

Minutes of the 117th SEAC Meeting held on 27th July 2018

<p>117- F. 445/2011</p>	<p>Construction of Multi-storeyed Residential Apartment titled "TVH AURORA" by M/s. True Value Homes India Private Limited at S.F.No. 564/3 (P), 565/1 (P), 2, 566/1 (P), 2, 567/1 (P), 2 (P), 568 (P), 569/2, 570/1B, 2 (P), 571/3 (P) & 574 (P), Uppilipalayam Village, Coimbatore South Taluk, Coimbatore District, Tamil Nadu – Activity 8(b) & Category "B"- Township & Area Development Projects – Environmental Clearance (EC) to be issued under violation notification dated: 08.03.2018 of MoEF & CC – Regarding.</p>
	<p>The Project Proponent M/s. True Value Homes India Private Limited has applied for Environment Clearance for the construction of Multi-storeyed Residential Apartment titled "TVH AURORA" with a total built up area of 190739.5 Sq.m at S.F.No. 564/3 (P), 565/1 (P), 2, 566/1 (P), 2, 567/1 (P), 2 (P), 568 (P), 569/2, 570/1B, 2 (P), 571/3 (P) & 574 (P), Uppilipalayam Village, Coimbatore South Taluk, Coimbatore District, Tamil Nadu on 26.05.2014. The project comes under the category of Township and Area Development Projects.</p> <p>From the perusal of the office records, project proposal and the presentation made by the proponent, the following points are noted:</p> <ol style="list-style-type: none"> 1. While scrutinizing, it was found from the photographs furnished by the proponent, which shows that the construction activity was started without prior Environmental Clearance. Hence it was considered as violation of EIA Notification, 2006. 2. The proponent was requested to furnish the 'Letter of Commitment and Expression of Apology'. 3. As per the guidelines issued for dealing with the projects involving violation vide MoEF & CC OM dated: 12.12.2012 & 27.06.2013, the project proponent furnished 'Letter of Commitment and Expression of Apology' vide letter dated: 17.06.2014 and also resolved in the form of a formal resolution assuring that such violation will not be repeated. 4. The Proponent was informed vide SEIAA Letter No. SEIAA-TN/F.445/2011 dated 14.11.2014 that the project proposal is included in the list of cases involving violations of Environment (P) Act, 1986 and that the project stands delisted in the lists of proposals under process in

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	<p>SEIAA-TN.</p> <p>5. As per the MoEF & CC Notification dated: 14.03.2017, stated that the cases of violation will be dealt strictly as per the procedures specified in the following manner</p> <p>“In case the project or activities requiring prior EC under EIA Notification, 2006 from the concerned regulatory authority are brought for Environmental Clearance after starting the construction work or have undertaken expansion, modernization and change in product mix without prior EC, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted EC by the SEIAA shall be appraised for grant of EC only by the EAC and Environmental Clearance will be granted at Central level only”. Accordingly, the proponent was addressed to submit the proposal to MoEF & CC for EC under violation category vide SEIAA letter dated: 19.06.2017.</p> <p>6. Then, the proponent has filed the application to MoEF & CC under violation on 31.03.2017.</p> <p>7. Accordingly, the MoEF & CC issued ToR vide F.No. 23-11/2017-IA-III dated: 10.04.2018</p> <p>8. Subsequently, MoEF&CC issued another notification S.O.1030 (E) dated 08.03.2018, stating that “the cases of violations projects or activities covered under category A of the Schedule to the EIA Notification, 2006, including expansion and modernization of existing projects or activities and change in product mix, shall be appraised for grant of Environmental Clearance by the EAC in the Ministry and the Environmental Clearance shall be granted at Central level, and for category B projects, the appraisal and approval thereof shall vest with the State or Union territory level Expert Appraisal Committees and State or Union territory Environment Impact Assessment Authorities in different States and Union territories, constituted under sub-section (3) of section 3 of the Environment (Protection) Act, 1986”.</p> <p>9. The application was transferred from MoEF & CC to SEIAA-TN on</p>
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28.03.2018.

10. The proponent has applied for EC to SEIAA-TN on 02.06.2018.

The proposal was placed in the 114th SEAC meeting held on 19.06.2018. The proponent made a presentation about the project proposal.

The Committee noted that the project proposal is to be appraised under violation category as per MoEF & CC notification S.O. 1030 (E) dated: 08.03.2018. Since the project has been considered under violation category, the Committee felt that it is necessary to make an on the spot assessment of the status of the project execution for deciding the further course of action.

