

Minutes of the 100th SEAC Meeting held on 20th December 2017

<p>100- 0 \</p> <p>F. 1828/2013</p>	<p>Proposed construction of residential complex “Ankur Palm Springs” by M/s. Anjli Infra Housing LLP. At Old No. 13, New No. 4, Ward No. 1, old S.F.No. 34/2 part, 37 part, T.S.No.2/2, Block No.12, Padi Village, Ambattur Taluk, Thiruvallur District, Tamilnadu – Activity 8(a) & Category “B2”- Building & Construction Projects - EC - Regarding</p>
	<p>The project proponent M/s Anjli Infra Housing LLP represented by its Authorized Signatory, Sri. Siddharth Maher applied to State Environment Impact Assessment Authority (SEIAA), Tamil Nadu on 10.10.2013 vide application dated 10.10.2013 for obtaining Environmental Clearance as required under EIA Notification, 2006 for the project of construction of residential development “ Ankur Palm Springs” at Padi village, Ambattur Taluk, Thiruvallur District. The project proposal comprised of development of block 1 (120 units) and 2 (135 units) with combined basement floor+ Stilt Floor II+ Stilt Floor I + 15 floors and service block with Gym and Swimming Pool with Ground Floor + 1st floor for providing 255 dwelling units in a land area of 9817.55 sq.m, with a total built-up area of 36002.37 sq.m.</p> <p>After scrutinizing the application submitted for the residential project, it was observed from the photographs enclosed in the application dated: 10.10.2013 that the construction of building was already started at the proposed site without prior Environment clearance and it is a violation under EIA Notification, 2006. Hence the proponent was requested to furnish the ‘Letter of Commitment and Expression of Apology’ vide SEIAA-TN letter dated: 04.02.2014. 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</p>


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Commitment and Expression of Apology' vide letter dated 07.02.2014 and also resolved in the form of a formal resolution assuring that such violation will not be repeated. The same was sent to the State Government vide SEIAA Letter No. SEIAA-TN/F.1827/2013 dated 07.04.2014 for initiating credible action on the said violation by invoking powers under Section 19 of the Environment (Protection) Act, 1986. The State Government in Letter No. 7157/EC.3/2014-1 dated 02.06.2014 forwarded the same to the Tamil Nadu Pollution Control Board (TNPCB) for initiating legal action on the violation under the EIA Notification, 2006 in the residential project. The Proponent was informed vide SEIAA Letter No. SEIAA-TN/F.1828/2013 dated 25.11.2014 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 SEIAA-TN.

The office memorandums dated 12.12.2012 and 27.06.2013 wherein guidelines to deal with the violation cases were issued by the MoEF & CC. The application preferred by the applicant also falls in the category of violation as per the provisions of EIA 2006, and hence action was taken against the applicant as per the procedure issued in the Office Memorandums. Shri.S.P.Muthuraman filed a case challenging the Office Memorandums issued by the Ministry of Environment, Forest and Climate Change dated 16th November, 2010, 12th December, 2012 and 27th June, 2013. Vide detailed judgment of the Tribunal dated 07th July, 2015, the Tribunal had held that these office memorandums were liable to be quashed and were quashed.

After the pronouncement of the judgment the applicant filed an


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application being M.A. No. 351 of 2016 in Original Application No. 371 of 2016, wherein the applicant has stated that his case was similar to the builders/respondents in the case of S.P. Muthuraman Vs. Union of India & Ors. and they were accepting the judgment of the Tribunal for its implementation in their case as well. The Tribunal in term of the Judgement of S.P. Muthuraman Vs. Union of India & Ors. imposed environmental compensation of Rs. 4.83 Crores upon the applicant and also directed the joint inspection expert committee to conduct an inspection of the project of the applicant and submit its report and the recommendations with regard to the precautionary and other measures that were required to be taken.

The Expert Committee constituted by the Tribunal conducted an inspection on 01st July, 2016 and submitted a detailed report before the Tribunal on 06th October, 2016. Based on the report, the Hon'ble NGT, PB, New Delhi pronounced the order dated: 27.11.2017. The Hon'ble NGT passed, among other things, the following orders:

- The State Environment Impact Assessment Authority shall consider the application of the applicants which was delisted and pass appropriate orders in regard to grant/refusal of the Environment Clearance in accordance with law.

- The State Environment Impact Assessment Authority shall take into consideration and in fact impose the condition which has been stated by the joint inspection team in its report as condition of grant of Environment Clearance, if it grants. The condition imposed in different orders shall be part of the Environment Clearance if granted to the applicant.


