social risks and impacts.		a. Establish procedures to monitor and measure the effectiveness of the management program	An environmental and social management system was not shared for review.	NC	The developer to establish procedures to monitor the effectiveness of the ESMS. The ESMS should be reviewed periodically by the senior management of the developer's team.
				b. Senior management in the client organization will receive periodic performance	No information pertaining to review of ESMS by the senior management was shared for review.		

SN	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
				reviews of the effectiveness of ESMS			
4	Emergency preparedness & response			<p>Establish and maintain emergency preparedness response system to respond to accidental and emergency situations associated with the project.</p> <ul style="list-style-type: none"> <li>-- identification of areas where accidents and emergency situations may occur</li> <li>-- impacted communities &amp; individuals</li> <li>-- response procedure</li> <li>-- procedure of equipment &amp; resource</li> <li>-- designation of responsibilities</li> <li>-- communication with potentially affected communities</li> </ul>	An emergency preparedness and response system were not shared for Review.	NC	Developer to formulate emergency measures and procedures. The project site should identify any accidental areas and keep safety signages. All labours should be equipped with PPE kits, safety boots etc. Developer to ensure a Safety Engineer is deployed at the project site during the construction stage of the project.
5	Stakeholder engagement			Developing a stakeholder engagement plan	A stakeholder engagement plan was not shared for review.	NC	The developer to develop stakeholder engagement plan which includes effective participation of disadvantaged or vulnerable, resources and responsibilities and monitoring and reporting.
6	External communication and grievance mechanism			<p>Implement and maintain procedures for external communications:</p> <ul style="list-style-type: none"> <li>-- receive and register external communication from public</li> <li>-- screen, assess &amp; determine issues</li> <li>-- proven track &amp; document responses</li> </ul>	The project site does not have procedures for receiving, implementing, and maintaining external communication with both internal and external stakeholders. There is no grievance redressal policy available at entity level.	NC	<p>Going forward it is recommended to formulate and implement a grievance redressal procedure at project site which should include the following:</p> <ul style="list-style-type: none"> <li>-Designate roles and responsibilities at the project level.</li> <li>-Maintaining procedures for reporting of grievance complaints</li> </ul>

SN	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
							-Set time for addressing grievance and escalation
7	Ongoing Reporting to Affected Communities			Client to provide periodic reports to affected communities annually that describe the ongoing risk or impact on the affected communities	The project does not identify any affected communities.	NA	Going forward, it is recommended to establish a grievance mechanism as a good practice

### 3.8 Assessment of IFC PS 2

Table 8 IFC PS 2

SN	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
1	Human Resources Policies & Procedures	Applicable. The project employs laborers at site for construction works and entity level also there are employees.	IFC Performance Standard 2	a. Anti-bribery and Anti-corruption	At present it is a two-member company. Human resources policies and procedure are not applicable to the present stage. Anti-bribery and anti-corruption policy was not shared for review.	NA	Going forward recommend as a good practice to formulate and implement human resources policies and procedures.
				b. Code of Ethics and Conduct			
				c. Whistle Blowers Policy			
				d. Grievance Policy			
				e. Prevention of Sexual Harassment Policy			
				f. Equal Employment Opportunity			
				g. Leave Policy			
2	Working conditions and terms of employment			a. Communication of documented information regarding their rights under national labor and employment law	Provision of collective bargaining agreement is not applicable for the current E & S due diligence assessment as it is not an industrial project.	C	None
				b. Workers right to form and join workers organization the client shall respecting collective bargaining agreements			
				c. Base the employment relationship on the principle on non-discrimination and equal employment opportunity			
					At present it is a two-member company. The Company does not have a policy on non-discrimination and equal employment opportunity. Contract agreements with equal employment clause not shared for review.	NA	Recommend developer to ensure employment to be based on the principle of non-discrimination and equal employment opportunity

SN	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
				<p>d. Procedure for addressing collective dismissal/retrenchment</p> <p>e. Client to ensure that all workers receive notice of dismissal and severance payments mandated by law and collective agreements in a timely manner</p>	<p>At present it is a two-member company. Information pertaining to procedure for addressing collective dismissal/retrenchment was shared for review.</p> <p>At present it is a two-member company. Hence, not applicable to the present stage.</p>	<p>NA</p> <p>NA</p>	<p>Recommend developer to ensure that procedure is established for addressing collective dismissal/retrenchment s.</p> <p>Recommend developer to ensure that all workers receive notice of dismissal and severance payments in a timely manner.</p>
3	Protecting the Workforce	Applicable.	Child and Adolescent Labour (Prohibition & Regulation) Act, 1986 amended in 2016	Client will not employ children in any manner that is economically exploitative or is likely to be hazardous or to interfere with the child's education or be harmful to the child's health or physical, mental, spiritual, moral, or social development	At present no construction has commenced at the project site. Based on the E&S site visit observations there are no child laborer's present at the project site.	C	Going forward, The developer to ensure that there are no child laborer's present at the project site during the construction phase.
4	Safe and Healthy Work Environment	Not applicable. The project is currently in the land stage.	World Bank Group General EHS Guidelines, 2007	a. Physical Hazards, collisions, slips, falls, general facility, design and operations, Integrity of Workplace structures, workspace & exit, fire precautions, lavatories and showers, portable water supply, clean eating area,	The project is currently in the land stage. Hence, not applicable.	NA	None.

SN	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
				lighting, safe access, first aid, air supply, work environment temperature			
				b. Communication and training-toolbox talks	The project is currently in the land stage and no construction activity has commenced at the project site.	NA	None.
				c. Accidents & disease monitoring	At present no construction activity has commenced at the project site. Hence not applicable.	NA	None.
5.	Workers engaged by third parties		Contract Labour (Regulation and Abolition) Act, 1970	1. Registration of establishment as principal employer (u/s 7) 2. Contractor's license for workers more than 50 (u/12)	At present no construction activity has commenced at the project site. Hence not applicable.	NA	Recommend obtaining contract labour registration and contractor's license during the construction stage of the project.
6	Worker's accommodation process and standards		IFC Guidelines on Workers accommodation : Guidance note by IFC and ERBD	a. Building construction materials, resistance to earthquakes (labour camps are always temporary in nature) b. Ventilation, slip resistant flooring c. Fire extinguishers d. Water and sanitary connection e. Canteen, cooking, and laundry facilities f. Separate toilets g. Wastewater and solid waste segregation	At present no construction activity has commenced at the project site. Hence not applicable.  At present no construction activity has commenced at the project site. Hence not applicable.	NA  NA	Recommend obtaining contract labour registration and contractor's license during the construction stage of the project.  Recommend obtaining contract labour registration and contractor's license during the construction stage of the project



SN	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
7	Primary supply chain		IFC PS2	h. First aid kit Monitor primary supply chain on an ongoing basis to identify new risks or incidents of child and or forced labour and life-threatening situations.			

