

cover area 28 % for the project. Hence, the SEAC decided to stick with the already recommendation regarding Green belt area that "In the proposal the proponent has allocated 39537.91 Sq.m (28 %) for green belt development. Being the industrial Estate project the Committee felt that the project proponent shall explore the possibility of increasing the green belt are to 33 %. The proponent shall submit the layout by earmarking greenbelt area with dimension and GPS coordinates"

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

The project proponent has furnished the above details vide in his letter dated 03.06.2019 and received by this office on 04.06.2019 it states that as per the committee recommendation the green belt area has been increased from 28 % to 33.546 % by reducing the road width to 6 m from 7 m / 10 m.

The proposal was placed in the 130th SEAC Meeting held on 10.06.2019. After perusal of the details, the SEAC decided that the green belt area was increased to 33 % by reducing the road width to 6 m from 7 m / 10 m. The proponent has to clarify whether the reducing the road width to 6 m from 7 m / 10 m is allowable as per the norms. If so, the document with detailed explanation shall be furnished.

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

Agenda No. 130-TA-07:

F.No: 6607/2018

Proposed construction of residential building by M/s. Urbanrise Constructions LLP in S.FNo. 445/2D3, 446/3, 447/1B,2A, 451/1,2,3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5,6, 548/2, 551/1,2,3,4,5,6A,7A,8,552/3,4A, 5,553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 575/1, 2A, 576 in Padur Village, Thiruporur Taluk, Kanchipuram District in the state of Tamil Nadu – For Environment Clearance.

The Proponent, M/s. Urbanrise Construction LLP has applied for ToR to SEIAA-TN on 05.06.2018 for the proposed Residential Development Project under the category "Township and area development projects" at S.F. No. 445/2D3, 446/3, 447/1B, 2A, 451/1, 2, 3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5, 6, 548/2, 551/1, 2, 3, 4, 5, 6A, 7A, 8, 552/3, 4A, 5, 553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 576 of Padur Villages , Thiruporur Taluk, Kancheepuram District, Tamilnadu.

The proposal was placed in the 114th SEAC Meeting held on 20.06.2018.

The Salient features of the project proposal are as follows:

1. The total land area for the proposed project is 52204.49 sq.m. The total built up area is 252267.62 sq.m.
2. The proposal involves construction of Residential development, basement 1 & 2 (combined for block 1 – 5) and basement 1 & 2 (combined for block 6-8), Block 1-8 (S+13 floors), Block 9 (G+3) with club house and commercial building (multipurpose hall & shops).
3. Padur lake is located at 40m in the western direction, Buckingham canal runs at 2.0 km and Bay of Bengal is at 4.0 km on the eastern side.
4. The surrounding features of the project:
 - a) The site is surrounded by residential and IT development on the northern side.
 - b) Residential and recreational area of Thiruporur, Kelambakkam on the southern side
 - c) Residential and recreational area of Kovalam on eastern side
 - d) Residential development on the western side.
5. The fresh water requirement will be 1499 KLD which will be sourced from Thiruporur Panchayat Union (ground water). Alternatively, water from the Nemmeli desalination plant will be utilized.
6. The sewage expected to be generated from the project is 2013 KLD, which will be treated in an STP of capacity 2500 KLD. The treated

sewage 770 KLD will be used for toilet flushing, 32 KLD for gardening, 18 KLD will be used for OSR and excess treated sewage of 1193 KLD will be disposed to nearby CMWSSB STP (Navallur/Sholiganallur).

7. Solid waste generation: Bio degradable waste of 5.08 t/day will be treated in OWC and will be used as manure for gardening. The non – biodegradable waste of 3.39 t/day will be sent to the authorized recyclers and STP sludge of 200 kg/day will be used as manure for green belt.
8. Power requirement – proposed to provide DG set of 750 kVA (4 nos) with acoustic enclosure of stack height of 44.47 m.
9. In the proposed project, 17592 people are expected to live.
10. The proponent has proposed a play area of 2000 sq.m (3% of the plot area).
11. The MoEF & CC has issued guidelines for the preparation of EIA reports for Township and Area Development projects (Reference: EIA Guidance Manual – Building, Construction, Townships and Area Development, 2010). The proponent should prepare the EIA report in line with the recommendations contained in the manual. An extract of the manual is enclosed as Annexure-II (Additional ToR) for ready reference and compliance.