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• The condition imposed by the Tribunal in S.P. Muthuraman shall form part and parcel of the Environment Clearance and if granted to the applicants.

Accordingly, the SEIAA forwarded the Hon'ble NGT directions to SEAC to appraise the project on the proposed construction of residential complex "Ankur Palm Springs" by M/s. Anjli Infra Housing LLP at Old No. 13, New No. 4, Ward no. 1, old S.F.No. 34/2 part, 37 part, T.S.No.2/2, block no.12, Padi village, Ambattur Taluk, Thiruvallur District, Tamil Nadu.

The project proposal was placed in the 99th meeting of the SEAC held on 12.12.2017. Based on the presentation made by the proponent and the documents furnished, the SEAC made the following observations:


1. The proponent says that violation is only related to the fact that construction work started before getting the EC.

2. The proponent has paid Rs. 4.83 crores as environmental compensation fund as directed by Hon'ble NGT.

3. The proponent desires to have a relook at the proposals such as rain water harvesting, solid waste management, energy conservation, etc and submit a revised report after incorporating these changes.

4. Civil works completed

Accordingly, the SEAC decided to defer the proposal and ask the proponent to submit a revised proposal. Also, it was decided to make an inspection on the project site to assess the field conditions.


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As per the order Lr.No.SEAC-TN/F.No.1828/2017 dated: 12.12.2017 of the Chairman, SEAC, a Technical Team comprising of the following SEAC Members was constituted to inspect and study the field conditions in the proposed Residential complex "ANKUR PALM SPRINGS" by M/s. Anjli Infra Housing LLP at S.F.No 38/2, etc, Padi Village, Ambattur Taluk, Thiruvallur District, Tamilnadu.

1. Dr.K.Thanasekaran,
2. Dr. K.Valivittan,
3. Shri. M.S.Jayaram
4. Shri P. Balamadeswaran
5. Shri B. Sugirtharaj Koilpillai
6. Dr.S.Rajendiran, AEE,SEIAA/SEAC

The technical team conducted the inspection on 16.12.2017 and submitted the report on 18.12.2017 to the Chairman, SEAC – TN.

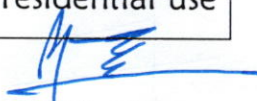
A summary of the observations of the technical team are as follows:

1. The Technical Team learnt that the "violation" attributed to the project is that the construction activity was started before getting the Environmental Clearance.

2. The stage of construction is that civil works completed and internal works 60% completed.

3. The technical Team asked the proponent to furnish a copy of the land use classification from industrial use zone to residential use


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zone for the project site even though they have obtained a G.O for permitting the construction of residential complex at the relevant site.

4. The Technical Team asked the proponent to furnish a certificate from revenue authority to the effect that there is no encroachment on water bodies and the proposed site is not prone to flooding during rains.

5. According to the proponent, there is no change in the land area, built-up area and cost of the project. There is no change in the project components, land area utilization for different purposes, parking area, occupancy load, water supply and sewage generation.

6. The proponent has arranged for water supply from CMWSSB and also got permission for disposal of excess treated sewage.

7. Rain water harvesting proposals have been formulated as per Rain Water Harvesting and Conservation Manual by CPWD, Gol. The committee observed that a correction is needed to the depth of bore hole which should be 5 meters instead of 2.4 meters as mentioned in the report.

8. The proponent was asked to implement the composting through Organic Waste Converter (OWC), instead of handing over to Corporation of Chennai as proposed in the project report.

9. For Green belt, as per norms, an area of 1473 Sq.m (15%) should be provided for the Green belt and 60 Trees should be planted of specified species. The Technical Team observed that only 1211 Sq.m (12.3%) area has been earmarked for Green belt. Apart from 8 Existing Trees, 114 Trees have been planted with the following species.

i) Polyalthia pendula


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- ii) Azadirachta indica
- iii) Delonix regia
- iv) Peltophorum pterocarpum
- v) Pongamia pinnata
- vi) Madhuca indica and
- vii) Ficus religiosa

The seedlings have been planted very close to the compound wall at a very closer espacement. Roots of these seedlings will damage the compound wall as they grow. The tree plantation should be 2 m away from the compound wall and spacing between plants should be minimum of 5 m. Exotics like Delonix regia and Peltophorum pterocarpum may be avoided.

10. The Parking plan is as per CMDA norms.

11. The Chennai - Tiruvallur High road is a busy High way. This project comes up just abutting the High way. The Technical Team asked proponent to ensure that there is smooth movement of vehicles from the project area to the High way and vice-versa.

