

**MINUTES OF THE 117<sup>TH</sup> SEAC MEETING HELD ON 28<sup>TH</sup> June, 2018**

117 <sup>th</sup> - 6531/2018	Proposed construction of Residential Tenements under "PRADAN MANDRI AWAS YOJANA" scheme by M/s. Tamil Nadu Slum Clearance Board at Moolakothalam, R.S. No. 1802/1 part at Tondiarpet Village, Tondiarpet Taluk, Chennai District - Environment Clearance - Sl. No. 8(a) of the Schedule - Building and Construction projects- Regarding.
	<p>The Proponent of M/s. Tamil Nadu Slum Clearance Board has applied for Environment Clearance to SEIAA on 03.04.2018 for the proposed construction of Residential Tenements under "PRADAN MANDRI AWAS YOJANA" scheme at Moolakothalam, R.S. No. 1802/1 part at Tondiarpet Village, Tondiarpet Taluk, Chennai District.</p> <p>The project consists of construction of Residential complex to construct 1044 residential tenements of 9 blocks in which 6 block S+9 floors and 3 blocks of S+11 floors with other infrastructure facilities like Public Health Centre, Ration Shop, Milk booth and Convenient shop (25 nos). The total built up area of the project is 45605.95 sq.m in a land area of 21400 sq.m. The area for green belt development is 3319 sq.m (15%). The source of water will be from CMWSSB. The fresh water will be 731 KLD. Out of 731 KLD, 719 KLD will be used for domestic purpose &amp; 12 KLD for green belt development. The sewage generation will be 671 KLD which will be disposed in the CMWSSB pumping station at the site.</p> <p>The proponent was requested to furnish certain additional details vide letter dated: 18.04.2018. The proponent furnished the reply on 12.06.2018.</p> <p>The proposal was placed in the 114th SEAC Meeting held on 20.06.2018.</p> <p>The SEAC Members interacted with the proponent regarding the project proposal. From the deliberations made during the discussion the following observations are made:</p> <ol style="list-style-type: none"> <li>1 General: The project site is surrounded by the burial ground on</li> </ol>

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	<p>three sides – west, east and north. In order to have clear cut understanding of the project site with reference to the burial ground, a few more revenue records need to be submitted by the proponent, as listed below.</p> <p>2 The proponent should furnish a detailed sketch to scale showing the overall burial ground land and land alienated to TNSCB clearly marked in different colours along with survey numbers.</p> <p>3 As per the G.O. No.153 of Municipal Administration and water Supply Department dated 31.10.2016, it is noted that the area requested by the TNSCB is of three parts. These should be clearly marked in the sketch with existing building structures and their use along with survey numbers.</p> <p>4 The proponent should furnish a sketch marking the present proposal area of 21400 Sq.m.in SF.No.1802/1part clearly marked.</p> <p>5 The proponent is instructed to furnish the changes made in the revenue records and details of subdivisions if any as per the G.O. Ms. No. 249 , Revenue Department Land disposal Wing, LD. 5(2) Section dated 04.08.2017,</p> <p>6 In special condition-5 of the G.O. Ms. No. 249, Revenue Department Land disposal Wing, LD. 5(2) Section dated: 04.08.2017, it is informed that the existing dispensary school, public convenience if any in the project area should be maintained by the Corporation of Chennai. This should be clearly marked in detailed sketch.</p> <p>7 As per the CMDA master plan, it is noted that the area</p>
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proposed for residential development by TNSCB is classified under non urban land use. The proponent should clarify whether the reclassification for residential land use has been obtained and if so the document for the same is to be furnished.

- 8 As per the DR of the CMDA in rule number 7(e), no site within a distance of 30meters from a place declared and used as a burning place/ ground shall be used for a layout or subdivision for human habitation (residential). The proposal should be modified accordingly or clarified by the proponent.

Keeping in mind the above points, the SEAC decided to direct the proponent to clarify the above points for the proposal of construction of Residential Tenements under "PRADAN MANDRI AWAS YOJANA" scheme by M/s. Tamil Nadu Slum Clearance Board at Moolakothalam, R.S. No. 1802/1 part at Tondiarpet Village, Tondiarpet Taluk, Chennai District and submit a revised proposal accordingly.

The minutes of the 114<sup>th</sup> SEAC Meeting was communicated to the proponent. In response, the Executive Engineer, Division III, Tamil Nadu Slum Clearance Board, Vyasarpadi, Chennai has submitted additional details as called for. The SEAC perused the additional details as against the query raised and the observations of the SEAC members are as follows:

1. Query No.2 – Detailed sketch showing the overall burial ground area has been received and the reply satisfactory.
2. Query No. 3 - A sketch showing the 3 parts of land parcel taken over by the TNSCB has been received and the same is verified; reply satisfactory.
3. Query No.4 – A sketch earmarking the present project area has also been received and the same is verified; reply satisfactory.
4. Query No. 5 – Regarding the change in revenue records, the

