

**Agenda No. 129-TA-03:**

**(File No. 6722/2019)**

**(SIA/TN/MIS/31290/2007)**

**Proposed Expansion of IT Park by M/s. SNP Infrastructure LLP (Represented by Embassy Property Developments Private Limited – Co Developer and Power Agents) at S. Nos. 181/2A2, 181/2B, 181/3, 181/4, 182/6 (part), 182/7 (part), 182/8 (part), 182/9, 182/10, 186/5B, 186/6, 186/7A, 186/7B, 186/8A2, 186/8B, 187/1, 187/2A, 187/2B, 187/3, 188/2, 188/3A, 188/3B, 188/4, 188/5, 188/6A, 188/6B, 188/7, 188/8, 188/9, 194/4 (part), 194/5, 194/6, 194/7, 194/13, 194/8, 194/9, 194/11, 194/12, 195/2, 195/3A, 195/3B, 195/4, 195/5, 195/6, 196, 197/2A, 197/2B, 197/3, 197/4A, 197/4B, 197/5A, 197/6A, 197/5B, 197/6B, 197/7, 197/8, 197/9, 197/10A, 197/10B, 197/11, 198/2, 198/3, 198/4, 198/5, 198/6, 198/7, 198/8A, 198/8B2, 198/9A2, 198/9B2, 203/2A, 203/3, 203/4A, 203/4B, 203/5, 203/6, 203/7A1A, 203/7A1B, 203/7B, 204/3A, 204/4, 204/5A, 181/1, 181/5, 181/7, 181/8, 182/1 (part), 182/5, 186/8A1, 186/1, 188/1, 197/1, 194/1, 194/3 (part), 195/1, 198/1, 203/1, 204/1 (part), 195/7 at Zamin Pallavaram Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu-for Environmental Clearance.**

The proposal was placed in the 126th SEAC Meeting held on 26.02.2019. The project proponent gave detailed presentation. The salient features of the project and the environmental impact assessment as presented by the proponent are as follows:

1. Environmental Clearance (EC) has been obtained from the Ministry of Environment & Forests, New Delhi vide No.21-1105/2007-IA.III dated 17.07.2008 for the construction of 5 IT Blocks - 3B (Combined Basement) +Ground Floor+9 Floors and Utility Block with a total built-up area of 3,96,948 Sq.m in a plot area of 81,029 Sq.m. Subsequently, revalidation of the Environmental Clearance has been obtained from State Environmental Impact Assessment Authority (SEIAA), Tamil Nadu vide Lr.No.SEIAA/TN/C.F.No.001233/EC Extn/ 8(b) /2016 dated 19.09.2016 for another period of five years i.e. up to September 2021.
2. Currently, the civil works in 2 IT Blocks have been completed and the construction in the remaining 3 IT Blocks and Utility Blocks is under progress.
3. The additional lands adjoining the project site with extent of 39280 Sq. m has been acquired and now propose to construct additional blocks while continuing the construction of blocks approved in the previously granted EC.

  
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4. The total land area of project is 1, 20, 309 Sq.m with total built up area is 7,14,681 Sq.m.
5. The project is located at 12°57'19.4"N Latitude, 80°09'44.7"E Longitude
6. The project comprises of 10 IT Blocks (Block 1 to 10) – 3B+G+9 Floors, Service / Utility Block – B+G+2 Floors, Food Court Block – 3B+G+2 Floors, Admin Block – 3B+G+2 Floors.
7. The daily fresh water requirement is 859kLD for domestic purpose will be sourced from CMWSSB. 2,577kLD of sewage is generated which is treated through 2,645kLD (1 no. of 1300kLD, 1 no. of 925kLD, 1 no. of 145kLD, 1 no. of 275kLD) of Sequential Batch Reactor (SBR), resulting in 2,524kLD of treated water in which 1,718kLD is used for flushing, 62kLD for Greenbelt development and 744kLD for HVAC. There is no discharge from the project site. It is a Zero Liquid discharge (ZLD) system
8. A total of 75 MVA of power is required which is sourced from TNEB grid .Back-up power supply is through 26 nos. of 1,500 kVA, 5 nos. of 2,000 kVA, 5 nos. of 2,000 kVA, 3 nos. of 2,500 kVA with a stack height of 68 m, 69 m, 42 m, 70 m respectively above the ground level.
9. The runoff from the project site harvested through collection sump of 1,350 kl.
10. A total number of 146 pit water harvesting pits has been proposed.
11. Total waste estimated to be generated is 18,034 Kg/day in which 10,666 Kg/day is Biodegradable waste, which will be treated in organic waste convertor (OWC) within the project site mixed with 258 Kg/day STP sludge and then used as manure for gardening purpose within project site and 7,110 Kg/day is Non Biodegradable waste will be sold to recyclers. The Hazardous waste (Spent Oil- 3,500 L/Annum) and E-waste (1.7 ton/Annum) will be handed over to TNPCB Authorized recyclers.

The SEAC noted the following:

12. Environmental Clearance (EC) has been obtained from the Ministry of Environment & Forests, New Delhi in the name of M/s. SNP Infrastructure private Limited vide No.21-1105/2007-IA.III dated 17.07.2008 for the construction of 5 IT Blocks - 3B (Combined Basement)+Ground Floor+9 Floors and Utility Block with a total built-up area of 3,96,948 Sq.m in a plot area of 81,029 Sq.m.