As per the order Lr. No. SEAC-TN/F.No.445/2011 dated: 20.06.2018 of the Chairman, SEAC, a Technical Team comprising of the SEAC Members was constituted to inspect and study the field conditions.

The technical team inspected the project site on 26.06.2018 and submitted the report to SEAC on 28.07.2018.

The report of the technical team was placed before the 117th SEAC Meeting held on 28.07.2018.

A summary of the review of the checklist and the actual field inspection was carried out on 26.06.2018 and the observation of technical team is as follows:

- (i) The Technical Team learnt that the "violation" attributed to the project is that the construction activity was started before getting the Environmental Clearance.
- (ii) The Technical team enquired about the diary event of the project.
- (iii) Stage of construction:

There will be totally 20 Towers with identification name as Block 1-20.

The present stage of constructions is as follows:

- a) Block 1-6, 6 Towers (Basement +stilt+15 floors each) were fully completed and occupied by the residents. The STP (with capacity of 300KLD) & DG set (250 KVA) have been installed and both are under operation for this 6 towers.
- b) Block 8-10, constructions have been stopped for this 3

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	<p>towers mid way with 5 floors.</p> <p>c) Block 11 and 12, construction have been stopped for this 2 towers mid way with 3 floors.</p> <p>d) The construction of remaining blocks 7, 13 to 20, Club house and commercial complex not yet started.</p> <p>iv) Water Supply:</p> <p>The proponent informed that the fresh water is outsourced through private tankers. Hence the technical team directed the proponent to submit the water test report for the outsourced water through tankers (the latest information from the proponent is that Coimbatore Corporation is supplying the fresh water from 16.07.2018).</p> <p>(v) Sewage Generation, Treatment and Disposal:</p> <p>a. The total sewage generation will be 870 KLD, the treated sewage generation will be 826 KLD in which 323 KLD will be utilized for toilet flushing, and 50 KLD for gardening and 453 KLD will be disposed through underground drainage of Coimbatore Corporation. At present 480 dwelling units are occupied and the sewage generated (around 260 KLD) is treated through the STP provided with capacity of 300 KLD.</p> <p>b. STP with 300 KLD capacity is provided by the proponent and during inspection it was noticed that the STP was under operation.</p> <p>c. The technical team observed more noise from the blower in the STP. Hence the proponent was directed to provide the acoustic enclosure for the blowers.</p> <p>d. The proponent also proposed to provide 2 more 300 KLD capacity STP. The civil works for the proposed STPs are in the mid way.</p> <p>e. The proponent was directed to submit the Report of Analysis (ROA) of treated sewage from the STP and furnish the permission letter from the Coimbatore Corporation for the disposal of excess treated sewage of 453 KLD.</p>
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	<p>vi) Green Belt:</p> <ul style="list-style-type: none">a. The proponent was directed to earmark the greenbelt area with dimension and DGPS coordinates for the green belt area.b. For green belt, 8073sq.m (15%) area will be required and the proponent has earmarked 8126 sq.m (15.1%) of green belt. Totally 673 trees of approved species should be planted and 245 trees have been planted already. However, only 215 trees are under the approved species. Considering all this, the proponent should plant 458 indigenous trees in addition to the existing trees. <p>vii) Solid Waste Management:</p> <ul style="list-style-type: none">a. The proponent has informed the solid waste generated is disposed through Coimbatore Corporation.b. The proponent should segregate the MSW at the source and manage the segregated portions as per the scientific principles and the technical team has directed the proponent to provide OWC with adequate capacity. <p>iii) DG Set:</p> <ul style="list-style-type: none">a. The proponent has temporarily erected the 250 KVA DG set at the south west corner adjacent to the compound wall to facilitate block 1-6 which are already occupied by the residents. The technical team instructed the proponent to install the DG set well away from the boundary ie. Compound wall.b. The proponent informed that no diesel is stored in the project premises, since the required diesel is procured whenever required.c. The proponent proposed to install the DG sets of 7 numbers of 250KVA, one number of 125 KVA and one number of 750 KVA. Further the proponent has assured to provide the adequate stack height for all the DG sets as per the CPCB norms.d. The technical team instructed the proponent to install the DG set away from the boundary ie. Compound wall and furnish the
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	<p>plan with location of the DG sets.</p>
(ix)	<p>Rain water harvesting :</p> <ol style="list-style-type: none">19 number of rainwater harvesting pits and 2X150 KL of sumps were provided by the proponent and the technical team has directed the proponent to increase the rainwater harvesting pits to 31 numbers and additional rainwater harvesting sump with a capacity of 2X150 KL.The proponent informed that the excess storm water is disposed through Kalimadai culvert which is drained to Singanallur Tank.
(x)	<p>OSR Area:</p> <p>The proponent informed that 10% of the total land area is gifted to the Coimbatore Corporation and the proponent was directed to submit the gift deed for the same.</p>
(xi)	<p>Compliance of Conditions prescribed by MoEF for Township and Area Development projects:</p> <ol style="list-style-type: none">Water supply and management: A well-planned and sustainable water management system is to be built within the township, providing round the clock water supply to residents. This also reduces dependence on municipal water supply.<ol style="list-style-type: none">Complied withElectricity supply and management: Although an integrated township depends on a public or private utility supplier for basic power supply, it has to have adequate, back-up power for both homes and common areas during temporary or scheduled power cuts or disruptions by the utility supplier.<ol style="list-style-type: none">Complied withInfrastructure maintenance: Proper and regular maintenance of roads, pathways, parks, electrical and plumbing infrastructure, children play areas and common

