

**STATE EXPERT APPRAISAL COMMITTEE – TAMIL NADU**

Minutes of the 129<sup>th</sup> Meeting of the State Expert Appraisal Committee (SEAC) held on 18<sup>th</sup> May 2019 (Day -2) for Appraisal of Building and Construction Projects, Townships and Area Development projects , Mining projects, Port, Harbour, Fishing Harbour, isolated storage & handling of hazardous chemicals, Captive Co generation Power Plant & production of synthetic organic chemicals at Conference Hall, 2<sup>nd</sup> floor (down), Panagal Maligai, Saidapet, Chennai.

**Agenda No. 129-01:**

**(File No. 6719/2019)**

Proposed construction of Residential Development “Royal Nesto” by M/s. Sabari Constructions Technologies Pvt. Ltd., at S.F No : 556/2C2, 3B2, 4A, 5B, 6B, 7, 8, 9, 10, 11A, 12A, 12B2, 13B, 14B, 15A, 557/2, 3B, 4B, 5B, 6, 7, 8A, 9A1, 9B1, 10A, 11A, 12, 13, 14B, 18B, 19B, 20, 21, 23A1, 558/1A & 2A of Neelambur Village, Suler Taluk, Coimbatore District, Tamil Nadu– For Environmental Clearance.

**(SIA/TN/NCP/94606/2019)**

The proposal was placed in the 129<sup>th</sup> SEAC Meeting held on 18.05.2019. 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 11°03'24.30" North Latitude and 77°05'23.15" East Longitude.
2. The Total Plot area of the project is about 40,400 Sq.m with total built-up area of 39,246.99 Sq.m
3. It is a proposed construction of Residential Development “Royal Nesto” with 41 Individual Villas, 160 Flats [Block A, B, C, G & EWS Block (Stilt + Four Floors)], Club house (G+2 floors) and Swimming Pool.
4. A total number of 288 car parks and 88 two wheeler parks are provided and area allotted (Surface Parking Area – 1025 Sqm, Stilt Parking Area – 5839.66 Sqm)
5. Water bodies surrounding the project site:
  - a. Achankulam Lake (1.0 Km) – SE Direction
  - b. Noyyal River (3.35 km) – SE Direction
  - c. Suler Lake (4.0 km) – SE Direction
  - d. Kannampalayam Lake (6.0 km) – South Direction
6. Green Belt Area of the project is 7382.57 sqm (18.28% of total plot area)
7. OSR Area of the project is 4057.13 sqm (10.04% of total plot area)

  
**CHAIRMAN**  
**SEAC-TN**

8. Total Water requirement – 174 kLD

- |                          |   |        |
|--------------------------|---|--------|
| a. Domestic              | – | 94 kLD |
| b. Swimming Pool         | – | 2 kLD  |
| c. Flushing ( Recycled)  | – | 52 kLD |
| d. Greenbelt ( Recycled) | – | 26 kLD |

Source of Fresh Water – Coimbatore TWAD Board

9. Generated sewage of 139 kLD is treated in STP of 150 kLD capacity.

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|--|---|--------|
| a. Flushing  | – | 52 kLD |
| b. Green belt  | – | 26 kLD |
| c. Utilized for roadside Avenue Plantation & OSR Area– |   | 54 KLD |

10. Solid Waste Generation – 624 kg/day

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|--|
| a. Bio Degradable: 375 kg/day will be disposed to OWC                      |
| b. Non Bio Degradable: 249 kg/day will be disposed to authorized recyclers |
| c. STP sludge-5kg/day used for greenbelt development                       |

11. Power Requirement is 1000 kVA & it is sourced from TNEB. DG sets - 2 nos. of 320 kva Capacity is used for power backup.

12. Rainwater Sump (12 x 4.06 x 3.08 m) of capacity 150 kL is proposed to construct in the site for the collection of rainwater runoff from the roof top of the apartment Blocks.

13. Surface runoff from roads & pavements, greenbelt areas will be diverted to Recharge Pits (20no's) of size dia 1.20 m x 3 m and 1 m wide along the boundary.

14. The total project cost – 79.45 Crores

The SEAC noted the following:

1. The Proponent, M/s. Sabari Constructions Technologies Pvt. Ltd has applied for Environment Clearances to SEIAA-TN on 07.02.2019 for the Proposed construction of Residential Development at S.F No : 556/2C2, 3B2, 4A, 5B, 6B, 7, 8, 9, 10, 11A, 12A, 12B2, 13B, 14B, 15A, 557/2, 3B, 4B, 5B, 6, 7, 8A, 9A1, 9B1, 10A, 11A, 12, 13, 14B, 18B, 19B, 20, 21, 23A1, 558/1A & 2A of Neelambur Village, Sulur Taluk, Coimbatore District, Tamil Nadu.
2. The project/activity is covered under Category “B” of Item 8(a) “Building and Construction projects” of the Schedule to the EIA Notification, 2006.

The proponent made a presentation about the project proposal. Based on the presentation made by the proponent and the documents furnished. The SEAC instruct the project proponent to furnish the following details:



- i. The proponent during presentation informed that Sequential Batch Reactor Technology (STP) is proposed for this project with a capacity of 150 KLD and the same technology (SBR) STP was in operation in some other project. Hence, the SEAC instructed the project proponent to furnish the performance report for the operational STP (Sequential Batch Reactor Technology).
- ii. Break up details plan for solid waste storage, STP area, Common area, Green belt plan, etc shall be furnished.
- iii. Impact on local transport infrastructure due to the Project should be indicated. Projected increase in vehicle traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Project Proponent shall conduct Impact of Transportation study and furnish the same to SEIAA.
- iv. The proponent has to earmark the greenbelt entire area with dimension and GPS coordinates for the green belt area on the periphery of the site 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.
- v. The project proponent shall furnish the DGPS co-ordinates for the boundaries of the proposed project site.
- vi. Necessary permission for the disposal of treated sewage of 54 kLD for the purpose of roadside Avenue Plantation & OSR Area.

The project proponent is requested to submit the aforesaid details to SEIAA-TN. On receipt of above details (Sl.No. i to vi) from the project proponent, SEAC decided to carry out on - the - spot inspection to assess the present status of the site for the M/s. Sabari Constructions Technologies Pvt. Ltd for the proposed construction of Residential Development at S.F No : 556/2C2, 3B2, 4A, 5B, 6B, 7, 8, 9, 10, 11A, 12A, 12B2, 13B, 14B, 15A, 557/2, 3B, 4B, 5B, 6, 7, 8A, 9A1, 9B1, 10A, 11A, 12, 13, 14B, 18B, 19B, 20, 21, 23A1, 558/1A & 2A of Neelambur Village, Sulur Taluk, Coimbatore District, Tamil Nadu by the sub-committee constituted by the SEAC. Based on the inspection report and the data furnished for S.No. i to vi stated above, SEAC would further deliberate on this project and decide the further course of action.