

Agenda No. 129-TA-02:

(File No. 6696/2019)

Proposed construction of hotel building by M/s Hotel Rajpark Pvt.Ltd at S.F.No. 749/1& 2,739/6 at Kalapatti Village, Coimbatore North Taluk, Coimbatore district – For Environmental Clearance

(SIA/TN/NCP/90165/2018)

The proposal was placed in the 125th SEAC Meeting held on 01.02.2019. The project proponent gave detailed presentation. The salient features of the project and the environmental impact assessment are as follows:

1. The total plot area of the project is about 14892.70 sq.m, where a block with 2 Basement floor + Ground floor + 1 service floor + 8 levels with a build up area of 28597.42 sq.m.
2. The project is located at 11°02'46.3" N Latitude, 77°02'54.0" E Longitude.
3. This proposal comprises of 130 guest rooms, restaurant, Bar, Meeting room, Business center and Banquet hall with total influx population of 2134 Nos.
4. The daily fresh water requirement is 65kLD to be sourced from Private tankers / Corporation. Out of 65kLD, 55kLD will be used for domestic purpose, 10kLD for swimming pool top up.
5. The sewage generated from the project will be 85.5kLD including 35kLD of recycled flush water, which will be treated in the STP of 50kLD capacity (2 Nos) and the treated sewage of 85.5kLD will be recycled and 35kLD will be used for toilet flushing, 19kLD will be used for Greenbelt & 31.5kLD will be used for HVAC purpose.
6. 257 numbers of cars and 163 numbers of two wheeler – 3505.9 sq.m of area allotted in Basement 1 & 2 and surface parking.
7. 600 KVA of power is required which is sourced from TANGEDCO, back-up power supply is through 2 nos of 400 KVA DG set with a stack height of 34 m.
8. Rain water harvesting – 26 number of recharge pits with 1.5 m diameter and 3.0 m depth are to be provided in addition to the surface water collection sump of 120 Cu.m.
9. Total waste estimated to be generated is 970 Kg/day in which 384 Kg/day is

Biodegradable waste, which will be treated in Organic Waste Converter (OWC – 500 Kg/day) within the project site mixed with 10 Kg/day STP sludge and then used as manure for landscaping purpose within project site and 576 Kg/day is Non-Biodegradable waste will be sold to TNPCB authorized recyclers.

10. Total project cost of the project 62.64 Crores.

Based on the presentation made by the proponent and the documents furnished the committee decided to furnish the following details:

1. The proponent shall submit proposal for grey water treatment and the plans for the reuse of the treated grey water, especially for toilet flushing by providing dual piping/ plumbing system, and also in view of the acute water shortage in coimbatore urban and peri urban area. Accordingly the water balance shall be revised.
2. The STP proposed for the project is new technology. It is requested to provide performances of the STP and evaluation report and clarification why this technology was chosen for treating the sewage generated from the hotel.
3. The inorganic waste is higher than the organic waste in the proposed hotel requested to clarify the same. Since it is a proposed hotel project Solid waste should be revised accordingly.
4. The Rain water harvesting system should be revised considering soil characteristics, the roof run off for the Rain water storage sump and other run off for the rain water harvesting pits.
5. CER proposal shall be carried out through the District Collector and should mainly concentrate on the restoration of tank and water bodies.
6. Detail Plan on fire safety and storm water drain system.
7. Quality of swimming pool water shall be furnished.
8. Copy of the Gift deed of OSR land shall be furnished.
9. Detail proposal for solar energy utilization shall be furnished.
10. 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 such a way the proponent shall earmark in the layout of the greenbelt area with dimension and GPS coordinates and furnish the same.

The project proponent has furnished the above said details to SEIAA on 02.05.2019. The proposal was placed in the 129th SEAC Meeting held on 17.05.2019. After perusal of the details furnished by the project proponent. The SEAC decided to recommend the proposal for grant of Environment Clearances to SEIAA subject to normal condition in addition to following conditions:

1. The treated sewage of 19kLD after meeting the standards prescribed by the CPCB will be utilized for green belt development.
2. The height of the stack of DG sets shall be provided as per the CPCB norms.
3. Solar energy should be atleast 10% of total energy utilization.
4. The project proponent has to maintain Zero Liquid discharge (ZLD) as reported.
5. The proponent has to plant a minimum of 190 numbers of native indigenous plants species should be planted in and around the premise in consultation with the District Forest Officer, Coimbatore District
6. The purpose of Green belt around residential buildings is to capture the fugitive emissions and to attenuate the noise generated, in addition to the improvement in the aesthetics. A wild range of indigenous plants species should be planted in and around the premise in consultation with the DFO, Coimbatore District / State Agriculture University. The plants 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 may be tried which will give a good green cover. 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.
7. For CER: The project proponent shall allocate and utilize the CER fund of Rs. 31.32 Lakhs as committed as per MOEF & CC OM dated: 01.05.2018 shall be used for restoration of tank and water bodies in consultation with District Collector before applying for CTO from TNPCB.