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	<p>proponent has addressed the Tahsildar, Tondairpet Taluk and submitted the copy of the letter. The proponent should furnish the appropriate revenue record on receipt of the same from the Tahsildar before getting CTE from TNPCB.</p> <p>5. Query No. 6 – The proponent has submitted a sketch earmarking the existing gym and public convenience. The same is verified; reply satisfactory.</p> <p>6. Query No. 7 – Regarding the land use reclassification from non urban use to residential, the proponent applied for the same to the Corporation of Chennai and the proposal has been recommended by the Corporation to CMDA. A copy of the letter has been furnished by the proponent. The process should be completed and the approval of the same should be submitted before getting CTE from TNPCB.</p> <p>7. Query No. 8 – The statement of the point No. 8 is as follows:</p> <p>“As per the DR of the CMDA in rule number 7(e), no site within a distance of 30meters from a place declared and used as a burning place/ ground shall be used for a layout or subdivision for human habitation (residential). The proposal should be modified accordingly or clarified by the proponent”.</p> <p>The reply furnished by TNSCB is as follows:</p> <p>“The proponent has submitted a copy of letter obtained from the CMDA. In the letter it is informed that there is no distance parameter for development human habitation (residential) building for the site adjoining/near the burning or burial place/ground adopted for the site lies within Chennai city area.</p> <p>However, as per DR, no site in Municipal and Panchayat areas which is within a distance of 30m from a place declared and used as a burning or burial/ground shall be used for layout or sub divisions for human habitation (residential) purpose.</p>
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Further, the permissibility of residential building adjoining/near the burning or burial place/ground with the city, will be examined as per the Development Regulations (DR) parameters of Second Master Plan”.

The additional details furnished by the TNSCB was placed in the 115<sup>th</sup> SEAC Meeting held on 27.06.2018. The members of the SEAC interacted with the proponent regarding the reply furnished. There was agreement related to the 7 items out of 8 items listed in the earlier letter of the SEAC. The only issue to be resolved was that related to the buffer distance between the burial ground and the residential apartment. The members of the SEAC conveyed the following fact to the proponent:

A 30m minimum buffer is insisted for Panchayat and Municipality. It is a fact that for Corporation areas there is no buffer distance prescribed. However, irrespective of whether it is a Panchayat or Municipality or Corporation a safe buffer distance is a must from environmental point of view.

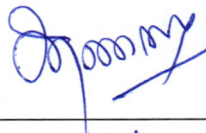

The proponent accepted the view of the SEAC and informed the SEAC that the TNSCB will take steps to provide a minimum buffer distance of 30m all around the residential apartment complex. To this effect the following activities will be completed by the TNSCB.

1. A revised plan should be prepared to indicate the creation of 30m buffer distance between the apartments and the burial ground. The same should be attested by Corporation of Chennai.
2. The TNSCB should execute an affidavit to the effect that the compound wall of suitable length and height will be constructed to ensure that there is 30m buffer space between the burial ground and the apartments.
3. The buffer space so created should be utilized for development

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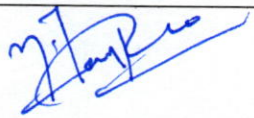
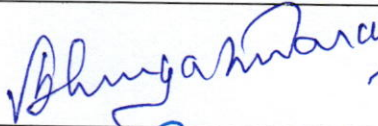
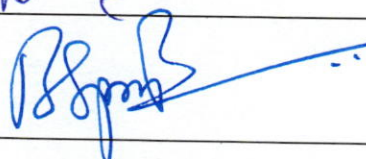
	<p>of green belt in order to minimize the adverse impact of the activities in the burial ground.</p> <p>The proponent agreed to comply with the above 3 activities and informed that they will submit the revised plan and the affidavit to SEAC within a few days. The SEAC will take further action after the receipt of the same from the TNSCB.</p> <p>The above minutes was communicated to the proponent vide SEIAA letter. The proponent submitted the reply to SEIAA-TN. The reply of the proponent was placed before the 117<sup>th</sup> SEAC Meeting held on 28.07.2018. The response furnished by the TNSCB is as follows:</p> <ol style="list-style-type: none"><li>1. The revised plan indicating the creation of 30m buffer distance between the apartments and burial ground also has been submitted to Greater Chennai Corporation to give consent to retain the Lr.No. SCB/DP/13/2016 dated: 03.07.2018.</li><li>2. Affidavit in Rs. 100 stamp paper with Notary public is submitted.</li><li>3. The buffer space will be utilized for development of green belt in order to minimize the adverse impact of the activities in the burial ground.</li></ol> <p>In view of the response of the TNSCB as detailed above, the SEAC decided to recommend to SEIAA-TN for the issue of EC subject to the condition that the proponent fulfills all his commitments made in the original proposal and in the additional proposals.</p>		
S.No	Name	Designation	Signature
1	Dr. K. Thanasekaran	Member	
2	Dr.K.Valivittan	Member	



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3	Dr.Indumathi M. Nambi	Member	
4	Dr. G. S. Vijayalakshmi	Member	
5	Dr. M. Jayaprakash	Member	
7	Shri V. Shanmugasundaram	Member	
8	Shri B. Sugirtharaj Koilpillai	Member	
9	Shri. P. Balamadeswaran	Co-opt Member	
10	Shri. M.S. Jayaram	Co-opt Member	

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