

Minutes of the 123rd Meeting of the State Expert Appraisal Committee (SEAC) held on 22nd December 2018 (Table Agenda) for Appraisal of Building and Construction Projects, at Conference Hall, 2nd floor (down), Panagal Maligai, Saidapet, Chennai.

Table Agenda No.123-01

Proposed construction of Metro Head Quarters and other metro rail amenities by Chennai Metro Rail Limited at S.F. No. 3871/1(P), 3871/3 (P), Block No. 76, Mylapore Village, Mylapore Taluk, Chennai District - for Environment Clearance.

(SIA/TN/NCP/79206/2018)

The project proponent gave a detailed presentation on the salient features of the project and informed that:

- 1) The project is located at 13°01'56.5"N Latitude, 80°14'36.4"E Longitude
- 2) The project comprises of Metro Head Quarters, Residential Block (Type - A) Ground + 5 floors, Residential Block (Type - B) Ground + 9 floors, Utility Block - G+1 Floor, Security Koisk 1 & 2 - Ground Floor and other utilities (External Staircase, Lift Lobby, Lift) .
- 3) The total land area of the project is 36267 sq.m with total built up area of 62814 sq.m.
- 4) The green belt area proposed for the project is 5541 sq.m (15.3 % of total land area).



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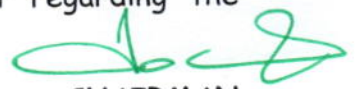
- 5) The daily fresh water requirement is 210 KLD to be sourced from CMWSSB. Out of 210 KLD, 191 KLD will be used for domestic purpose, 19 KLD for Gardening & excess treated sewage of 172 KLD will be discharged into CMWSSB sewer line.
- 6) The estimated bio degradable solid waste (739 kg/day) will be treated in the organic waste convertor and used as manure. The non bio degradable solid waste (491 kg/day) will be handed over to Authorized recyclers.
- 7) Proposed to provide 40 number of rain water harvesting pits

The SEAC noted the following:

1. The Proponent of M/s. Chennai Metro Rail Limited has applied for Environment Clearance to SEIAA on 27.11.2018 for the proposed construction of Metro Head Quarters and other metro rail amenities to a total build up area of 62814 sq.m at S.F. No. 3871/1(P), 3871/3 (P), Block No. 76, Mylapore Village, Mylapore Taluk, Chennai District.
2. The project/activity is covered under Category "B" of Item 8(a) "Building & Construction projects of the Schedule to the EIA Notification, 2006.
3. During presentation the proponent has informed that they have already constructed basement + Ground + 4 floors for their office purpose.

The proposal was placed before the 121st SEAC Meeting held on 30.11.2018. SEAC decided to make an on the spot inspection to assess the present status of the project by the sub-committee constituted by the SEAC. Based on the inspection report, SEAC will decide the further course of action.

The Sub Committee has inspected the site on 13.12.2018. The Sub Committee held discussions with the project proponent regarding the


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proposed construction of metro head quarters and other metro rail amenities at S.F. No. 3871/1(p), 3871/3 (p), block no. 76, Mylapore Village, Mylapore Taluk, Chennai district. The Sub Committee took up the review of the project.

The proponent has briefed the project as follows,

- a) The total plot area of the project is 36,267 sq.m and the total built up area is 62,816 sq. m .The buildings already constructed with a built-up area 36,100 sq.m, the remaining buildings with a built-up area of 26,716 yet to be constructed.
- b) The project is located very close to Nandanam metro station in Anna Salai main road.
- c) The activity of the project is to construct metro headquarters and other metro rail amenities including residential blocks for operational workers.
- d) Total occupancy of the buildings and residential blocks will be 3763.
- e) The site is at present in the category of mixed residential use and the proponent has obtained planning permission from CMDA for construction of metro headquarters building, residential blocks, utility block, etc. for a total built up area of 37,072 sq.m and completed construction over an area of 36,100 sq.m. According to the proponent the project components which are existing are exclusive for the operation purpose of metro rail which doesn't attract environmental clearance; now as the project proponent



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wants to construct additional floors which are for office space, the proposed expansion attracts environmental clearance.

- f) The proponent has obtained the initial in principle approval from CMDA for construction of MHQ Building - Basement Floor + Ground Floor + 4 Floors + 5th Floor (Part), Residential Block (Type - A) Stilt / Ground + 6 floors, Residential Block (Type - B) Stilt / Ground + 12 floors + 13th Floor (Part) + 14th Floor (Part), Utility Block - G+1 Floor, Security Koisk 1 & 2 - Ground Floor vide letter No. C3(S)/13662/2013 Dated: 17.04.2015.
- g) The proponent has subsequently obtained Building plan approval from CMDA for Construction of MHQ Building - Basement Floor + Ground Floor + 4 Floors, Residential Block (Type - A) Ground + 5 floors, Residential Block (Type - B) Ground + 9 floors, Utility Block - G+1 Floor, Security Koisk 1 & 2 - Ground Floor vide Letter No. 13(S)/16226/2015 Dated: 12.02.2018.