The proposal along with the project proponent reply was placed in the 335th SEIAA meeting held on 31.12.2018. The SEIAA decided to prescribe Standard ToR & additional ToR as recommended by the SEAC for the preparation of EIA report along with following Terms of References:

1. The proponent has furnished the land use certificate from Mamallapuram Local planning Authority the proposed land comes under commercial and educational use zone. However, the copy of the patta furnished by the project proponent shows the lands of the project site comes under Wet land. Hence, the project proponent is requested to submit the land use conversion from wet land to residential use zone from the competent

Authority or request to obtain the certificate stating that the proposed project does not falls under wet land from the competent Authority.

2. Detailed justification for the proposed project.
3. Impact studies on biodiversity/vegetation/flora/ fauna to be done by accredited agencies.
4. Impact of the project on water bodies/agriculture to be done by accredited agencies.
5. Details on number of trees likely to be removed and plan for tree transplantation shall be furnished. The proponent shall furnish the details of existing trees in the area with name of the species.
6. Site plan with the surrounding activities.
7. Risk analysis for Fire & safety.
8. Action initiated to make it a green / eco friendly / energy efficient building
9. Exclusive Environment Management cell shall be formed and details shall be furnished.
10. Storm water management plan and Rain water harvesting plan from the reputed institution.

Based on the recommendation the Terms of reference was issued vide this office Lr No. SEIAA-TN/F.No. 6607/SEAC – CXIV/8(b)/ToR - 591/2018 dated: 31.12.2018.

The proponent has submitted the EIA report for seeking Environment Clearance to SEIAA on 14.02.2019 for the proposed construction of residential building by M/s. Urbanrise Constructions LLP in S.No. 445/2D3, 446/3, 447/1B,2A, 451/1,2,3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5,6, 548/2, 551/1,2,3,4,5,6A,7A,8,552/3,4A, 5,553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 575/1, 2A, 576 in Padur Village, Thiruporur Taluk, Kanchipuram district

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. The project is located at latitude 12°47'55.80"N and longitude 80°13'7.62"E.
2. The proposal involves construction of residential building with a total built up area of 296818 Sqm. The proposal involves construction of residential development with Block A, B, C: 2 Basements + Stilt + 19 floors (Block A: 1st floor - Partly commercial); Block D: stilt + 19 floors; Block E, F, G, H: Basement + Stilt + 19 floors; Block I: Club house - G + 3 floors.
3. The total plot area of the project is about 52204.49 Sq.m with a built up area of 296818 Sq.m.
4. The green belt area proposed for the project is 7853 Sqm (15% of total land area).
5. The daily fresh water requirement is 954 KLD to be sourced from Thiruporur Panchayat Union, out of which 943 KLD will be used for domestic purpose and 11 KLD will be used for swimming pool.
6. Grey water - Wastewater from hand wash basins, showers, kitchen sinks and household appliances like washing machines or dishwashers and exclude toilet wastewater will be collected separately. 1533KLD of grey water will be let into the grey water treatment system (1600 KLD). After grey water treatment, 1456 KLD of treated water will be generated, out of which 732 KLD will be used for cloth washing, 674KLD will be used for flushing and 50 KL will be used for car and floor washing.
7. A total of 879 KLD of black water generated will be treated in STP of 900 KLD capacity and a quantity 835KLD of treated wastewater will be generated; out of which 205KLD will be used for Flushing, 27 KLD will be used for gardening, 18 KLD will be used for OSR and 585 KLD will be disposed through CMWSSB STP.
8. The bio degradable solid waste (5726 kg/day) will be treated in OWC machine and the manure generated will be used for landscaping purpose within project site. The non bio degradable solid waste (3817 kg/day) will be handed over to Authorized recyclers. The STP sludge of 50 kg/day will be used as Manure for greenbelt development.

9. Rain water collection sump of 500 KLD is proposed to be provided for collection of roof top run off. 30 Nos of Rain water harvesting pits are proposed.
10. The proponent is proposed to install 3 Nos x 625 KVA, 1 No x 500 KVA Capacities with a stack height of 66 m and 65 m respectively.

