

Agenda No. 128-03 :

(File No. 6448/2017)

Proposed Expansion of Residential Development project at SF. NO. 22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2 of Block No. 2, Alandur Village, Guindy Taluk, Chennai District by M/s. VGN Property Developers Private Limited – for Environment Clearance.

(SIA/TN/MIS/32003/2017)

The proposal was placed in the 128th SEAC Meeting held on 15.04.2019. The project proponent gave a detailed presentation on the salient features of the project and Environmental Impact Assessment as follows :

1. The project is Expansion.
2. The project is located at 13°01'12.87"N latitude and 80°12'37.87"E longitude.
3. The previous Environmental Clearance has obtained from State Environmental Impact Assessment Authority, Tamil Nadu for construction of residential development with built up area of 213220.989 sq.m in the total plot area of 42329.5sq.m vide letter No. SEIAA-TN/F-2413/EC/8(b)/382/2014 dated: 30.03.2015.
4. The total plot area is 42,329.50 sq.m, and total construction area of 2,23,128.78 Sq.m. The project will comprise of 6 Blocks with 5+14 floors each, Club house (G+7), MLP (B1 + B2 + S + 7 + T), Swimming Pool Block (B1 + B2 + S + 1) and Basements (1&2). Total height of the building will be 50 m.
5. During construction phase, total water requirement is expected to be 30kLD which will be met through Tankers by Contractors. During the construction phase, the wastewater generated will be treated in the septic tanks and disposed through soak pits. Temporary sanitary toilets will be provided during peak labour force.
6. During operation phase, total water demand of the project is expected to be 1104kLD and in which 740kLD of fresh water will be supplied from CMWSSB. Wastewater of 1014 kLD will be generated in which 632 kLD will be Grey water and 382 kLD will be Black water. 632 kLD of Grey water will be treated in a Grey Water Treatment Plant of 650 kLD capacity and 382 kLD of Black Water will be treated in STP of capacity 400 kLD. 364 kLD of Treated Grey water will be

utilised for toilet flushing and remaining treated water from both GWTP & STP will be utilised for Gardening (15 KLD). Remaining Treated water (635 KLD) will be discharged to existing underground CMWSSB sewer line.

7. About 4.161 TPD solid wastes will be generated in the project. The biodegradable waste (2.497 TPD) will be processed in OWC and the non-biodegradable waste generated (1.664 TPD) will be handed over to authorized recycler.
8. The total power requirement during operation phase is 8,406 KW and will be met from Tamil Nadu Generation & Distribution Corporation Ltd.
9. Rooftop rainwater from buildings will be collected in RWH sumps of total 531 m³ capacity for harvesting after filtration and RWH pits of 47 numbers will be provided for groundwater recharge.
10. Parking facility for 1,980 numbers of two wheelers and 21,475 numbers of four wheelers will be provided.
11. Pallikaranai Marsh Reserve Forest is located in 6.5km from the project site in South East direction and Nanmangalam Reserve Forest is located in 10.4km from the project site in South West direction.
12. NBWL Clearance and Forest Clearance is not required.
13. No Court Case is pending against the project.
14. Cost of the project is Rs. 538 Crores.

The SEAC noted the following:

1. The Proponent, M/s. VGN Property Developers Private Limited has applied for EC to SEIAA-TN on 16.02.2019 for the proposed Expansion of Residential Development project at S. NO. 22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2, & 34/2 of Block No. 2, Alandur Village, Guindy Taluk, Chennai District, Tamil Nadu.
2. The project/activity is covered under Category "B" of Item 8(b) "Township and area development projects" of the Schedule to the EIA Notification, 2006.
3. The project proponent has submitted the certified compliance report from the Regional office, MoEF&CC, Chennai for the earlier issued Environment Clearance by SEIAA vide letter No. SEIAA-TN/F-2413/EC/8(b)/382/2014 dated: 30.03.2015.
4. The project proponent has applied and SEIAA has issued Terms of Reference for the Proposed Expansion of Residential Development project at S. NO. 22/5, 23/4,

24/4, 25/2,29/2,30/1,30/4,31/2,32/2,33/2 &34/2 of Block No. 2, Alandur Village, Guindy Taluk, Chennai District vide Lr.No.SEIAA-TN/F.No.6448/SEAC-CXXI/8(b)/ToR-590/2018 dated 31.12.2018.

Based on the presentation made by the proponent and the documents furnished, the committee instructed the project proponent to furnish the following details for the existing and proposed expansion activity to SEAC:

1. The structural stability for the proposed expansion project from the reputed government institutions like Anna University, IIT, NIT, etc shall be furnished.
2. The water balances furnished by the project proponent shall be revised based on the guidelines issued by the MoEF&CC for the 8(b) "Township and area development projects".
3. The project proponent shall furnish the DGPS co-ordinates for the boundaries of the proposed project site
4. The rain water harvesting calculation should be revised as per the Central Ground Water Board (CGWB) guidelines. The proponent shall mention the number of rain water harvesting pits and sump proposed to provide with dimensions.
5. Furnish the detail of solar energy utilization.
6. Adayar river is adjacent to the project site. Hence, necessary NOC from PWD may be obtained in respect of the inundation during flood period and the same shall be submitted.
7. The proponent has to earmark the greenbelt area with dimension with a map and GPS coordinates for the green belt area.
8. For CER: As per MOEF & CC OM dated: 01.05.2018, the project proponent shall submit the proposal for CER fund of Rs. 538 Lakhs (1% of the project cost) as agreed in the SEAC meeting shall be furnished.

The project proponent is requested to submit the aforesaid details to SEIAA-TN. On receipt of above details (Sl.No.1 to 8) from the project proponent, SEAC decided to make an on - the - spot inspection to assess the present status of proposed Expansion of Residential Development project at S. NO. 22/5, 23/4, 24/4, 25/2,29/2,30/1,30/4,31/2,32/2,33/2 &34/2 of Block No. 2, Alandur Village, Guindy Taluk, Chennai District by the sub-committee constituted by the SEAC as this project site located near to Adayar River & also project site falls in flood inundated area . Based on the inspection report and the data required as per S.NO.1 to 8 stated above, SEAC would further deliberate on this project and decide the further course of action.