The following observations were made by the technical team during the inspection:

1. Currently, Residential Building (Type A), Residential Building (Type B), Utility Block are completed. MHQ Building - Basement + Ground Floor + 4 Floors completed and the 5th Floor is under construction
2. The proponent has proposed to discharge the sewage generated to Nandanam pumping station through a dedicated sewer line of 200mm dia.
3. Regarding rain water harvesting, 40 recharge pits will be constructed and 190 cu.m sump will also be constructed.
4. In the parking area, 658 cars and 1453 two wheelers will be accommodated.

5. Regarding green belt, the proponent informed that 450 trees will be planted with indigenous species, which is more than the required number of trees as per the norms.
6. The water supply will be sourced from CMWSSB.
7. The following additional details were also asked for from the proponent:
 - a) Details of existing built up area and proposed area.
 - b) Details of phase wise completed construction schedule with photograph indicating dates.
 - c) Details of STP proposed - as CMRL had originally proposed to discharge sewage to Nandanam pumping station, the CMRL is directed to provide for STP and furnish complete details.
 - d) Water Balance
 - e) Water Conservation measures
 - f) CMDA approval for construction
 - g) Green belt layout
 - h) Solid waste generation and mode of disposal
 - i) Organic waste generation and disposal
 - j) Action plan towards achieving green building
 - k) Details of RWH structures other than in the drain

1. Metro Headquarters Building (Basement + Ground Floor + 4 Floors completed and the 5th Floor is under construction)
2. Residential blocks (Type A - Ground Floor + 5 Floors and Type B - Ground Floor + 9 Floors)

In response to the Sub Committee instructions, the proponent was directed to submit a report detailing the proposals to SEAC on 17.12.2018. Accordingly the proponent submitted the report on 18.12.2018.



1. The proponent has furnished the following details regarding the area already built-up and proposed to construct with the total built-up area of 62816 Sq.m

Project Components	Existing		Expansion Proposal		After Expansion	
	No. of Floors	Total Built-up area (Sq.m)	No. of Floors	Total Built-up area (Sq.m)	No. of Floors	Total Built-up area (Sq.m)
Metro Head Quarters	Basement + Ground + 4 Floors + 5th Floor (Part)	26,358	Fifth Floor (Part) to 12th Floor	26,716	Basement + Ground + 12 Floors	53,074
Residential Block (Type A)	G+5 Floors	2,597	-	-	G+5 Floors	2,597
Residential Block (Type B)	G+9 Floors	5,350	-	-	G+9 Floors	5,350
Utility Block	G+1 Floor	1,059	-	-	G+1 Floor	1,059
Security Kiosk 1	Ground Floor	117	-	-	Ground Floor	117
Security Kiosk 2	Ground Floor	46	-	-	Ground Floor	46
Other Utilities (External Staircase, Lift Lobby, Lift)		573	-	-	-	573
Total Built-up area (Sq.m)		36,100	-	26,716	-	62,816

F.S.I Achieved	0.600		0.575		1.175
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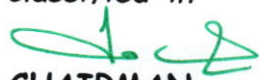
The proponent has started construction during October 2016 completed during October 2018 and construction schedule has been furnished. But photographs have not been enclosed.

2. The proponent has incorporated Sewage Treatment Plant with capacity of 200 KLD to treat the sewage generated. The treated sewage (191 KLD) will be utilized for toilet flushing (65 KLD) & gardening (19 KLD). The excess treated sewage (107 KLD) will be discharged into CMWSSB sewer line.
3. Regarding RWH, the recharge pits and storage sumps will be constructed as per norms.
4. The proponent proposed to provide 5541 Sq.m of greenbelt area with 450 nos. of native tree species.

The Sub Committee submits the report to SEAC to take further course of action on the proposal of M/s. Chennai Metro Rail Limited for the construction of Metro Head Quarters and other metro rail amenities with total build up area of 62816 sq.m in which 36100 Sq.m is already constructed at S.F. No. 3871/1(P), 3871/3 (P), Block No. 76 Mylapore Village, Mylapore Taluk, Chennai District.

The inspection report of the Sub Committee was placed in the 123rd SEAC meeting held on 22.12.2018. Further, the committee scrutinized the reply submitted by the proponent on 28.11.2018; the committee noticed that M/s. Chennai Metro Rail Limited has submitted letter dated 24.04.2017 to the Member Secretary, CMDA, Chennai

"Regarding the Environment Clearance requirement, it shall please be noted that the Chennai metro Rail system falls under the category of Rail based mass Transit system and this project shall not fall under the projects classified in


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Category-A and Category -B of Environment impact Assessment Notification No.S.O.1533 dated 14.09.2006 published in the Gazettee of India, Extraordinary, Part-II and section -3, sub- section (ii), Ministry of Environmental and Forests. As per this notification, all railways projects including metro Rail projects are totally exempted from seeking Environmental Clearances under Government Regulations."