### 3.9 Assessment of IFC PS 3

Table 9 IFC PS 3

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
1.	Resource Efficiency & Pollution Prevention:	Applicable. The under-construction operations of the project will consume resources (water, energy), reduce GHG emissions and will generate wastes (solid, c & d)	World Bank Group General EHS Guidelines (Part 1: Environmental) & IFC PS 2	a. Reducing project related GHG emissions	The project is pursuing IGBC certification. As informed by the developer they will be utilizing burnt clay porotherm bricks for construction. The product aids in heat gain reduction as the U value is better compared to normal bricks.	C	None.
				b. Quantification of GHG emissions	There is no construction activity going on at the project site. Not applicable to the present stage of project operations.	NA	Going forward, recommend quantifying GHG emissions during the construction phase of the project.
				c. Water conservation measures - Storm/Rainwater harvesting - zero discharge design/use of treated wastewater to be included in project design operation - water reuse	The project is pursuing IGBC certification. The client has not shared any policy statement or plan on zero discharge.	PC	Recommend implementing water conservation measures.
				d. Energy conservation measures - use of LED lighting - use low carbon fuels	The project is pursuing IGBC certification. Energy conservation strategies	PC	None

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
				- minimizing no. of boilers or heaters - Planting trees as thermal shields around buildings	were not shared for review.		
2.	Air emissions and Ambient air quality & Wastewater and Ambient Water Quality		World Bank Group EHS Guidelines (Part 1: Environmental) Consent to Establish from TNPCB u/s 25 Water Act and u/s 21 of the Air Act	a. Consent to Establish from TNPCB	At present the proposed project is in the land stage. Going forward recommend to obtain Consent to Establish certificate before commencing construction activity at project site.	NA	Recommended to obtain the certificate before commencing construction work at site.
				b. Comply with the conditions of consent to Establish	Not applicable to the present stage of project operations.	NA	Recommended to get the certificate and comply with all the conditions to establish.
				c. Consent to operate from TNPCB	Not applicable at the present stage	NA	None.
				d. Comply with the conditions to operate	Not applicable at the present stage	NA	None.
3.	Solid Waste		World Bank Group EHS Guidelines (Part 1: Environmental) & Solid Waste Management Rules, 2016	Every waste generator shall segregate and store the waste generated by them in three streams, namely, bio-degradable, non-bio-degradable and domestic hazardous wastes in suitable bins and handover segregated wastes to authorized waste pickers or waste collector as per the direction or notification by the local authorities from time to time. u/r4(a)	At present the project site is in the land stage. There is no construction activity on-going at the project site. Hence not applicable.	NA	Going forward The developer to implement solid waste rules during the construction and operational phase of the proposed project.
4.	Hazardous Waste		World Bank Group EHS Guidelines (Part 1: Environmental) Hazardous Wastes (Management, Handling and Transboundary	Occupier shall be responsible for safe and environmentally sound management of Hazardous and other waste. u/r 4(2)	At present stage there are no hazardous wastes being generated at site.	NA	None

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
			Movement) Rules, 2016				
5.	Construction & Demolition waste		World Bank Group EHS Guidelines (Part 1: Environmental) Construction and Demolition Waste Management Rules, 2016	Mode of disposal of c & d waste. u/r 4	At present the site is in the land stage. There is no construction or demolition waste being generated at the project site.	NA	None.
6.	E-waste		World Bank Group EHS Guidelines (Part 1: Environmental) & E-Waste (Management) Rules, 2016	Ensure e-waste generated by them is channelized through collection center or dealer of authorized producer or dismantler or recycler or through the designated take back service provider to authorized dismantler or recycler. U/r 9(1) Maintain records of e-waste generated in Form 2. u/r 9(2)	At present there is no e-waste being generated at site	NA	None
7.	Noise Pollution		World Bank Group EHS Guidelines (Part 1: Environmental) & Noise Pollution (Regulation and Control) Rules, 2000	No horn shall be used in silence zones or during night-time in residential areas except during a public emergency Sound emitting construction equipment shall not be used or operated during night-time in residential areas and silence zones	At present the project is in the land stage. There is no	C	None
				Ambient noise monitoring	There is no DG present at site for emergency power supply	NA	None

### 3.10 Assessment of IFC PS4

Table 10 IFC PS 4

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
1.	Water Availability	Applicable. Community health: The under-construction activities and the life cycle of the project may have	Central Groundwater Authority (Guidelines to regulate and control Groundwater extraction in India dated 1 June 2019, Groundwater	a. Registration of existing borewells/NOC for new borewells.	There is no borewell present at the project site. Hence, not applicable.	NA	None
				b. Installation of digital water flow meter (conforming to BIS	There is no borewell present at the project	NA	None

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
		detrimental effects on neighbors. Safety: Structural elements used in the construction activity are designed by competent professional and approved by competent authority. Security: The project site may retain direct or contracted workers to provide to safeguard its property	(Depletion and Management) Act, 2009 & World Bank EHS Guidelines (Part 3, Community Health & Safety)	standard) in the abstraction structure (s)	site. Hence, not applicable.		
2	Infrastructure and Equipment Design & Safety		IFC PS 4	a. Structural elements will be designed and constructed by competent professionals and certified or approved by competent authorities or professionals	At present there is no construction activity on-going at the project site. Hence, not applicable.	NA	None
		b. For projects that operate moving equipment on public roads, the client will seek to avoid the occurrence of incidents and injuries to members of the public associated with the operation of such equipment.		At present there is no construction activity on-going at the project site. Hence, not applicable.	NA	None	
3	Hazardous Materials and Management Safety			Exercise of special care where there is a potential for public (workers and their families) to be exposed to hazardous materials and substances	At present there is no presence of hazardous materials and substances.	NA	None
4	Ecosystem Services			Client to avoid degradation of natural resources that may result in adverse health and safety risks and impacts to affected communities.	The project location does not have detrimental effects on any ecosystem services.	C	None
5	Community exposure to disease			Client to minimize exposure to Covid 19 and other communicable diseases	Not applicable to the present stage of project operations.	NA	None.
6	Emergency Preparedness and Response Systems			In addition, this aspect specified in IFC PS 1 Client to assist and collaborate with affected communities, local government agencies to respond effectively to emergency situations.	At present there are no affected communities at site	NA	Recommended to include procedure and measures to inculcate collaboration with affected communities
7	Life & Fire Safety			World Bank EHS guidelines: Community	a. Provision of firefighting infrastructure	No construction activity has commenced at the	NA

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
			Health and Safety; National Building Code 2005/2016; Maharashtra Fire Prevention & Life Safety Measures Act, 2006	<ul style="list-style-type: none"> <li>- portable fire extinguishers</li> <li>- hose reel</li> <li>- Down comer</li> <li>- Yard hydrant</li> <li>- alarm system</li> <li>- automatic sprinkler system</li> </ul>	project site. Not applicable to the present stage.		
				b. Obtaining provisional Fire NOC at the time of obtaining commencement certificate from the Municipal Corporation	No construction activity has commenced at the project site. Not applicable to the present stage.	NA	None
8	Security Personnel		Private Securities Agency Regulation Act, 2005	Client retaining direct or contracted workers to provide security to safeguard its personnel and property the following shall be the guiding principles: <ul style="list-style-type: none"> <li>-hiring</li> <li>-rules of conduct</li> <li>-training</li> <li>-equipping</li> <li>-monitoring of such workers</li> </ul>	There are no security guards present at the proposed project site. Hence not applicable	NA	None.

