

## Minutes of the 96<sup>th</sup> SEAC Meeting held on 31st October 2017

<p><b>96-09</b> <b>F.5193/2016</b></p>	<p>Proposed construction of Villa, Apartment, Club House and Golf course- “CLOVER GREENS” by M/s. Hill Ridge Estates Pvt. Ltd at S.F.No. (Annexure) of Sevaganapally &amp; Koosthanapally Village, Hosur Taluk, Krishnagiri District, Tamil Nadu – Category “B”-8(a) Building and constructions- Environmental Clearance - Regarding</p>
	<p>The Proponent M/s. Hill Ridge Estates Pvt. Ltd. has applied for Environmental Clearance for the proposed construction of Villa, Apartment, Club House and Golf course with built up area of 114772.07 sq.m at S.F.Nos. (Annexure) of Sevaganapally &amp; Koosthanapally Village, Hosur Taluk, Krishnagiri District, Tamil Nadu on 29.03.2016.</p> <p>The MoEF &amp; CC has already issued EC for the construction of Farm House Complex and Golf Course on a plot area of 67.89 Ha to develop 175 plots around a 18 hole golf course vide Lr.No. 21-694/2006-IA.III dated: 03.07.2007. The Environmental Clearance expired on 02.07.2012. Hence, the project proponent approached the SEIAA for revalidating the Environmental Clearance obtained from MoEF &amp; CC for the construction of Farm House and Golf Course on 24.04.2013. In response to this request, the SEIAA asked for certified compliance report issued by the MoEF &amp; CC. The proponent submitted the certified compliance report from the Regional Office, Bangalore dated: 02.09.2013. It was observed from the compliance report that the 18 hole golf course has been completed and is functioning now.</p> <p>From the perusal of the compliance report, the MoEF &amp; CC has raised a question as to whether the consent to establish was obtained from TNPCB before the establishment of golf course.</p> <p>The SEIAA – TN noted violation of EC condition regarding the golf course construction without CTE and requested the proponent to submit letter of commitment and expression of apology. The proponent submitted the commitment letter and expression of apology on 26.09.2013. The SEIAA in its letter dated: 30.09.2013, communicated to the State Government to initiate Legal action against the Project Proponent in this regard. The Government of Tamil Nadu, Environment and Forest Department has directed the TNPCB to initiate legal action against the project proponent vide letter no. 21919/EC.3/2013-1 dated: 05.11.2013. This matter was placed in the 46th SEAC meeting held on 27.11.2013. The SEAC committee decided to recommend the proposal for the grant of EC to SEIAA after obtaining certain additional particulars. The proponent submitted certain particulars in response to this direction. Meanwhile the procedure involving violation of EIA notification, 2006 under E(P) Act, 1986 described in OM issued by MoEF, GOI dated: 12.12.2012</p>

  
MEMBER SECRETARY, SEAC

  
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## Minutes of the 96<sup>th</sup> SEAC Meeting held on 31st October 2017

& 27.06.2013 has been stayed by the Hon'ble NGT, SZ in Application No. 135/2014 on 21.05.2014 and further order in this regard was awaited. Hence, the proposal was delisted in the list of proposals under process in the SEIAA-TN.

Now, the project proponent applied for EC for the construction of Villa, Apartment, Club House and Golf course with total built up area of 114772 sq.m to SEIAA-TN on 29.03.2016. After the perusal of the proposal, it was noticed that the survey nos in the present proposal (F.No. 5193/2016) are also included in the earlier application (F.No. 1156/2013). Hence the proponent was requested to justify the same and the need for applying a new proposal (F.No. 5193/2016), while the earlier application is delisted. There is no response from the proponent.

In the meanwhile, the proposal was placed in the 95th meeting held on 06.10.2017. The proponent made a presentation about the project and the SEAC Members interacted with the project proponent regarding the proposal. Considering the history of the project, the SEAC decided to make an on the spot assessment of the project at site and to decide the further course of action based on the site inspection.

