

Minutes of the 100th SEAC Meeting held on 21st December 2017

<p>100- 01</p> <p>F. 6479/2017</p>	<p>Proposed re-construction of additional residential Tenements under "PRADAN MANDRI AWAS YOJAN" scheme by M/s. Tamil Nadu Slum Clearance Board at R.S.No. 1730/1 pt, 1733, 1734/1 & 2 pt, 1735/8, 1735/145 of Vepery village, Purasavaikkam Taluk, Chennai District, Tamilnadu – Activity 8(a) & Category "B2"- Building & Construction Projects -Environmental Clearance- Regarding</p>
	<p>The Proponent, M/s. Tamil Nadu Slum Clearance Board has applied for Environmental Clearance for the proposed re-construction of additional residential Tenements under "PRADAN MANDRI AWAS YOJAN" scheme at R.S.No. 1730/1 pt, 1733, 1734/1 & 2 pt, 1735/8, 1735/145 of Vepery village, Purasavaikkam Taluk, Chennai District, Tamilnadu on 21.11.2017. The re-construction refers to the decision of the Tamil Nadu Slum Clearance Board (TNSCB) to demolish existing old TNSCB tenements (864 tenements) and build new tenements in the place of the old ones. The word additional refers to their decision to build new tenements (Phase-II, Phase III & Phase IV) in addition to the tenements already constructed under Phase – I.</p> <p>The Phase-I buildings have blocks 1-14 (G+3 floors) with a built up area of 16,121.28 sq.m. The total plot area is 38,821 sq.m. The built up area for the proposed project is 72346.5 sq.m.</p> <p>The proposed project involves construction of 1722 dwelling units along with existing 672 dwelling units in 14 blocks of G+3 Floors, 1722 additional units will be developed as,</p> <ul style="list-style-type: none"> • Phase II – 4 blocks (S+9 floors) of 864 dwelling units including units of Integrated Child Development Services (ICDS) • Phase III – 2 blocks (S+9 floors) of 378 dwelling units • Phase IV – 2 blocks (G+14 floors) of 224 dwelling units & 16 commercial shops in Type A & (S+15 floors) of 240 dwelling units in Type B. <p>The proposal was placed in the 100th meeting of the SEAC held on 21.12.2017. From the proposal submitted by the proponent and the presentation made by the proponent, the following observations were made:</p> <ol style="list-style-type: none"> 1. The project has access to Basin bridge road and Demellows road. The plot is surrounded by residences on three sides and Mint Pursaivakkam road on the western side. 2. The EC requested is for combined Phase I construction already completed and Phases II-IV construction now proposed. The total built-up area for all the phases I-IV will be (16,121.28 + 72346.5) 88,467.78 sq.m.


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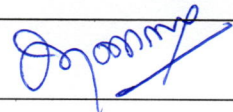
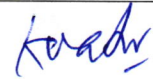
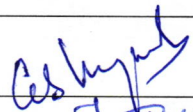
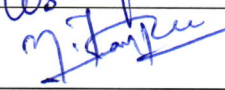
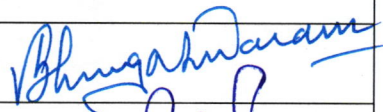
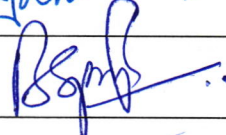
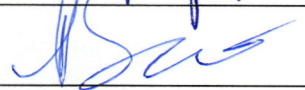
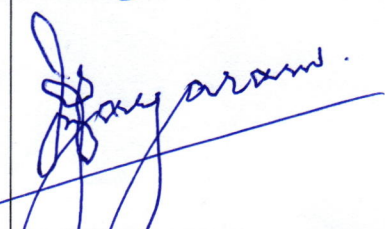
3. The land on which the proposed project comes up, has been in the possession of Corporation of Chennai and the Corporation has handed over the land to the proponent on 23.05.1980. However, the TNSCB is yet to get a land ownership document from Purasaivakkam Tahsildar who is the competent revenue authority. This document should be submitted within 2 months.
4. In the proposal submitted, the proponent has indicated that they will treat the sewage from the project using activated sludge process. However, during presentation, they submitted that they are not proposing to treat the sewage and instead, will discharge the untreated sewage into the Purasaivakkam sewage pumping station of CMWSSB.
5. The fresh water requirement will be 1626 KLD and it is proposed to get the fresh water from CMWSSB. The SEAC asked the proponent to submit approval letters from CMWSSB for water supply requirement and sewage disposal proposal, before getting the EC.
6. The TNSCB proposed to hand over the MSW (recyclable) to the Corporation of Chennai after segregation of bio-degradable waste which will be composted in the vermi composting unit. SEAC recommended that the recyclable MSW should not be handed over to Corporation of Chennai and instead should be handed over to recyclers. Also the TNSCB should install organic waste convertors for composting the bio-degradable MSW.
7. The TNSCB informed that the old buildings have already been demolished and the demolition waste has been dumped in areas identified by the Corporation of Chennai.
8. The excess storm water runoff should be discharged into the existing storm water drain along the Demellows road by constructing a proper connecting drain from the project area to the Demellows road.
9. As per norms for a project land area of 38821 sq.m, an area of 5823.15 sq.m should be under green belt. The TNSCB has earmarked an area to this extent. However, as a part of the Phase I project already completed no significant green belt have been developed. SEAC asked the TNSCB to plant 50 trees immediately and produce evidence for the same, before getting the EC. TNSCB should plant a total of 233 trees of local species such as Azadirachta indica, Pongamia pinnata, Ficus religiosa, Mimosa elengi, Thespesia populnea and Calophyllum inophyllum before completion of the project.

In view of the above recommendations made by the SEAC to the TNSCB, the


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<p>TNSCB was asked to prepare a revised proposal incorporating the recommendations and submit the same to SEAC. Accordingly, the TNSCB submitted a revised proposal incorporating the recommendations of SEAC on 21.12.2017. The revised proposals were appraised by the SEAC and it was found that the revised proposal was in line with the SEAC recommendation. However, the TNSCB have to produce the letters/documents from Revenue authorities and CMWSSB as directed.</p> <p>In view of the above, the SEAC decided to recommend the proposal to SEIAA for grant of EC subject to the condition that TNSCB have to produce the letters/documents from Revenue authorities and CMWSSB as directed in addition to the normal conditions.</p>			
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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