### 3.11 Assessment of IFC PS 5

Table 11 IFC PS 5

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
1	Land Acquisition & Involuntary resettlement	Not Applicable for the project	IFC PS 5	a. Avoidance or at least minimization of involuntary resettlement by exploring alternative project designs balancing environmental	Based on the E&S due diligence, land acquisition and involuntary resettlement impact are not assessed due to the project	NA	None
				b. Compensation and benefits for displaced persons if applicable	Not required as there is no displacement of persons	NA	None
				c. Client will engage with affected communities through the process of stakeholder engagement described in PS 1	At present there are no affected communities due to the project site.	NA	Going forward it is recommended that the Client should develop a stakeholder engagement for affected communities

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
				d. The client will establish a grievance mechanism consistent with PS 1 as early as possible in the project development phase	At present there are no affected communities due to the project site.	NA	Going forward it is recommended that the Client must develop a grievance mechanism for affected communities
				e. Implementation of Resettlement Action Plan or Livelihood restoration Plan	As there has been no instance of involuntary resettlement or acquisition, no plan facilitating the same is required	NA	None

### 3.12 Assessment of IFC PS 6

Table 12 IFC PS6

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
1	Biodiversity Conservation & Sustainable Management of Living Resources	Not Applicable for the project	IFC PS 6	a. Protection and conservation of biodiversity	The project site does not fall under modified habitats, natural habitat, and critical habitat	NA	None
				b. Management of eco-system services	The project is not likely to have adverse impacts on ecosystem services.	NA	None
				c. Sustainable Management of Living Natural Resources	The Client is not engaged in the production of living natural resources such as natural and plantation forestry, agriculture, animal husbandry, fisheries etc.	NA	None

### 3.13 Assessment of IFC PS 7

Table 13 IFC PS7

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
1	Indigenous people	Not Applicable for the project	IFC PS 7	a. Client to avoid adverse impacts on indigenous people and wherever unavoidable, the client will minimize, restore and/or compensate	The project site does not identify any indigenous people likely to be affected by the project activities	NA	None

				for these impacts in a culturally appropriate manner commensurate with the nature & scale of such impacts			
				b. The Client will undertake an engagement process with the Affected communities of Indigenous people as required in PS 1. The engagement process includes stakeholder analysis and engagement planning, information disclosure, consultation, and participation in a culturally appropriate manner	As there are no indigenous people identified hence, there is no need for an engagement process.	NA	Going forward it is recommended as a good practice that the Client must develop an engagement plan with affected communities of indigenous people

### 3.14 Assessment of IFC PS 8

Table 14 IFC PS8

S N	Aspect	Reason for Application	Reference	E & S Requirement	Observations	Compliance Status	Recommendation
1	Cultural Heritage	Applicable for the project	IFC PS8 & The Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act 2010	The project site should not cause adverse impacts to cultural heritage sites	No cultural heritage site identified in the vicinity or the study area	NA	None

### Assessment Of Green Building Certification

Table 15 Green building Certification

S N	Aspect	Certification Checkpoint	Observation	Compliance Status	Recommendation
1	Green Building	Achieved certification	As informed by the developer, the proposed project will be pursuing green building certification.	NC	It is a good practice to achieve green building certification
		Certification Category (Gold/Silver/Platinum)			
		Renewal of Certificate			
		Maintenance of documents complying to green building audit			
2	Additional Sustainability Certification	Achieved certification	As informed by the developer additional sustainability certification is not being pursued at the project site.	NC	It is a good practice to achieve sustainability certification



3	International Certification	Achieved certification	As informed by the developer no international certification is being pursued at the project site.	NC	It is a good practice to achieve international certification
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### **3.15 Compliance to ADB Safeguards- Key findings**

24. This section classifies the risk to the project from environmental stress/climate change as well as the risk to the environment and climate change due to the project activities. The risk rating 'LOW', 'MEDIUM' and 'HIGH' is given to each of the aspects given below. Further, an overall risk is given to the project due to climate/environmental impacts.

#### **3.15.1 Impact of Environmental Stress and Climate Change on Project**

25. Groundwater Status: As per the Groundwater Exploitation Assessment Report by Central Ground Water Board (CGWB), the project site located in Vilangadupakkam Village, Ponneri Taluk, Thiruvallur District is classified as "Not-Over-Exploited". However requisite permission will be obtained for borewells, with appropriate rainwater harvesting and development of groundwater recharging systems. Therefore, the risk of the project for depleting groundwater level is classified as "Medium".

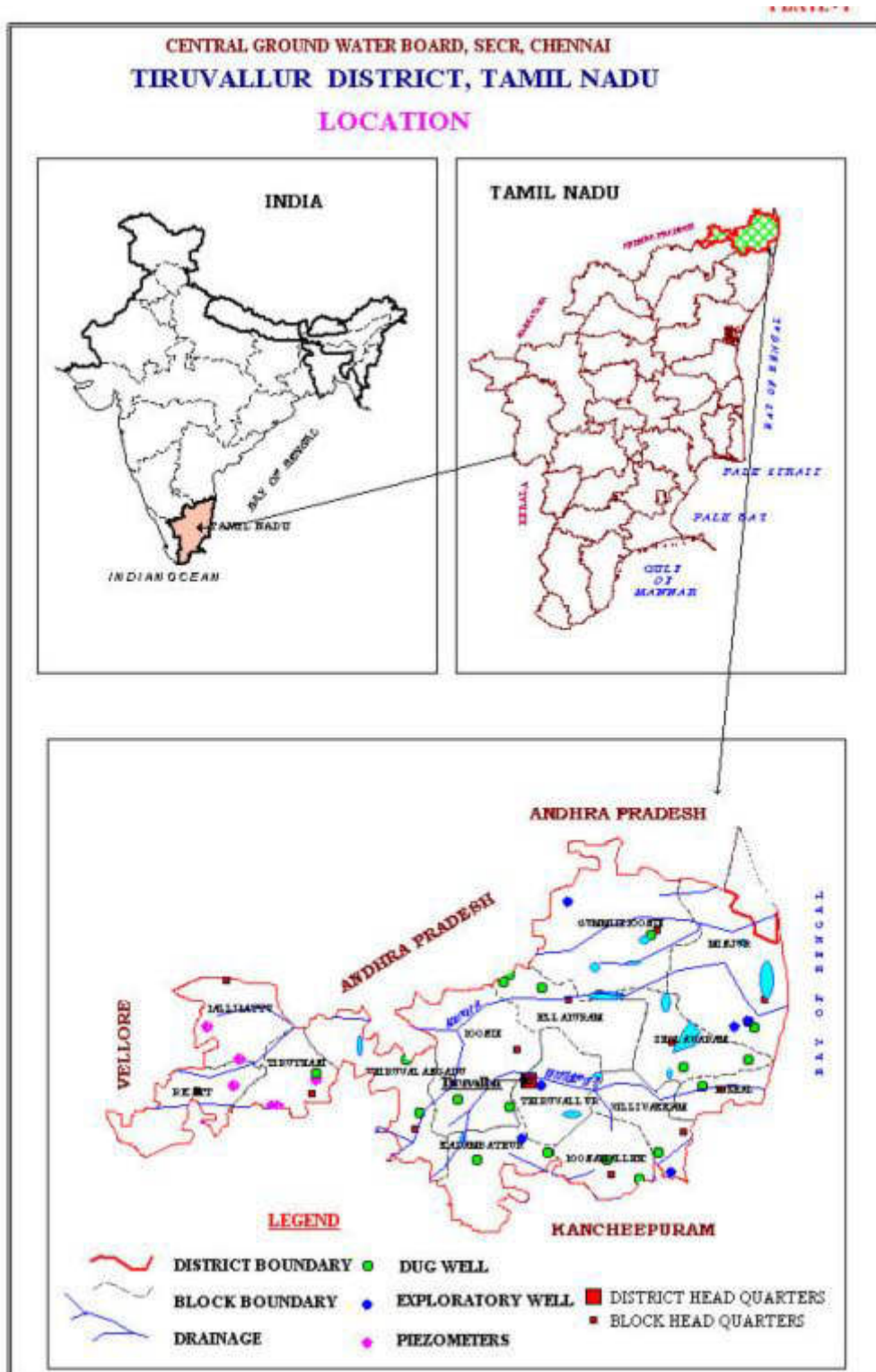


Figure 4: Groundwater Categorization Map

26. Susceptibility to natural catastrophes and climate-related emergencies:

- **Earthquake:** According to Building Materials and Technology Promotion Council (BMPTC) Earthquake hazard map, the project site lies in Zone III i.e., Moderate Damage Risk Zone (MSK VI). A disaster management plan needs to be prepared accordingly.