12. Regarding the sewage treatment, the project proponent was asked to revise the water balance diagram to include correct conversion from water usage to sewage generation.

13. The proponent was asked to furnish the MBBR performance data and to include coli-forms as a parameter for evaluating STP performance.

14. The Technical Team inspected the STP under construction below ground level. It asked the proponent to ensure that the movement of people in the STP area is safe from head injuries. The proponent should take proper precautionary measures to ensure that there are no seepages from outside ground water


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into the STP and there is no leakage from STP to outside ground water.

15. The Odour and noise from the STP should be properly controlled. Intense green belt development should be ensured around STP as there are residential apartments very close to the project site.

16. From the water balance diagram, it was noticed that 87 KLD of treated sewage (which is excess) will be discharged into the CMWSSB sewer.

17. The proponent was asked to furnish the storm water management plan which includes mode of disposal of excess storm water.

18. The power requirement goes up from 1424 KVA to 1821 KVA. Similarly the DG set capacity goes up from 501 KVA to 860 KVA.

19. The energy conservation goes up from 11% to 20%.

20. For CSR activities, the proponent was asked to commit Rs.48.38 Lakhs as per norms. He was also asked to spend the CSR funds on permanent infrastructure for local community like Schools on items related to education and sports.

Based on the above observations, the technical team asked the proponent to furnish additional particulars / proposals. Accordingly, the proponent submitted additional particulars/proposals to the technical team on 18.12.2017. The technical team perused the additional particulars/proposals submitted by the proponent and observed that the proponent has complied with the recommendations made by the technical team including green belt development which has been now increased to


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1473 sq.m (15%).

The report of the technical team was placed in the 100th meeting of SEAC held on 20.12.2017. The technical team has made the following observations and recommendations:

1. The Technical Team learnt that the “violation” attributed to the project is that the construction activity was started before getting the Environmental Clearance.

2. The proponent has made certain changes in the utilities proposal as per the current need, which are permissible.

3. The Technical Team made certain recommendations to improve the ecological and Environmental compliance and these recommendations have been accepted by the proponent.


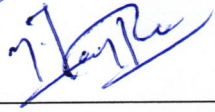
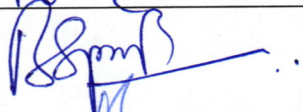
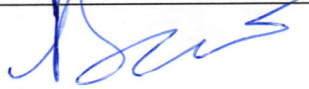
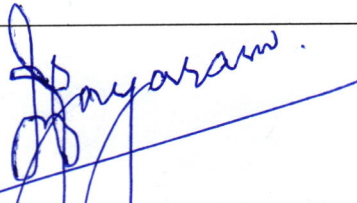
4. In view of facts presented in the above 3 paragraphs, the Technical Team recommends the project proposal for the construction of residential complex “Ankur Palm Springs” by M/s. Anjli Infra Housing LLP, at Old No. 13, New No. 4, Ward no. 1, old S.F.No. 34/2 part, 37 part, T.S.No.2/2, block no.12, Padi village, Ambattur Taluk, Thiruvallur District, to SEAC for consideration for Issue of Environmental Clearance subject to the conditions that the proponent fulfils all the commitments made in the proposal dated 10.10.2013 and the proposals submitted to the Technical Team on 18.12.2017, including his commitment to produce relevant certificate from CMDA and revenue authority.

Based on the above observations and recommendations of the technical team, the SEAC decided to recommend the proposal of construction of residential complex “Ankur Palm Springs” by M/s. Anjli Infra Housing LLP at Old No. 13, New No. 4, Ward No. 1, old S.F.No. 34/2 part, 37 part, T.S.No.2/2, Block


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		No.12, Padi Village, Ambattur Taluk, Thiruvallur District, Tamilnadu for the grant of EC to SEIAA – TN.	
S.No	Name	Designation	Signature
1	Dr. K. Thanasekaran	Member	
2	Dr. A. Navaneetha Gopalakrishnan	Member	
3	Dr.K.Valivittan	Member	
4	Dr.Indumathi M. Nambi	Member	
5	Dr. G. S. Vijayalakshmi	Member	
6	Dr. M. Jayaprakash	Member	
7	Shri V. Sivasubramanian	Member	
8	Shri V. Shanmugasundaram	Member	
9	Shri B. Sugirtharaj Koilpillai	Member	
10	Shri. P. Balamadeswaran	Co-opt Member	
11	Shri. M.S. Jayaram	Co-opt Member	


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