Accordingly a Technical Team was constituted by the Chairman, SEAC to inspect the project site and submit a Report. The technical team comprised of the following members:

1. Dr.K.Thanasekaran, Member-SEAC
2. Shri B. Sugirtharaj Koilpillai, Member-SEAC
3. Shri P.Balamadeswaran, Co- opted Member-SEAC
4. Dr.S.Rajendran, AEE, SEAC / SEIAA

From the Proponent side, the following members were present:

1. Thiru.S.Tiruppathi, Development Director, Hill Ridge Estates
2. Thiru.B. Prasath, Project Manager, Assetz Properties
3. Thiru. Pradeep Maranat, Asst.General Manager, Assetz Properties
4. Thiru.R. Logachandirane, Junior Consultant, HECS

The technical team inspected the site on 20.10.2017 & 21.10.2017 and submitted a report on 24.10.2017. The technical team, based on the site inspection and discussion with the proponent at the site has requested the proponent to furnish additional particulars/proposals. Accordingly, the proponent has submitted the additional particulars/proposals to the technical team on 24.10.2017. After the perusal of the additional particulars/proposals, the technical team decided to recommend the

  
MEMBER SECRETARY, SEAC

  
CHAIRMAN, SEAC

## Minutes of the 96<sup>th</sup> SEAC Meeting held on 31st October 2017

proposal for the grant of Environmental Clearance to SEAC. The Committee has listed the following observations/conditions in its report:

- i. The MoEF & CC remarks on CTE was raised. The proponent informed inspection team that the CTE in question has been obtained from the TNPCB.
- ii. Water Supply: The proponent informed the Team that water supply for potable purposes will be from local sources such as ponds and for other purposes, treated sewage will be used. The team asked proponent to furnish the details of quality of water of the proposed sources. The total fresh water required will be 351.15 KLD.  
An additional source for recycled sewage will be an outside agency from which 170 KLD of sewage will be purchased and treated in the project STP ( in fact the STP is in operation treating the purchased sewage and treated sewage is used in Golf course ).
- iii. Sewage Treatment: A 500 KLD capacity STP has already been constructed and STP is in operation. The STP will serve for the purpose of treating sewage generated in the project (265.3KLD) and the purchased sewage (170KLD). The team asked proponent to verify the Coliforms concentration in the raw sewage and also ensure that there should be zero Coliforms in the treated sewage. In addition, the team asked proponent to furnish the characteristics of treated sewage obtained from the STP now in operation.
- iv. Municipal Solid waste: The team asked proponent to make use of the manure from the organic waste converter for gardening purposes within the project area. The team asked for the soil profile as obtained at the project site.
- v. Energy Efficiency: The Team asked the proponent to furnish complete details of the Energy saving measures proposed to be implemented in the project.
- vi. Storm Water Drainage and Rain water Harvesting: The team asked proponent to furnish details of the rain water harvesting measures proposed to be undertaken. It also suggested that proposal should be as per rain water harvesting and conservation manual by CPWD, GOI.
- vii. Green Belt Development: The TNPCB has already asked the proponent to provide green belt at 25% of project area excluding golf course (312212 Sq.m). The green belt should be provided for an area of 78053



MEMBER SECRETARY, SEAC



CHAIRMAN, SEAC

## Minutes of the 96<sup>th</sup> SEAC Meeting held on 31st October 2017

Sq.m. The team asked proponent to furnish the detailed diagram showing the proposed green belt along with dimensions. Many exotic species like Casuarina, Spathodea, Delonix, Tabebuia, Silver Oak, Subabul, and Acacia auriculiformis were found in the project area, which may be avoided in future planting. It also suggested that only local species should be used for the green belt and the following species are recommended as Exotic species will not benefit the local biodiversity. Species like Azadirachta indica, Mimosa elengi, Ficus religiosa, Pongamia pinnata, Saraca indica, Madhuca longifolia, Syzygium cumini, Santalum album, Schleicheria oleosa, Pterocarpus marsupium, Toona ciliata, Michelia champaca, Albizzia procera, Dalbergia latifolia, Wrightia tinctoria, Bauhinia variegata, Calophyllum inophyllum and Chloroxylon swietenia may be planted.

viii. OSR: As per norms an area of 31282 Sq.m should be earmarked for OSR. The team asked proponent to furnish the details of area earmarked for this purpose.

ix. CSR Activities: the proponent has furnished CSR activities for Rs.25 Lakhs. The team informed that the CSR activities should be for local communities and the activities should be on a long term basis. Accordingly the proponent was asked to revise the proposals.