- **Flood:** According to BMPTC Flood Hazard Map, the project site is in the Low-Risk Zone. No additional mitigation measures need to be prepared.
- **Cyclone:** The project is in the Moderate Damage Risk Zone with a basic wind speed of 91 m/s Maximum Sustained Wind (MSW) in knots as per BMPTC Wind and Cyclone Hazard Map. The project design needs to consider this effect.
- **Landslide:** The project site is low risk to landslides as per BMPTC report. No additional mitigation measures need to be prepared.
- **Thunderstorm:** According to BMPTC Thunderstorm Incidence Map the site is in Moderate risk zone. The project design needs to consider this effect.
- **Drought:** There were no severe drought events in Vilangadupakkam region from last 3 years, but as per Environmental Information System Tamil Nadu (ENVIS) report, Vilangadupakkam is vulnerable to Drought. The project design needs to consider this effect and effective rainwater harvesting structure needs to be designed and developed.

The risk to the project from natural and climate related disasters is classified as "LOW".

27. **Critically Polluted area:** The project site is surrounded by Residential areas. The project site is not located within 5km distance any notified polluted areas as per Central Pollution Control Board in the 'Comprehensive Environmental Assessment of Industrial Clusters', 2013. Thus, the risk to the project from the polluted area is negligible.
28. **Presence of Municipal Dump site/Hazardous Waste Landfills:** The nearest dump site near to the project area is Chennai Corporation Dump Yard site which is 13Km away from the site area. No hazardous waste landfill is present near to the site.

Thus, the risk of exposure to pollution from dump sites to the project is "Low"

Source of Pollution around Project Location: None identified in the 5km vicinity

The risk of exposure to pollution from the nearby industries to the project is low.

Necessary mitigation measures will be taken as a part of EMP to be developed for construction phase

### 3.15.2 Impact of Project on Environment and Climate Change

29. **Impact on Protected Areas:** the project area does not has designated Protected areas.

Therefore, the risk from the project activities to the protected area is negligible.

30. **Impact on Water:** The project shall use groundwater for construction purposes. During the operational phase the project site shall be installing a Sewage Treatment Plant (STP). The developer to comply with the conditions for the wastewater management as specified in the Consent to Operate certificate for the proposed project site. Requisite permission will be obtained for borewells, with appropriate rainwater harvesting and development of groundwater recharging systems.

Therefore, the risk to the water resources from the current state of the project site is low.

31. **Impact on Air/GHG Emissions:** During construction and operational phase the project site shall utilize DG sets for emergency power supply of requisite capacity specified in CTE and CTO received for proposed project site. DG sets to be housed in an acoustic enclosure with sufficient height and ambient noise monitoring to be conducted regularly.

Therefore, the risk to the air resources from the current state of the project site is negligible.

The risk of the project activities on environment/climate change is classified as 'LOW.'

Necessary mitigation measures will be taken as a part of EMP to be developed for construction phase.

### 3.15.3 Social Impact Assessment

32. The section classifies the risk to the project from social aspects. The risk rating of 'LOW', 'MEDIUM' and 'HIGH' is given to each of the aspects given below. Further, an overall risk is given to the project due to social impacts.

Land ownership and Transfer details:

33. The proposed project land has historically been private land. The land parcel of 47 cents and 98 cents or the development belongs to of Mr. A. Rathinam, MD Rajarathnam Construction Private Limited. Further, the land ownership record/document will be provided in the next SSMR or updated due diligence report. Presently, there are no past or outstanding ownership disputes/legacy issues of the site. There are no non-titleholders present in the land. The site also does not have presence of indigenous people and is also not traditional land of any indigenous people. The project is not anticipated to have any direct or indirect impacts on the dignity, human rights, livelihood systems or territories, or natural or cultural resources that are used, owned, occupied, or claimed by indigenous peoples or their ancestral domain or assets. Additionally, the project does not have any Involuntary Resettlement (IR) impacts. Hence, the project has been categorized as Category C for both Involuntary Resettlement and Indigenous People as confirmed in the Involuntary Resettlement (IR) and Indigenous Population (IP) checklist documented in Annexure 3 and 4.
34. The proposed project site is categorized as B2 under EIA notification 2006 and no public consultations are required to be undertaken, however stakeholder engagement has been conducted, the details of which are documented as Annexure 6. The social safeguards risk of the project including Cultural, Heritage and Religious site is classified as LOW.

### 3.15.4 Stakeholder Engagement

35. The project shall have a stakeholder engagement strategy which will encompass a wide range of stakeholders, including both those within the organization (internal stakeholders) and those external ones. Additionally, the strategy will ensure that it incorporates the participation of community stakeholders who are relevant to the project. This will be covered in the next SSMR.

Grievance mechanism for workers:

36. A grievance redressal policy shall be established for the project prior to construction that will apply at three levels: the project site, the overall project, and the company. The report provides a comprehensive description of the Project Grievance Redressal Mechanism (GRM) in Section 5.

Provision of welfare facilities for workers:

37. Construction hasn't commenced, and we have not yet chosen the contractor. It was expected that the selected contractor would be required to develop an Environmental, Health, and Safety (EHS) Plan, which would undergo approval by the company. This plan will encompass the provision of welfare facilities for the workers.

Prevention of child/forced labor:

38. At present no construction has commenced at the project site. Based on the E&S site visit observations there are no child laborer's present at the project site. It is expected that the contractor appointed for the construction must comply with the child labour (Prohibition and Regulation Act 2016) during the construction phase of the project.

Practices on Anti-Bribery and Anti-Corruption:

39. An anti-bribery and anti-corruption policy was not shared for review. It is expected that the company must adopt a policy on anti-bribery and anti-corruption which shall be communicated to TNSF.

An overall risk given to the project due to social impacts is "Medium".

## 4 Environment & Social Action Plan

### 4.1 Methodology of Action Plan

Going forward, E&S compliances to be addressed by both Company and Project level.

40. Environmental and Social Action Plan (ESAP) is a tool to ensure that any outstanding issues at the time of the operation approval are addressed in a timely and appropriate manner, and to ensure continued compliance with environmental and social compliance requirements, as well as local legal requirements.

Following key elements to be included in action plan:

- Issue & action
- Objective
- Completion timeline
- Responsible person to complete the task
- Monitoring Mechanism

### 4.2 Prioritization of Actions

41. The actions to be undertaken to establish compliance with legal requirements and industry best practices have been provided in the subsequent sub-sections. The actions will be classified as follows to enable prioritization and planning of human and financial resources.