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	<p>areas including community centre is essential for a well-developed integrated township.</p> <p>i. Complied with</p> <p>d. Provision of Effective Controls and Building Management Systems such as Automatic Fire Alarm and Fire Detection and Suppression System etc. must be ensured. Adequate access to fire tenders should be provided.</p> <p>i. Complied with</p> <p>e. Provisions should be kept for the integration of solar water heating system and other energy conservation methods.</p> <p>i. Complied with</p> <p>f. Plan and design of green belt to mitigate dust, noise and odour near sources of air pollution (DG sets) and meteorology.</p> <p>i. Complied with</p> <p>g. Plan of maintenance for rainwater harvesting structures in the project area (taking into consideration the groundwater storage, ground water table and soil permeability).</p> <p>i. Complied with</p>
xii)	<p>CSR Activity:</p> <p>The technical team instructed the proponent to furnish the details about the CSR activities.</p>
iii)	<p>The proponent was asked to furnish the updated information with respect to the following checklist provisions:</p> <p>i. Site plan showing all details</p> <p>ii. Fire NOC/ Airport NOC/ Traffic NOC</p> <p>iii. Planning permission from DTCP</p> <p>iv. Green belt plan</p> <p>v. Environmental Management Cell</p> <p>vi. Certificate for structural safety from Anna University/IIT/other reputed govt. Institutions.</p>

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- vii. Land use certificate
- viii. Adequacy report of STP.

The proponent was asked to furnish the particulars as discussed above and as per the check list already provided, to the Technical Team on 06.07.2018. Accordingly the proponent has submitted the revised check list with enclosures on 06.07.2018.

The proponent submitted the revised check list with enclosures on 06.07.2018. The annexure contains the extract of the revised checklist. The revised checklist contains old and supplementary data/information. The proponent has completed the following activities after the inspection.

- a. 80 more Tree saplings numbers were planted.
- b. The work order for Acoustic enclosures for the blowers in the STP.

From the perusal of the original proposal of the proponent, initial checklist submitted by the proponent, site inspection of the construction site, revised checklist submitted by the proponent, the technical team makes the following observation:

1. The proponent has made a procedural violation in the sense that the proponent has started construction of the Residential project before getting the Environmental Clearance from the competent authority.
2. When the technical team assessed whether the proponent has actually followed in the past, the normal condition stipulated in the EC for all conditions, pre-construction & construction stages, the team is of the opinion that the proponent has not violated any conditions that are verifiable now. But there are certain conditions such as possible air pollution, noise pollution and soil pollution that could have been caused at the time of construction which cannot be verified now.
3. The technical team recommends the proposal to SEAC to favourably process proposal for recommendation to SEIAA for the grant of ToR. However, it is to be pointed out that this proposal is not a "regular" project seeking EC but a special project to be covered under "violation category". There are guidelines set forth by MoEF & CC on how to