13. Revalidation of the Environmental Clearance has been obtained from State Environmental Impact Assessment Authority (SEIAA), Tamil Nadu in the name of M/s. SNP Infrastructure private Limited vide Lr.No.SEIAA/TN/C.F.No.001233/EC Extn/ 8(b) /2016 dated 19.09.2016 for another period of five years i.e. up to September 2021.
14. The proponent has applied to MoEF&CC in the name of M/s. SNP Infrastructure LLP (Represented by Embassy Property Developments Private Limited – Co Developer and Power Agents) has applied for Terms of Reference for Expansion of IT park at Zamin pallavaram village, Tambaram Taluk, Kanchipuram District vide IA/TN/NCP/70679/2017 dated 31.10.2017. in response to that the MoEF&CC issued Terms of Reference vide F.No.21-361/2017-IA-III dated 24.05.2018.
15. The Proponent of M/s. SNP Infrastructure LLP (Represented by Embassy Property Developments Private Limited – Co Developer and Power Agents) has applied for Environment Clearances to SEIAA on 15.02.2019 Proposed Expansion of IT Park at S. Nos. 181/2A2, 181/2B, 181/3, 181/4, 182/6 (part), 182/7 (part), 182/8 (part), 182/9, 182/10, 186/5B, 186/6, 186/7A, 186/7B, 186/8A2, 186/8B, 187/1, 187/2A, 187/2B, 187/3, 188/2, 188/3A, 188/3B, 188/4, 188/5, 188/6A, 188/6B, 188/7, 188/8, 188/9, 194/4 (part), 194/5, 194/6, 194/7, 194/13, 194/8, 194/9, 194/11, 194/12, 195/2, 195/3A, 195/3B, 195/4, 195/5, 195/6, 196, 197/2A, 197/2B, 197/3, 197/4A, 197/4B, 197/5A, 197/6A, 197/5B, 197/6B, 197/7, 197/8, 197/9, 197/10A, 197/10B, 197/11, 198/2, 198/3, 198/4, 198/5, 198/6, 198/7, 198/8A, 198/8B2, 198/9A2, 198/9B2, 203/2A, 203/3, 203/4A, 203/4B, 203/5, 203/6, 203/7A1A, 203/7A1B, 203/7B, 204/3A, 204/4, 204/5A, 181/1, 181/5, 181/7, 181/8, 182/1 (part), 182/5, 186/8A1, 186/1, 188/1, 197/1, 194/1, 194/3 (part), 195/1, 198/1, 203/1, 204/1 (part), 195/7 at Zamin Pallavaram Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu.
16. 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.

Based on the presentation made by the proponent and the documents furnished, the SEAC decided to furnish the following details:

1. The Project proponent shall explore the feasibility of MBBR technology based STP as against the SBR technology based STP by assessing the merits and demerits of both these technologies before placing the subject to SEIAA.
2. Considering the volume of bio-degradable waste generation from the project (11 T/day), the project proponent shall adopt the bio-methanation technology for treatment & disposal of the same. In this regard, the proponent has to submit the proposal of bio-methanation technology.
3. Stability certificate from reputed institutions like IIT, Anna University or PWD for the existing building shall be furnished before placing the subject to SEIAA.
4. The details of the access road to the OSR shall be furnished.
5. Minimization of solid waste and construction of waste management plan during construction shall be furnished before placing to SEIAA.
6. The greenbelt layout shall be modified to provide plantations all along the boundary of the site.
7. The proponent shall provide the flood management and rescue plan shall be furnished.
8. Details of the CER/CSR activity already carried out for the existing Environment Clearances shall be furnished.
9. A total of 258 kg/day cannot be used continuously for manure?
10. The project proponent shall allocate and furnish the details for an amount of Rs. 250 Lakhs towards CER as committed in the meeting for the restoration of nearby water bodies. A detailed plan towards the needs to be submitted in consultation with PWD.
11. The proponent has to furnish the name change documents from M/s. SNP Infrastructure private Limited to M/s. SNP Infrastructure LLP (Represented by Embassy Property Developments Private Limited – Co Developer and Power Agents).


Further course of action will be taken on the proposal by SEAC, only after receipt of the above said details.

  
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The project proponent has furnished the above said details to SEIAA on 05.04.2019 and same was placed in the 129<sup>th</sup> SEAC meeting held on 17.05.2019. After perusal of the details furnished by the project proponent. The SEAC decided to recommend the proposal for grant of Environment Clearances to SEIAA subject to normal condition in addition to following conditions:

1. The volume of bio-degradable waste generation from the project (11 T/day), the project proponent shall adopt the Bio-methanation technology for treatment & disposal of the same as reported.
2. 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. The plants species should have thick canopy cover, perennial green nature, native origin and large leaf areas. Medium size trees and small trees alternating with shrubs shall be planted. If possible Miyawaki method of planting i.e planting different types of trees at very close escapement may be tried which will give a good green cover. A total of 15% of the plot area should be designated for green belt which should be raised along the boundaries of the plot and in between blocks in an organized manner.
3. The project proponent has to strictly follow the terms and conditions issued by the PWD on inundation point of view vide Lr.No.DB/T5 (3)/F-014931 & 002267 – inundation – Radial Road /2017 / dated 08.03.2018.
4. For CER: The project proponent shall allocate and utilize the CER fund of Rs. 250 Lakhs as committed as per MOEF & CC OM dated: 01.05.2018 shall be used for restoration of Pallavaram tank in consultation with PWD before applying for CTO from TNPCB.
5. The proponent shall strictly follows the norms and guidelines mentioned in the e E-Waste (Management) Rules, 2016 for the handling and disposal of E-waste to be generated.

  
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