High	The 'High' priority actions demand urgent attention. These actions if not implemented could lead to legal liabilities or emergency situations. These actions should be implemented at the earliest. These are mostly related to absence of consent/ permit/ approval from regulatory authorities that pose a threat to business continuity.
Medium	The 'Medium' priority actions are those which are management program oriented. This also covers such actions, which if not implemented, can lead to potential legal liabilities. These actions would need time to create a systemic approach.
Low	The 'Low' priority actions are those which are management program oriented. The actions are more practice oriented.

Table 16 Environment & Social Action Plan

S No	Aspect	Recommendation	Responsibility	Timeline	Priority	Monitoring Mechanism	Proposed Budget
Legal Requirements- Environment							
1	Consent to Establish	Recommend obtaining Consent to Establish certificate before commencing construction activity at the project site.	Developer	Before commencing project operations		To be obtained	1 lakh
Project Insurances							
1	Insurances	General Insurance of the project not shared for review	Developer	3 months		To be obtained	1 lakh
Assessment of IFC PS 1- Identification of Environmental & Social Risks and Impacts							
1	Policy	E & S Policy to be formulated at entity level. The E & S Policy should be compliant with national legal requirements. The policy to indicate who within the client organization will conform and execute the policy	Developer	3 months	Medium	To be formulated and implemented at project level	1 lakh
2	Monitoring and Review	Recommend to develop an Environmental and Social Management System to identify and mitigate environmental and social risks of the proposed project site.	Developer	3 months	Medium	To be reviewed and changes to be implemented at project level	1 lakhs
3	Stakeholder Engagement	Developing a Stakeholder analysis which includes the following: -Effective participation of disadvantaged or vulnerable communities -Resources and Responsibilities - Monitoring and Reporting	Developer	3 months	Medium	To be shared with TNSF and be implemented at project level	1 lakh
4	External Communications and Grievance Mechanism	Implementing a grievance redressal procedure at site and corporate level which should include the following: -Designate roles and responsibilities at the project level. -Maintain a procedure for reporting of grievance complaints. -Set time period for addressing grievance and escalation	Developer	3 months	Medium	To be shared with TNSF and be implemented at project level	0.5 lakhs
Compliance to ADB Safeguards							
1	Presence of municipal dumpsite	Recommend ensuring that waste stored at the Grand Lyon Panchayat does not have adverse impact on the project site.	Developer	6 months	Medium	To be ensured by the contractor and the developer,	NA

S No	Aspect	Recommendation	Responsibility	Timeline	Priority	Monitoring Mechanism	Proposed Budget
2	Groundwater status	Recommend getting permission for borewell, developing and implementing a proper rainwater harvesting for groundwater recharge.	Developer	3 months		To be ensured by the contractor and the developer,	7 lakhs



## 5 Grievance Redressal Mechanism

42. A Grievance Redress Mechanism for external stakeholders will be established to address matters related to environmental and social aspects of the project. The main objective of the Grievance Redressal Mechanism is to provide a time bound and transparent mechanism to voice and resolve complaints of the people affected in the project area. It is recognized that the Grievance Redress Mechanism provided does not impede or replace the grievance resolution process offered by the legal system of the country.
43. There will be three levels of Grievance Redressal Mechanisms- a) Site Level b) Project Level and c) Fund Level. At each of the levels, a minimum of 3 officers needs to be identified and their names and contact details need to be displayed in both English and Tamil in the project. At the site level, the contractor shall nominate 2-3 grievance redressal officers and their names, and the contact details shall be displayed at prominent locations in the site, in both English and Tamil. At the project level, a nodal person will be responsible for handling grievances. They will (i) record the complaints, categorize, and prioritize them; (ii) consult with all relevant stakeholders (including contractors, SHE officer), visit the project site, and do the required examination; (iii) settle the grievances in consultation with the complainant and the project staff; (iv) report to the aggrieved parties about the decision/solution; and (v) forward the unresolved cases to higher authorities for resolution. In case of complex complaints, the nodal person will inform the project director and guide him about practical options for resolving the grievances. At the fund level, there will be a grievance redressal officer nominated who shall handle the grievances at the fund level.
1. The project team will regularly examine the grievance resolution process, including the record of grievances received and their resolutions.
  2. The Grievance Redressal Mechanism (GRM) will be designed in accordance with the grievance redressal approach of the World Bank and ADB for projects.
  3. Procedure - The GRM addresses three groups of stakeholders: external stakeholders at the project site, those impacted by the project, and the Fund's investors.



### Step 1: Appointment of Site Level Grievance Redressal Officer and Management Level Grievance Redressal Officer

- a. The contractor, in consultation with the Project Lead and TNSF's ESG team, will appoint a Site Level Grievance Redressal Officer. The site-level GRO, ESG Analyst, and Project Lead will conduct a rapid assessment of contentious issues/disputes related to the project, such as land ownership/rights, ethnic/community rights, or labor matters, and the relevant stakeholders. This assessment will rely on existing information from the project, government departments, and the local community.

- b. The assessment will identify key stakeholders involved in these issues and the nature of the disputes (informed, polarized, etc.). Special attention will be given to the local dispute resolution culture and the ability and track record of stakeholders to resolve disputes through mediation or constructive negotiation.
- c. The Management, in consultation with the Project Lead and TNSF, will appoint a Management Level Grievance Redressal Officer.
- d. The names, titles, contact numbers, and email addresses of the Site Level, Management Level, and Fund Level GROs will be prominently displayed in both the local language and English at the project site's entrance.

### **Step 2: Receipt of grievances and complaints.**

- a. Grievances can be submitted through various channels, including phone, mail/courier, SMS, website, or in-person meetings. These channels will be made known and promoted on the project site.
- b. A Grievance Register (GR) will be kept at the Project Site Office to document grievances. If an aggrieved party communicates their grievance verbally, the Site Level Grievance Redressal Officer will make a record of the grievance/complaint.
- c. It is crucial that all complaints are documented in writing and stored in a database. The Site Level Grievance Redressal Officer will maintain a central log of all grievances received through the mentioned channels, using an Excel file.
- d. Staff members who receive verbal complaints should transcribe them into the central grievance log to enable tracking.
- e. Any grievances received anonymously should also be included in the grievance log.
- f. Each received grievance will be assigned a unique grievance number, and the Site Level Grievance Redressal Officer will acknowledge its receipt within 24 hours. This acknowledgment will be communicated to the aggrieved party either verbally or in writing, along with an estimated timeframe for providing additional information.
  - The Site Level Grievance Redressal Officer will keep a record of these acknowledgment communications in the central grievance log.

### **Step 3: Resolving Grievances and Complaints**

- a. The Site Level Grievance Redressal Officer will categorize grievances as high, medium, or low priority based on the nature of the issue raised (e.g., physical, and economic displacement, grievances from indigenous communities, inconvenience due to vehicular activities, accidents, near-misses, pollution, etc.), and the project's impact on the environment and the aggrieved party.
- b. High priority grievances may involve issues with long-lasting effects beyond the project's duration, while medium priority grievances have a moderate impact that can be reversed with corrective actions. Low priority grievances are short-term and can be resolved with minimal or minor adjustments.
- c. Using this categorization and assessing the seriousness of the issue, the Site Level Grievance Redressal Officer will prioritize complaints for appropriate follow-up actions.
- d. The Site GRO will review the received grievances/complaints and direct them to the relevant department for necessary action, keeping the project site head or in-charge informed.
- e. It is expected that most issues raised will be informational feedback requiring minor course corrections, generally handled by the project owner's representatives on-site.
- f. Governance-related issues will be addressed at the management level, involving the Management Level Grievance Redressal Officer.
- g. The relevant department will respond to the Site GRO within seven days of receiving the complaint, including any necessary actions, with approval from the site head.
- h. If the Site Level GRO cannot resolve the grievance, it will be escalated to the Management Level GRO, with a total resolution time not exceeding seven days (including both site and management levels).
- i. If after seven days, there are still unresolved issues, the complaint will be forwarded to the Fund-Level Grievance Redressal Committee for resolution within the next seven days.
- j. The Site Level GRO is responsible for timely closing all grievances received from external stakeholders at the project site and those affected by the project.
- k. The Site Level GRO will inform the aggrieved party of the response and actions taken, obtaining their acknowledgment.