The SEAC noted the following:

1. The Proponent of M/s. Urbanrise Constructions LLP has applied for Environment Clearances to SEIAA on 14.02.2019 for the proposed construction of residential building by M/s. Urbanrise Constructions LLP in S.No. 445/2D3, 446/3, 447/1B,2A, 451/1,2,3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5,6, 548/2, 551/1,2,3,4,5,6A,7A,8,552/3,4A, 5,553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 575/1, 2A, 576 in Padur Village, Thiruporur Taluk, Kanchipuram 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 terms of Reference accorded for the project vide Lr No. SEIAA-TN/F.No. 6607/SEAC – CXIV/8(b)/ToR - 591/2018 dated: 31.12.2018 for a total built up area of 252267.62 sq.m. But, EIA report applied for total built up area of 296818 Sqm . SEAC decided to consider the total built up area of 252267.62 sq.m applied for Terms of Reference and obtained ToR vide Lr No. SEIAA-TN/F.No. 6607/SEAC – CXIV/8(b)/ToR - 591/2018 dated: 31.12.2018
4. The stability certificate for the project shall be obtained and furnished to SEIAA from the reputed institutions like IIT, Anna University or PWD.

The committee has noted that stream / canal is crossing the project site leads to periyari, the Committee decided to make an on-the-spot inspection of the above said site by a subcommittee of SEAC to assess the present status of the canal condition with reference to the project location and whether canal was fenced by the proponent as well as the status of the project and also regarding the

Environmental aspects based on the inspection, SEAC will decide the further course of action.

As per the order Lr.No.SEAC-TN/F.No.6607/2019 dated: 01.03.2019 a subcommittee was constituted to inspect and study the field conditions for the Proposal Seeking Environmental Clearance for the proposed Residential Development Project under the category "Township and area development projects" at S.F. No. 445/2D3, 446/3, 447/1B, 2A, 451/1, 2, 3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5, 6, 548/2, 551/1, 2, 3, 4, 5, 6A, 7A, 8, 552/3, 4A, 5, 553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 576 of Padur Villages, Thiruporur Taluk, Kancheepuram District, Tamil Nadu. The date of the Inspection on 06.03.2019 (Wednesday).

The subcommittee inspected the site on 06.03.2019 and to start with, the Technical Team held discussions with the project proponent regarding the Proposal Seeking Environmental Clearance for the proposed Residential Development Project under the category "Township and area development projects" at S.F. No. 445/2D3, 446/3, 447/1B, 2A, 451/1, 2, 3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5, 6, 548/2, 551/1, 2, 3, 4, 5, 6A, 7A, 8, 552/3, 4A, 5, 553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 576 of Padur Villages, Thiruporur Taluk, Kancheepuram.

During the inspection, the subcommittee observed that the following points:

- i) The project proponent has obtained building planning approval.
- ii) The proposed site is available as vacant land.
- iii) As per the revenue records the water channel is situated inside the project site. But not physically available in the site.
- iv) Padur Lake is situated nearby the project site.
- v) The approach road to the project site is well laid with B.T.

The subcommittee submitted the inspection report to SEAC for the further course of action regarding the proposal of the proposed Residential Development Project under the category "Township and area development projects" by Urbanrise

Constructions LLP at S.F. No. 445/2D3, 446/3, 447/1B, 2A, 451/1, 2, 3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5, 6, 548/2, 551/1, 2, 3, 4, 5, 6A, 7A, 8, 552/3, 4A, 5, 553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 576 of Padur Villages, Thiruporur Taluk, Kancheepuram with the following recommendations

1. The channel passing through the site should be restored.
2. Treated sewage water should be utilized for Avenue plantation after obtaining the necessary permission/NoC from the competent Authority & a revised proposal for the same shall be furnished.
3. The Compliance report for the DTCP planning approval for the project may be furnished.
4. Survey no. 447/2B is mentioned as property of Veeranam Water supply pipe line Scheme. But the proponent mentioned the same as the approach road to OSR area of the project. Hence, approach Road to the OSR area should be provided and earmarked in the CMDA plan.

The project proponent has submitted the above details to SEIAA on 31.05.2019.

1. The channel passing through the site should be restored.

The proponent replied that the proponent commit that the channel passing through the site will be restored.

2. Treated sewage water should be utilized for Avenue plantation after obtaining the necessary permission/NoC from the competent Authority & a revised proposal for the same shall be furnished.

The proponent replied that the treated sewage will be utilized for Avenue plantation after obtaining the necessary permission/NoC from the competent Authority. The proponent has submitted the revised water balance and the details are as follows:

- a) For flushing 205 kLD of treated sewage is utilized.
- b) For Gardening 27 kLD of treated sewage is utilized.