	<p>proceed with such cases. The SEAC may decide further course of action in the light of the MoEF & CC notification for violation cases.</p> <p>4. The proponent should complete the following activities/submit necessary documents by the time of applying for CTE/CTO from TNPCB.</p> <ul style="list-style-type: none">a) The proponent shall obtain the consent letter as on date from the person who has given the power of attorney for the land to execute the project before obtaining EC.b) 478 trees shall be planted as green belt (378) & compensatory afforestation (100) before obtaining CTO from TNPCB.c) The permission letter from the Coimbatore Corporation for the disposal of excess treated sewage of 453 KLD before obtaining CTE from TNPCB.d) The proponent shall install OWC with adequate capacity before obtaining CTO from TNPCB.e) The proponent shall install the DG set away from the boundary ie. Compound wall and Stack of adequate height as per CPCB norms should be installed.f) The proponent is directed to provide the acoustic enclosure for the blowers in the existing STP (300 KLD) before obtaining EC.g) The proponent shall provide 2 more 300 KLD capacity STP as proposed before obtaining CTO from TNPCB.h) The proponent should provide 31 more rainwater harvesting recharge pits as per approved dimensions. Also the proponent should provide 2X150 KL of rainwater collection sump before obtaining CTO from TNPCB.i) The proponent shall obtain the necessary permission for disposal of excess storm water to the Singanallur tank from the competent authority.j) The proponent should furnish the following certificates before CTO:<ul style="list-style-type: none">(i) Certificate for structural safety from Anna
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	<p>University/IIT/other reputed Government Institutions.</p> <p>(ii) Adequacy report of STP from Anna University/IIT/other reputed Government Institutions.</p> <p>The EIA Report was placed before the 117th SEAC meeting held on 27.07.2018. The SEAC as per the MoEF & CC notification assessed the project based on Ecological damage, remediation plan and natural & community resource augmentation plan furnished as an independent chapter in the Environment Impact assessment report by the proponent. The extract from the report is as follows:</p> <ol style="list-style-type: none"> a. Ecological remediation plan and cost as proposed by the proponent : Air Environment, Water Environment, Land Environment, Noise Environment, Biology. Amount allotted, Rs 60 lakhs (Details in the EIA report) b. Natural resource augmentation plan and cost as proposed by the proponent: Improvement of nearby water bodies and repairing of roads and tree plantation. Amount allotted, Rs 40 lakhs (Details in the EIA report) c. Community resource augmentation plan and cost as proposed by the proponent: Infrastructure development for schools located Singanallur. Amount allotted Rs 25 lakhs (Details in the EIA report). <p>Based on the inspection report and the violation notification, the SEAC classified the level of damages by the following criteria:</p> <ol style="list-style-type: none"> 1. Low level Ecological damage: <ol style="list-style-type: none"> a. Only procedural violations (started the construction at site without obtaining EC) 2. Medium level Ecological damage: <ol style="list-style-type: none"> a. Procedural violations (started the construction at site without obtaining EC) b. Infrastructural violation such as deviation from CMDA/local body
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approval.

c. Non operation of the project (not occupied).

3. High level Ecological damage:

a. Procedural violations (started the construction at site without obtaining EC)

b. Infrastructural violation such as deviation from CMDA/local body approval.

c. Under Operation (occupied).

As per the OM of MoEF & CC dated: 01.05.2018, the SEAC deliberated the fund allocation for Corporate Environment Responsibility which shall be to a maximum of 2% of the project cost.

In view of the above and based on the inspection report & the Ecological damage, remediation plan and natural & community resource augmentation plan furnished by the proponent, the SEAC decided the fund allocation for Ecological remediation, natural resource augmentation & community resource augmentation and penalty by following the below mentioned criteria.

Level of damages	Ecological remediation cost (% of project cost)	natural resource augmentation cost (% of project cost)	community resource augmentation cost (% of project cost)	CER (% of project cost)	Total (% of project cost)
Low level Ecological damage	0.25	0.10	0.15	0.25	0.75
Medium level Ecological damage	0.35	0.15	0.25	0.5	1.25
High level Ecological damage	0.50	0.20	0.30	1.00	2.00

The Committee observes that the project of M/s. **True Value Homes India Private Limited** initially applied to SEIAA-TN on 26.05.2014 for Environment Clearance for the construction of Multi-storeyed Residential Apartment titled "TVH AURORA" at S.F.No. 564/3 (P), 565/1 (P), 2, 566/1 (P), 2, 567/1 (P), 2 (P), 568

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(P), 569/2, 570/1B, 2 (P), 571/3 (P) & 574 (P), Uppilpalayam Village, Coimbatore South Taluk, Coimbatore District, Tamil Nadu on 26.05.2014, comes under the “High level Ecological damage category”. The Committee decided to recommend the proposal to SEIAA for grant of post construction EC subject to the following conditions in addition to the normal conditions:

1. The amount prescribed for Ecological remediation(Rs. 124.34 lakhs), natural resource augmentation(Rs. 49.75 lakhs) & community resource augmentation (Rs. 74.60 lakhs), totalling Rs. 248.69 lakhs shall be remitted in the form of bank guarantee to Tamil Nadu Pollution Control board, before obtaining Environmental Clearance and submit the acknowledgement of the same to SEIAA-TN. The funds should be utilized for the remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report.
2. The project proponent shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of six months. If not the bank guarantee will be forfeited to TNPCB without further notice.
3. The amount specified as CER (Rs. 248.69 Lakhs) shall be remitted in the form of DD to the beneficiary before issue of EC for the following activities. A copy of receipt from the beneficiary shall be submitted before issue of EC.