- l. Based on the acknowledgment from the aggrieved party, the Site Level GRO will close the complaint in the grievance log.
- m. The Site Level GRO will share the grievance log with the Management Level GRO and Project Lead of TNSF on a fortnightly basis.
- n. The grievance log will also be included in the quarterly project progress reports submitted to TNSF's ESG team.
- o. The Project Lead, in consultation with the Site Level GRO, Management Level GRO, and Fund Level Grievance Redressal Committee, will ensure that all grievances are closed within the quarter.
- p. The site will maintain, at a minimum, a database containing the following metrics:
  - Number of complaints received.
  - Number of complaints resolved.
  - Details of complaints that underwent mediation (through arbitration or involvement of other parties like community representatives, legal representatives, TNSF legal counsel, etc.).
  - Grievances and complaints received from investors.
  - Names of Grievance Committee Members at Project and Site Level.

The grievance resolution process, along with the log of grievances received and their resolutions provided will be periodically reviewed by the project team.

The Grievance Redressal Mechanism (GRM) shall be aligned to the World Bank and ADB's approach to grievance redressal in projects.

Procedure - The GRM covers three categories of stakeholders namely external stakeholders at the project site, those affected by the project, and the investors of the Fund.

#### **Step 1: Nomination of Site Level Grievance Redressal Officer and Management Level Grievance Redressal Officer**

- a. There will be a nomination of one site Level Grievance Redressal Officer by the contractor in consultation with Project Lead and ESG team of TNSF. The site level GRO, ESG Analyst and Project Lead shall conduct a rapid review of contentious issues/ disputes related to the project such as, land ownership/rights, ethnic/community rights, or labor issues, and related stakeholders, relying on existing information from the project, relevant government departments and community around project site.
- b. The review will map who the key stakeholders to these issues are and what the nature of the debate is (informed, polarized, etc.). Attention will be paid to the local dispute resolution culture and, particularly, to the capacity and track-record of stakeholders to settle disputes through mediation or constructive negotiation.
- c. There will be a nomination of one Management Level Grievance Redressal Officer by the Management in consultation with Project Lead and TNSF.
- d. The names, positions/designations, contact numbers and email of the site Level, Management Level and Fund Level GROs will be displayed prominently in local language as well as in English, at the entrance to the project site.

#### **Step 2: Receiving of grievances and complaints.**

- a. The grievances can be received by any or all of the following means: phone, post/courier, SMS, webpage, or face-to-face. The uptake channels should be publicized and advertised at the site.
- b. A Grievance Register (GR) will be maintained at the Project Site Office for recording the grievances. The site Level GRO will record the grievance/ complaint if communicated verbally by the aggrieved party.
- c. It is important that all complaints are logged in writing and maintained in a database. A central log of all the grievances received through the above means will be maintained by the site Level GRO, in an excel file.
- d. Staff members who receive complaints verbally should put them in writing into the central grievance log, for them to be tracked.
- e. Any grievances received anonymously should also get recorded in the grievance log.
- f. Every grievance received will be identified with a grievance number and the same shall be communicated to the aggrieved party as an acknowledgement verbally or in-writing by the site Level GRO within 24 hours of the receipt, also telling him/her when to expect further information.

The record of communication of the acknowledgement will be maintained by the site Level GRO in the central grievance log.

### Step 3: Resolution of grievances and complaints

- a. Grievances will be categorized by the Site Level GRO as high, medium, and low priority according to the type of issue raised (e.g., physical, and economic displacement, grievance from indigenous population, inconvenience caused by vehicular movements, accidents, near-misses, pollution, etc.) and the impact of the project on the environment/aggrieved party.
- b. A high priority grievance may be those that can have an impact beyond the activity period and the impact may be irreversible if not acted upon immediately; medium priority grievances are those where the impact is moderate and can be reversed with corrective measure; low priority grievances are those which are short-term and can be resolved through bare minimum or minor corrections.
- c. Based on this categorization and seriousness of the issue raised, the Site Level GRO will prioritize the complaints for appropriate follow up action.
- d. The Site GRO will review the grievances / complaints received and direct it to the appropriate function/ department for necessary action, keeping the project site head/ in-charge in loop.
- e. It is anticipated that most issues raised will be informational in nature or feedback that requires small course corrections; these should generally be handled at the site by the representatives of the project owner.
- f. Issues having to do with governance will be addressed at the Management level, with the involvement of the Management Level GRO.
- g. The function/ department will revert to the Site GRO with their response as soon as possible but not later than 7 days of receipt of complaint, including any action deemed necessary, along with the site head's approval for the same.
- h. In case the Site Level GRO is not able to resolve the grievance, the grievance will be submitted to Management Level GRO and the total time to resolve should not more than 7 days (including site Level and Management Level GRO).
- i. In case, after 7 days, if there are any unresolved issues, the complaint will be transferred to the Fund-Level Grievance Redressal Committee for resolution within the next 7 days.
- j. The Site Level GRO will be accountable for the timely closure of all the grievances received from the external stakeholders at the site and those affected by the project at the project site.
- k. The Site Level GRO will communicate the response and action taken to the aggrieved party and obtain their acknowledgement.
- l. Based on the acknowledgement received from the aggrieved party, the Site Level GRO will close the complaint in the grievance log.
- m. The grievance log will be shared by the Site Level GRO with the Management Level GRO and Project Lead of TNSF on fortnightly basis.
- n. The grievance log will also be included in the quarterly project progress reports submitted to TNSF's ESG team.
- o. The Project Lead in consultation with the Site Level GRO, Management Level GRO and Fund Level GRC will ensure that all the grievances are closed within the quarter.
- p. The site will maintain at a minimum, a database on the following metrics:
  - Number of complaints received.
  - Number of complaints resolved.
  - Details of the complaints that have gone to mediation (through arbitration or involvement of other parties like – community representatives, legal representatives, TNSF legal counsel, etc.)
  - Grievance and complaints received from investors.
  - The names displaying the Grievance Committee Members at Project and Site Level

The sample grievance redressal form is provided under Annexure 4.

## 6 Conclusion and Way Forward

44. Based on the thorough examination conducted for the project, which involved visiting the project site, no significant ESG (Environmental, Social, and Governance) concerns were identified regarding the proposed project. Overall, 10 ESG issues were evaluated using ESG risk rating tool of which 4 are considered as material ESG risks for the proposed project. Project risk level is 20.8 %. Hence, it is a medium risk level.

