

Agenda No.128-05 :

(File No. 6753/2019)

Proposed Construction of 418 HIG Flats in T.S. No. 1/1 part, Block No. 64, Koyambedu Village, Aminjikarai Taluk, Chennai District by M/s. Tamil Nadu Housing Board – For Environment Clearance.

(SIA/TN/MIS/ 98151/2019)

The proposal was placed in the 128th SEAC Meeting held on 15.04.2019. The project proponent gave detailed presentation. The salient features of the project as presented by the proponent are as follows:

1. The project is located at 13°04'4.89"Nlatitude and 80°12'24.50"E longitude.
2. The total plot area is 17,150.80 Sq.m, and total construction area of 62,566.273 Sq.m. The project will comprise of 5 Blocks with 5+19 floors each. Maximum height of the building is 63.4 m.
3. During construction phase, total water requirement is expected to be 26kLD which will be met by Private Water Suppliers. During the construction phase, the wastewater generated will be treated in the septic tanks with dispersion trenches. Temporary sanitary toilets will be provided during peak labour force.
4. During operation phase, total water demand of the project is expected to be 304 kLD and in which 203 kLD of fresh water will be met from CMWSSB. Wastewater of 279 kLD will be generated in which 173 kLD will be Grey water and 106 kLD will be Black water. 173 kLD of Grey water will be treated in a GWTP of 180 kLD capacity and 106 kLD of Black water will be treated in STP of capacity 110 kLD. 173 kLD of treated grey water will be recycled for toilet flushing (101 kLD). About 178 kLD of both treated grey water and black water will be utilised for gardening (9 kLD) and excess (169 kLD) will be discharged to existing underground CMWSSB sewer line.
5. About 1.127 TPD solid wastes will be generated in the project. The biodegradable waste (0.676 TPD) will be processed in OWC and the non-biodegradable waste generated (0.451 TPD) will be handed over to authorized recycler.

6. The total power requirement during operation phase is 2,947KVA and will be met from Tamil Nadu Generation & Distribution Corporation Ltd.
7. Rooftop rainwater of buildings will be collected in RWH tank of total 150 KLD capacity for harvesting after filtration.
8. Parking facility of 586 Nos – Four wheelers will be provided.
9. Proposed energy saving measures would save about 5.64% of power.
10. Reserve Forest – Nil within 10 km radius of the project site.
11. NBWL Clearance and Forest Clearance is not required.
12. No Court Case is pending against the project.
13. Cost of the project is Rs. 300.79 Crores.

The SEAC noted the following:

1. The Proponent, M/s. Tamil Nadu Housing Board has applied for Environment Clearance to SEIAA-TN on 26.03.2019 for the proposed construction project at T.S. No. 1/1 part, Block No. 64, Koyambedu Village, Aminjikarai Taluk, Chennai District, Tamil Nadu.
2. The project/activity is covered under Category “B” of Item 8(a) “Building and Construction projects” of the Schedule to the EIA Notification, 2006.

The SEAC decided to recommend the proposal to SEIAA for issue of Environmental Clearance stipulated the following specific conditions in addition to the normal conditions:

1. The proponent has to earmark the greenbelt area of 15% of the total plot area with dimension and GPS coordinates on the periphery of the site and the same shall be included in the layout plan to be submitted for CMDA/DTCP approval. An undertaking regarding the same shall be furnished in the form of affidavit.
2. The treated grey water of 101 kLD after meeting the standards prescribed by the CPCB will be utilized for toilet flushing.

3. The treated sewage of 9 kLD after meeting the standards prescribed by the CPCB will be utilized for green belt development.
4. The proponent has proposed to dispose the excess treated sewage of 169 kLD into CMWSSB sewer line. The committee decided to direct the proponent to explore the possibility of maximum utilization of treated sewage for avenue plantation in and around the project site instead of disposing the entire quantity of 169 kLD into CMWSSB. Accordingly the proposal may be revised along with revised EMP budget & same shall be submitted to SEIAA before placing the subject in the SEIAA meeting.
5. The height of the stack of DG sets shall be provided as per the CPCB norms.
6. Solar energy should be at least 10% of total energy utilization. Further the proponent shall use solar panels for all the street lights proposed inside the premises. Accordingly, the proposal shall be submitted before placing the subject to SEIAA.
7. The purpose of Green belt around residential buildings is to capture the fugitive emissions and to attenuate the noise generated, in addition to the improvement in the aesthetics. A wild range of indigenous plants species should be planted in and around the premise in consultation with the DFO, District / State Agriculture University.
12. For CER: As per MOEF & CC OM dated: 01.05.2018, the project proponent shall submit the proposal for the utilization of CER fund of Rs. 300.72 Lakhs (1% of the total project cost) as agreed by the proponent in the meeting .The part of the CER amount shall be allocated for the avenue plantation in and around the project site in consultation with competent authority. The same should be submitted before placing the subject to SEIAA.