- c) For OSR 18 kLD of treated sewage is utilized. (however, the proponent has not submitted permission from competent Authority for utilizing the treated sewage for OSR)
 - d) For excess treated sewage of 585 kLD for Avenue plantation. (however, the proponent has not submitted permission from competent Authority for utilizing the excess treated sewage for avenue plantation and area of utilization of treated sewage, etc)
3. The Compliance report for the DTCP planning approval for the project may be furnished.

The proponent has submitted the copy of the DTCP planning approval. However the inspection team requested the proponent to furnish the Compliance report for the DTCP planning approval.

4. Survey no. 447/2B is mentioned as property of Veeranam Water supply pipe line Scheme. But the proponent mentioned the same as the approach road to OSR area of the project. Hence, approach Road to the OSR area should be provided and earmarked in the CMDA plan.

The project proponent informed that the Survey no. 447/2B is mentioned as property of Veeranam Water supply pipe line Scheme only and as per the revenue record it has been earmarked as a public road. They have already approached DTCP and DTCP have inspected the site and confirmed that it has been used as public road. Hence, DTCP have given concurrence for the approach road to OSR.

The inspection report along with the proponent reply on 31.05.2019 was placed in the 130th SEAC Meeting held on 10.06.2019. After perusal of the details, the SEAC decided for the point No.4 the copy of the concurrent letter for the approach road

to OSR given by the DTCP as reported by the proponent shall be furnished to SEIAA.

Based on the subcommittee report, SEAC decided to recommend the proposal for grant of Environment Clearance to SEIAA for the proposed Residential Development Project by M/s. Urbanrise Constructions LLP at S.F. No. 445/2D3, 446/3, 447/1B, 2A, 451/1, 2, 3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5, 6, 548/2, 551/1, 2, 3, 4, 5, 6A, 7A, 8, 552/3, 4A, 5, 553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 576 of Padur Villages, Thiruporur Taluk, Kancheepuram subject to normal conditions in addition to following conditions:

1. The channel passing through the site should be restored as committed.
2. The Activity of the proposed project should not affect the channel passing the site.
3. The proponent shall ensure that no treated/untreated sewage shall be discharged in to the canal either directly or indirectly.
4. There should not be any adverse impact of the project on the canal passing the site.
5. The proponent shall ensure that no solid waste shall be dumped into the canal passing either directly or indirectly.
6. The project proponent shall operate and maintain the Grey water treatment and Sewage treatment Plant effectively to meet out the standards prescribed by the CPCB.
7. Permission shall be obtained from the DTCP for utilization of 18 kLD of treated sewage for OSR proposes and the copy of the document should be submitted to TNPCB before applying for CTO from TNPCB.
8. Permission shall be obtained from the competent Authority for utilization of 585 kLD of treated sewage for Avenue plantation. The project proponent is requested to submit the concurrence letter obtained from the competent Authority for utilization of 585 kLD of treated sewage for Avenue plantation with the details of land area earmarked shall be submitted to TNPCB before applying for CTO from TNPCB.

9. The project proponent proposed to procure water from the Thiruporur panchayat union (Ground water) Hence, the proponent has to get necessary permission from competent authority for the same before obtaining CTO from TNPCB.

10. The purpose of Green belt around residential buildings is to capture the fugitive emissions and partially to attenuate the noise generated. A wide range of indigenous plants species should be planted in and around the premise in consultation with the DFO, District / State Agricultural University. The plant 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 needs to be implemented. 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.

11. Solar energy should be atleast 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.

12. The height of the stack of DG sets shall be provided as per the CPCB norms.

13. The proponent has to earmark the greenbelt area with dimension and GPS coordinates for the green belt area and the same shall be included in the layout out plan to be submitted for CMDA/DTCP approval. An undertaking regarding the same shall be furnished in the form of affidavit.

14. The cannel passing through the site should be restored .in this connection, the project proponent has to furnish the affidavit for the same.

For CER: The project proponent shall allocate and utilize the CER fund of Rs. 130 Lakhs as committed as per MOEF & CC OM dated: 01.05.2018 out of 130 lakhs 30 lakhs for bund strengthening, plantation of trees in bunds to prevent soil erosion in consultation with PWD and remaining 100 lakhs for the restoration of water bodies in and around the project site before applying for CTO from TNPCB.