Key findings of the study are:

- The due diligence confirms that the land is private land, and no instance of involuntary land acquisition is involved for the proposed project site.
- Based on E&S site visit observation, the land parcel does not have any unused existing structures.
- Based on E&S site visit observation, the site is vacant and unused.
- The project is expected to have no direct or indirect effects on the dignity, human rights, livelihoods, territories, or the natural and cultural resources associated with indigenous peoples or their ancestral domains and assets.
- The proposed project site is devoid of any human residences, trees, or other structures, meaning that there will be no need for displacement or demolition of houses or buildings because of the construction activities.
- No potential negative impacts have been identified for this project.

Way Forward

- The project needs to establish and activate the Grievance Redress Committee for prompt response to public complaints.
- The project needs to have a comprehensive stakeholder engagement (please refer Annexure 7 and management plan for smooth disclosure of information).
- Training of project staff on key points of the Environmental and Social Action plan by the project developer.
- Regular monitoring of the recommended measures during the construction phase of the project. The E&S action plan should be revisited in case new impacts/non-compliances are identified.
- Obtaining all the listed necessary compliances as specified in the document.
- Further, the land ownership record/document will be provided in the next SSMR or updated due diligence report.

The document will be updated once the stakeholder consultations are conducted prior to construction of the project.



## 7 Annexures

### 7.1 Annexure 1: Site Photographs



Photo 1: View of 47 Cent Land Parcel



Photo 3: View of access road to project site



Photo 4: View of access road to project site



Photo 5: View of near project site



Photo 6: View of Dugwell present near project site

## 7.2 Annexure 2: Indigenous People Impact Screening Checklist

### 7.2.1 Introduction

45. Each project/subproject/component needs to be screened for any indigenous people impacts which will occur or have already occurred. This screening determines the necessary action to be taken by the project team.

Information on project/subproject/component:

- a. District/administrative name: Ponneri Taluk, Thiruvallur District

Technical description: The projects involve the construction of a senior living project with a wellness center and Geriatric center.

Screening Questions for Indigenous People Impact

KEY CONCERNS (Please provide elaborations in the "Remarks" column)	YES	NO	NOT KNOWN	Remarks
Indigenous People Identification				
1. Are there socio-cultural groups present in or using the project area who may be considered "tribes" (hill tribes, scheduled tribes, tribal people), "minorities" (ethnic or national minorities), or "indigenous communities" in the project?		√		The land is uninhabited. The project is not anticipated to have any direct or indirect impacts on the dignity, human rights, livelihood systems or territories or natural or cultural resources that are used, owned, occupied, or claimed by indigenous people as their ancestral domain or assets.
2. Are there national or local laws or policies as well as anthropological research/studies that consider these groups present in or using the project area as belonging to "ethnic minorities," scheduled tribes, tribal people, national minorities, or cultural communities?				Not applicable
3. Do such groups self-identify as being part of a distinct social and cultural group?				Not applicable
4. Do such groups maintain collective attachments to distinct habitats or ancestral territories and/or to the natural resources in these habitats and territories?				Not applicable
5. Do such groups maintain cultural, economic, social, and political institutions distinct from the dominant society and culture?				Not applicable
6. Do such groups speak a distinct language or dialect?				Not applicable
7. Have such groups been historically, socially, and economically marginalized, disempowered, excluded, and/or discriminated against?				Not applicable
8. Are such groups represented as "indigenous people," "ethnic minorities," "scheduled tribes," or "tribal populations" in any formal decision-making bodies at the national or local levels?				Not applicable
Identification of Potential Impacts				

KEY CONCERNS (Please provide elaborations in the "Remarks" column)	YES	NO	NOT KNOWN	Remarks
9. Will the project directly or indirectly benefit or target indigenous people?				Not applicable
10. Will the project directly or indirectly affect indigenous people' traditional sociocultural and belief practices (e.g., child-rearing, health, education, arts, and governance)?				Not applicable
11. Will the project affect the livelihood systems of indigenous people (e.g., food production system, natural resource management, crafts and trade, employment status)?				Not applicable
12. Will the project be in an area (land or territory) occupied, owned, or used by indigenous people, and/or claimed as ancestral domain?				Not applicable
Identification of Special Requirements Will the project activities include:				
13. Commercial development of the cultural resources and knowledge of indigenous people?		√		
14. Physical displacement from traditional or customary lands?		√		
15. Commercial development of natural resources (such as minerals, hydrocarbons, forests, water, hunting, or fishing grounds) within customary lands under use that would impact the livelihoods or the cultural, ceremonial, and spiritual uses that define the identity and community of indigenous people?		√		
16. Establishing legal recognition of rights to lands and territories that are traditionally owned or customarily used, occupied, or claimed by indigenous people?		√		
17. Acquisition of lands that are traditionally owned or customarily used, occupied, or claimed by indigenous people?		√		

D. Indigenous People Impact

46. After reviewing the answers above, executing agency/ safeguard team confirms that the proposed subsection/ section/subproject/component (tick as appropriate):

has indigenous people (indigenous people) impact, so an indigenous people plan (IPP), or specific indigenous people action plan is required.

has No indigenous people impact, so no IPP/specific action plan is required.



### 7.3 Annexure 3: Involuntary Resettlement Impact Screening Checklist

1. Introduction
47. Each subsection/section needs to be screened for any involuntary resettlement impacts which will occur or have already occurred. This screening determines the necessary action to be taken by the project team.
2. Information on subsection/section
  - a. District/administrative name: \_Ponneri Taluk, Thiruvallur District
  - b. Location (km): 20km from Chennai
  - c. Civil work dates (proposed): - \_\_\_\_\_
  - d. Technical description: The proposed project involves the construction of a senior living project with a wellness center and geriatric center.
3. Screening Questions for Involuntary Resettlement Impact
 

Below is the initial screening for involuntary resettlement impacts and due diligence exercise. Both permanent and temporary impacts must be considered and reported in the screening process.

Probable Involuntary Resettlement Effects	Yes	No	Not Known	Remarks
<b>Involuntary Acquisition of Land</b>				
1. Will there be land acquisition?		√		The land is a private land owned by the project proponent (Rajarithnam Construction Pvt Ltd) and is not subjected to an acquisition.
2. Is the site for land acquisition known?				Not applicable.
3. Is the ownership status and current usage of land to be acquired known?				Not applicable, as no land acquisition is involved. Rajarithnam Construction Pvt Ltd is the owner of the land.
4. Will easement be utilized within an existing Right of Way (ROW)?	√			
5. Will there be loss of shelter and residential land due to land acquisition?				Not applicable
6. Will there be loss of agricultural and other productive assets due to land acquisition?				Not applicable
7. Will there be losses of crops, trees, and fixed assets due to land acquisition?				Not applicable
8. Will there be loss of businesses or enterprises due to land acquisition?				Not applicable
9. Will there be loss of income sources and means of livelihoods due to land acquisition?				Not applicable
<b>Involuntary restrictions on land use or on access to legally designated parks and protected areas</b>				
10. Will people lose access to natural resources, communal facilities, and services?		√		
11. If land use is changed, will it have an adverse impact on social and economic activities?		√		

12. Will access to land and resources owned communally or by the state be restricted?		√		
Information on Displaced Persons:				
Any estimate of the likely number of persons that will be displaced by the Project? If yes, approximately how many?	<input type="checkbox"/> No <input type="checkbox"/> Yes [ <input checked="" type="checkbox"/> ] N/A			
Are any of them poor, female-heads of households, or vulnerable to poverty risks?	<input type="checkbox"/> No <input type="checkbox"/> Yes [ <input checked="" type="checkbox"/> ] N/A			
Are any displaced persons from indigenous or ethnic minority groups?	<input type="checkbox"/> No <input type="checkbox"/> Yes [ <input checked="" type="checkbox"/> ] N/A			

## 7.4 Annexure 4: Sample Grievance Registration Form

(To be made available in Local Language- Tamil)

48. The Project welcomes complaints, suggestions, queries, and comments regarding program implementation. We encourage people with a grievance to provide their name and contact information to enable us to get in touch with you for clarification and feedback.
49. In case you want to include your personal details but want information to remain confidential, please type CONFIDENTIAL above your name.