Accordingly, Building plan approval obtained from CMDA for Construction of MHQ Building - Basement Floor + Ground Floor + 4 Floors, Residential Block (Type - A) Ground + 5 floors, Residential Block (Type - B) Ground + 9 floors, Utility Block - G+1 Floor, Security Koisk 1 & 2 - Ground Floor vide Letter No. 13(S)/16226/2015 Dated: 12.02.2018.

The said project attracts Category "B" of Item 8(a) "Building & Construction projects of the Schedule to the EIA Notification, 2006. But, the proponent has obtained Building plan approval from CMDA vide Letter No. 13(S)/16226/2015 Dated: 12.02.2018. As per the visit report, it is learnt that the proponent has started the construction.

After perusal of the sub Committee report, the Committee collectively took the following decision in the common interest of public of the project M/s. Chennai Metro Rail Limited at S.F. No. 3871/1(P), 3871/3 (P), Block No. 76, Mylapore Village, Mylapore Taluk, Chennai District decided to recommend for grant of Environment Clearances to SEIAA subject to the following specific conditions in addition to normal conditions:

The permission shall be obtained from the CMWSSB for discharge of the excess treated sewage of 107 KLD into CMWSSB sewer and the copy of the same shall be submitted to TNPCB before applying for CTO.



- b) The permission shall be obtained from the CMWSSB for supply of fresh water 210 KLD and the copy of the same shall be submitted to TNPCB before applying for CTO.
- c) The height of the stack of DG sets shall be provided as per the CPCB norms.
- d) Solar energy saving shall be atleast 6% of total energy utilization.
- e) Detail of Solid Waste management plan shall be prepared as per Solid waste management Rules, 2016 and same shall be furnished.
- f) The detailed flood management plan considering the project site and the surrounding area to be prepared and furnish to SEIAA.
- g) The project proponent shall furnish the DGPS co-ordinates for the boundaries of the proposed project site before placing the subject in SEIAA.
- h) Towards green belt development, a minimum of 15% of the total land area preferably all around the project site. The following species shall be planted.

Pongamia glabra	Pungan
Thespesia populnea	Poovarasu
Ficus religiosa	Arasu
Azadirachta indica	Vembu
Terminalia arjuna	Neermarudhu
Calophyllum inophyllum	Punnai
Syzygium cumini	Naval
Madhuca longifolia	Ilippai

Mimusops elengi	Magilam
Feronia limonia	Vila

- i) For CER: The project proponent shall allocate and utilize the CER fund of Rs. 140.25 Lakhs (0.5% of the total project cost of Rs. 280.50 Crores) totally as committed as per MOEF & CC OM dated: 01.05.2018 before applying for CTO from TNPCB.

Table Agenda No: 123-02

Proposed Construction of 3360 residential tenements by Tamil Nadu Slum Clearance Board at S.No. 311/ 3pt, 4pt, 6pt, 9pt, 10pt, 11pt, 312/ 4pt, 6pt, 314/ 6A, 6B, 7, 8, 10, 11A, 11B, 11C, 316/ 4, 5, 317/1, 2, 4, 3A1A1,3A1A2, 3A1A3, 3A2, 3B, 3C, 3D, 3E, 3F, 3A3, 3A4, 3A1B, 3G, 3H, 3I, 3J, 3K,318/ 1A1, 1A2, 1B, 1C, 2A, 2B, 3, 4A, 4B, 4C, 4D, 5A, 5B, 5C, 6A, 6B, 6C, 7, 8, 9A, 9B, 9C, 9D, 10A, 10B, 10C, 10D, 10E, 10F, 11A1, 11A2, 11A3, 11B, 9E, 9F,319/ 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 5C, 6A, 6B, 6C, 6D, 7A1, 7A2, 7A3, 7B, 7C, 8A1, 8A2, 8B1, 8B2, 8B3, 10A, 10B,320/ 1A1, 1A2, 1B, 1C, 2D, 2A1, 2A2, 2A3, 2B, 2C, 3, 4, 5A1, 5A2, 5B, 5C, 5D, 5E, 5F, 6A, 6B, 7A, 7B, 7C, 8A, 8B, 8C, 8D, 9A, 9B,321/ 4, 7, 8,322/ 1pt,323/ 1pt, 2pt, 356/ 1,2A, 2B, 3, 4, 5, 6, 7, 8A, 8B, 8C, 8D, 9, 10,357/ 1, 2, 3, 4, 5, 6, 7A, 7B, 8, 10A, 10B, 10C, 10D, 11, of Edyanchavadi Village, Ponneri Taluk, Tiruvallur District, Tamil Nadu - for Environmental Clearance.

(SIA/TN/NCP/76083/2018)


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