The following are the physical infrastructure already created and inspected by the team:

- i. 9 model villas (previously called as farm house in the MoEF & CC EC)- under different stages of constructions.
- ii. STP – 500 KLD capacity
- iii. Golf course – Fully constructed and in operation
- iv. Club house – Phase 1 completed partially (out of 3066 Sq.m, 2000 Sq.m completed). Phase 2 for an area of 5874.79 Sq.m yet to be completed.
- v. Ponds- 5 nos. (Water will be treated and used for domestic and other purposes).
- vi. Rain water Harvesting Ponds for Road Run-off- 3 nos. (used for gardening).



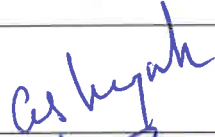



The inspection report was placed in the 96th Meeting of SEAC held on 31.10.2017. Based on the recommendations of the technical committee, the SEAC decided to recommend the proposal for the grant of Environmental Clearance to

  
MEMBER SECRETARY, SEAC

  
CHAIRMAN, SEAC

## Minutes of the 96<sup>th</sup> SEAC Meeting held on 31st October 2017

	<p>SEIAA – TN subject to condition that the proponent fulfils all the requirements as stated in the inspection report (listed above sl.no. i - ix) in addition to normal conditions.</p> <p>Also for CSR activities, the proponent has to contribute Rs. 56 Lakhs to the infrastructure development in schools and Hosur Forest Development agency. Out of Rs. 56 Lakhs, Rs. 10 Lakhs has to be contributed for the infrastructure development/renovation activities under Hosur Forest Development agency and the amount should be paid in the form of DD favouring “ Hosur Forest Development agency” before the receipt of EC. The remaining Rs. 46 Lakhs has to be contributed to the infrastructure development in the nearby school before obtaining CTO.</p>
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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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Annexure

S.F.NO.73/1, 74/6, 74/8, 74/4, 74/5, 87, 74/7, 70/1A, 70/1B, 70/2, 71, 72, 73/1, 73/2, 74/1, 74/3, 74/4, 74/5, 74/6, 75/2, 75/3, 81/2, 81/3, 82, 83/1, 83/2, 83/3A, 83/3B, 87, 88/2, 89/1B3, 89/1C, 89/2, 90/1, 90/2A, 90/2B, 90/2C, 90/3, 174/1A1, 174/1B1, 71,72, 78/3, 89/1B2, 90/2B, 83/3B, 75/1, 76/4, 80/1, 81/3, 76/3, 76/5, 78/2, 79/1, 80/3, 82, 83/1, 83/2, 83/3A, 84/1, 84/2A, 85, 76/2, 78/1, 79/2, 81/1, 89/1A, 74/3, 89/1B1, 89/1B3, 90/1, 90/2A, 81/2, 76/1, 78/4, 80/2, 83/3A, 84/2A, 84/2B, 87, 252/5, 255, 173/2, 183, 185, 254/2, 257/1, 257/2, 235/2, 257/3C, 252/6, 173/2, 183, 252/4, 254/1, 236/3D, 250/1, 250/2, 253/2, 253/3, 253/1, 238/4, 173/2, 173/1, 174/1A2, 181/1C, 181/1D, 182, 182/3B, 183, 184/2, 185, 235/2, 236/3D, 250/1, 250/2, 252/1, 252/5, 252/6, 253/1, 253/2, 253/3, 254/1, 254/2, 257/2, 257/3A, 257/3B, 257/3C  
SEVAGANAPALLI & KOOSTHANAPALLI VILLAGES, HOSUR  
TALUK, KRISHNAGIRI DISTRICT, TAMIL NADU

  
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