Date	Place of registration	
Contact Information/Personal Details		
Name	Gender	Age
Home Address		
Village/ Town		
District		
Phone no		
Email		
Complaint/Suggestion/Comment/Question please provide the details (who, what, where and how) of your grievance below is if included as an attachment/ note/ letter, please mention here:		
How do you want us to reach you for feedback on your comment/grievance?		

For Official Use only

Registered by: (Name of Official registering grievance)			
Verified through	Letter	E-mail	Verbal/Telephonic
Reviewed by: (Name/Position of Official(s) reviewing grievance)			
Action taken:			
Whether Action Taken Disclosed:			
Means of Disclosure			

## 7.5 Annexure 5: Informal Consultation / Stakeholder Consultation



Name Mr Chandrama and Mrs Malati

Designation : Self Employed

He operates Two Wheeler mechanical shop, operating from last 10-12 years

Table 17 Stakeholder consultation summary

Consultation Summary							
S. No	Date / Time / Venue of Meetings	Stakeholders	No. of Participants			Issues discussed	Project responses
			Male	Female	Total		
1	08.05.2024 Project site	Name Mr and Mrs. Chandram and Malati  Designation Self Employed  (Runs Mechanical Shop project site)	1	1	1	Potential of any positive or adverse impact on his livelihood due to the construction of senior living project. Project Details	They expressed their interest in the project and raised no objections. They also felt that new development will provide additional income and job opportunities.

## 7.6 Annexure 6: Stakeholder Engagement Plan

### A. Overview

The active participation of stakeholder's engagement plan in all stages of project preparation and implementation is essential for successful implementation of the project. It ensures that the subprojects are designed, constructed, and operated with utmost consideration to local needs, ensures community acceptance, and will bring maximum benefits to the people. Public consultation and information disclosure.

### B. What is stakeholder engagement analysis

- Stakeholder analysis refers to endeavors to identify, understand, and prioritize the various parties involved in a project.
- In a nutshell, stakeholder analysis is a systematic process of mapping out the key individuals, groups, or organizations who have a vested interest in a project, assessing their needs and expectations, and determining the best strategies for managing relationships and communication with them.
- In project management, stakeholder analysis and management are critical as the landscape is often fast paced, highly competitive, and involves diverse interests. Engaging with stakeholders in a thoughtful way enables you to gain valuable insights and feedback to shape your product, build a strong ecosystem around it, and, ultimately, deliver a successful, high-impact product that meets the needs of all parties involved.

### C. How to conduct a stakeholder analysis

- Project managers, you are obsessing over your customers and will understand their needs well. However, there may be other stakeholders beyond your customers who need to be factored into the product design too.
- The number and range of people involved with your product will vary depending on your organization's unique goals and requirements, but the general steps involved in conducting a stakeholder analysis are as follows:
- Identify stakeholders — List all potential stakeholders, including customers, employees, investors, partners, regulators, and more. Consider everyone who has an interest in the product
- Prioritize stakeholder needs and expectations — Assess the impact of each stakeholder on the product, as well as their level of influence over its success. Consider factors such as their potential contribution, their ability to affect the outcome, and their importance in achieving project goals
- Analyze stakeholder relationships — Understand the relationships between different stakeholders and identify any potential conflicts or synergies. This can help in developing strategies to manage their expectations and foster collaboration
- Develop communication and engagement strategies — Based on the priorities and relationships identified, create tailored communication and engagement plans for each stakeholder group. This includes determining the most appropriate channels, frequency, and type of interaction
- Monitor and adjust — Regularly review and update the stakeholder analysis, as

relationships, priorities, and project requirements may change over time. Adapt communication and engagement strategies accordingly to maintain strong relationships

#### D. Managing stakeholder relationship post analysis

Once you have conducted a comprehensive stakeholder analysis, it's important to keep the momentum going and continue to manage stakeholder relationships effectively throughout the project development process.

Here are some additional steps to follow you've conducted your stakeholder analysis:

- **Document stakeholder information** — Maintain a detailed record of stakeholder information, including their roles, responsibilities, and contact details. This documentation will be helpful in keeping track of communications and ensuring that all relevant parties are informed and engaged
- **Establish clear communication channels** — Ensure that all stakeholders are aware of the communication channels being used and the expected response times. This will help in streamlining communication and reducing potential misunderstandings or delays
- **Involve stakeholders in decision-making** — Engage stakeholders in the decision-making process, especially when their input or expertise is crucial. This not only strengthens relationships but also improves the overall quality of the product by incorporating diverse perspectives
- **Measure and evaluate stakeholder satisfaction** — Regularly assess stakeholder satisfaction to identify areas for improvement and address any concerns. This can be done through surveys, interviews, or informal feedback sessions
- **Recognize and celebrate success** — Acknowledge the contributions of stakeholders and celebrate the successful completion of milestones or project phases. This fosters a positive atmosphere and encourages stakeholders to continue supporting the product

By diligently following these steps and continually managing stakeholder relationships, product managers can ensure that they are working effectively with all stakeholders, ultimately leading to the successful development and launch of the product.

## 8 Abbreviations

<b>BMTPC</b>	Building Materials and Technology Promotion Council	<b>INR</b>	Indian National Rupees
<b>CPCB</b>	Central Pollution Control Board	<b>KWH</b>	Kilo Watt Hour
<b>BUA</b>	Built-up Area	<b>KVA</b>	Kilo Volt Ampere
<b>DG set</b>	Diesel Generator set	<b>KWH</b>	Kilo Watt Hour
<b>EIA</b>	Environmental Impact Assessment	<b>LPG</b>	Liquified Petroleum Gas
<b>E&amp;S</b>	Environmental and Social	<b>NABL</b>	National Accreditation Board for Testing and Calibration Laboratories
<b>EHS</b>	Environmental, Health & Safety	<b>NOC</b>	No Objection Certificate
<b>EMC</b>	Environmental Management Centre LLP	<b>NGO</b>	Non-Governmental Organization
<b>EPF</b>	Employee Provident Fund	<b>OHS</b>	Occupational Health and Safety
<b>ESAP</b>	Environmental and Social Action Plan	<b>PPE</b>	Personal Protective Equipment
<b>ESGDD</b>	Environmental Social and Governance Due Diligence	<b>PM</b>	Particulate Matter
<b>ESGMS</b>	Environmental, Social and Governance Management System	<b>PMC</b>	Project Management Consultant
<b>ESI</b>	Employee State Insurance	<b>PUC</b>	Pollution Under Control
<b>EWS</b>	Economically Weaker Sections	<b>RCC</b>	Reinforced Cement Concrete
<b>FSI</b>	Floor Space Index	<b>SPCB</b>	State Pollution Control Board
<b>HR</b>	Human Resources	<b>TIDCO</b>	Tamil Nadu Industrial Development Corporation
<b>HSE</b>	Health, Safety and Environment	<b>TNIFMC</b>	Tamil Nadu Infrastructure Fund Management Corporation Limited



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