Sl.No	Activities	Name and address of the beneficiary	Amount & DD favouring	Purpose
a)	Forest & Biodiversity conservation	The Executive Director, Anamalai Tiger Conservation Foundation, 365/1, Meenkarai road, Pollachi	Rs. 60 Lakhs, DD favouring “The Executive Director, Anamalai Tiger Conservation Foundation, Tamil Nadu Trust, Pollachi”	Photo documentation of Tamil Nadu flora to be completed in 2 years
b)	Forest & Wildlife conservation	Chief Conservator of Forests, Dindigul circle,	Rs. 100 Lakhs, DD favouring “Forest Development	Creation & maintenance of infrastructural facilities in

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		Velunachiyar valagam, Dindigul – 4.	Agency, payable at Kodaikanal”	Kodaikanal Wildlife sanctuary and infrastructure facility for frontline protection staff, purchase of anti depredation vehicles for human animal conflict mitigation in the sanctuary.
c)	Education & Conservation	Environmental Education Centre of Kodaikanal International School, Seven roads junction, PO box-25, Kodaikanal – 624 101	Rs. 25 Lakhs, DD favouring “Kodaikanal International School, Kodaikanal”	(i) To conduct training & extension on solid waste management, wildlife and forest bio diversity conservation, alternate livelihood options for forest dwellers, Panchayat members conservation agencies, SHG members, school students & NGO (20 Lakhs) (ii) Provision of eco friendly dustbins in tourist areas – 100 nos (Rs. 5 Lakhs)
d)	Conservation & Forest protection	The Executive Director, Kalakkadu Mundanthurai	Rs. 63.69 Lakhs, DD favouring “The Executive	Eco development activities, eco tourism (boating & infrastructure

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			Tiger Conservation Foundation, NGO Colony, Tirunelveli - 7	Director, Kalakkadu Mundanthurai Tiger Conservation Foundation, Tirunelveli"	facilities) and strengthening anti poaching facilities
		<p>4. The proponent shall obtain the consent letter as on date from the person who has given the power of attorney for the land to execute the project before obtaining EC.</p> <p>5. 478 trees shall be planted as green belt (378) & compensatory afforestation (100) before obtaining CTO from TNPCB.</p> <p>6. The permission letter from the Coimbatore Corporation for the disposal of excess treated sewage of 453 KLD before obtaining CTE from TNPCB.</p> <p>7. The proponent shall install OWC with adequate capacity before obtaining CTO from TNPCB.</p> <p>8. The proponent shall install the DG set away from the boundary ie. Compound wall and Stack of adequate height as per CPCB norms should be installed.</p> <p>9. The proponent is directed to provide the acoustic enclosure for the blowers in the existing STP (300 KLD) before obtaining EC.</p> <p>10. The proponent shall provide 2 more 300 KLD capacity STP as proposed before obtaining CTO from TNPCB.</p> <p>11. The proponent should provide 31 more rainwater harvesting recharge pits as per approved dimensions. Also the proponent should provide 2X150 KL of rainwater collection sump before obtaining CTO from TNPCB.</p> <p>12. The proponent shall obtain the necessary permission for disposal of excess storm water to the Singanallur tank from the competent authority.</p> <p>13. The proponent should furnish the following certificates before CTO:</p> <p>(i) Certificate for structural safety from Anna University/IIT/other reputed Government Institutions.</p> <p>(ii) Adequacy report of STP from Anna University/IIT/other reputed Government Institutions.</p>			

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S.No	Name	Designation	Signature
1	Dr. K. Thanasekaran	Member	
2	Dr.K.Valivittan	Member	
3	Dr.Indumathi M. Nambi	Member	
4	Dr. G. S. Vijayalakshmi	Member	
5	Dr. M. Jayaprakash	Member	
6	Shri V. Shanmugasundaram	Member	
7	Shri B. Sugirtharaj Koilpillai	Member	
8	Shri. P. Balamadeswaran	Co-opt Member	
9	Shri. M.S. Jayaram	Co-opt Member	

MEMBER SECRETARY, SEAC


CHAIRMAN, SEAC