

Minutes of the 112th SEAC Meeting held on 29.05.2018

112- F.6553	Proposed to construct 6,877 EWS flats for the slum people under Prandan Mandri Awas Yojna Scheme by M/s. Tamil Nadu Housing Board at T. S.No. 2, Old S. No. 29/2 pt, 3, 4 pt of Ernavoor Village, Thiruvottiyur Taluk, Thiruvallur District, Tamil Nadu – Category “B1”-8(b)- Township & Area Development Projects- ToR to be issued - Regarding
	<p>The Proponent, M/s. Tamil Nadu Housing Board, has applied for ToR to SEIAA - TN for the construction of 6,877 EWS flats for the slum people under Prandan Mandri Awas Yojna Scheme by M/s. Tamil Nadu Housing Board at T.S.No. 2, Old S. No. 29/2 pt, 3, 4 pt of Ernavoor Village, Thiruvottiyur Taluk, Thiruvallur District, Tamil Nadu on 12.04.2018.</p> <p>The salient features of the proposal are as follows:</p> <ol style="list-style-type: none"> 1. The proposed project consists of infrastructure facilities like primary school, Health centre, Library, Community hall, Ration shop (2 nos), Convenient shop (2 nos), Integrated Child development Services (2 Nos) & Milk booth (3 nos). 2. The total built up area of the project is 3,42,589.952 sq.m and land area is 1,21,445.45 sq.m. 3. The following reservoir/lake/river/sea are located at 5 km radius from the project site: <ol style="list-style-type: none"> i. Buckingham Canal – 0.48 km (W) ii. Korattalaiyar river – 0.53 km (W) iii. Bay of Bengal – 0.65 km (E) iv. Ennore creek – 2.3 km (N) v. Tangal Eri – 4.64 km (SW) 4. The present land use classification of the site is Special and hazardous industrial zone. 5. The project consists of Blocks 1-25 (G+13 floors) with 247 numbers of units per block. Blocks 26-28 (G+13 floors) with 234 numbers of units per block. Apart from that, the proposed project consists of primary school, Health centre, Library, Community hall, Ration shop (2 nos), Convenient shop (2 nos), Integrated Child development Services (2 Nos) & Milk booth (3 nos). 6. The area outside of the north and Southern boundary of the site

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are vacant. The boundary adjacent to the eastern side of the site has railway line followed by settlements and western side has Kathivakkam High School road followed by Ennore Thermal Power station.

7. There is a temple (Idol of Vinayagar) and Arasamaram inside the proposed site closer to the entry gate.
8. The total water requirement of 4721 KLD will be sourced from CMWSSB from which 3124 KLD will be used for domestic purposes and 1597 KLD will be used for toilet flushing.
9. The total sewage generation will be 4408 KLD which will be treated in the 4420 KL STP capacity. The treated sewage of 46 KLD will be used for green belt development and 4359 KLD will be discharged into CMWSSB sewer.
10. 6 numbers of OWC of capacity 1300 kg/day will be installed to process organic MSW.
11. 10 numbers of 75 cu.m capacity sumps will be constructed for storage of roof run off and 56 numbers of rain water recharge pits will also be constructed.

The proposal was placed in the 112th meeting held on 29.05.2018. Based on the presentation made by the proponent and the documents furnished, the SEAC decided to recommend the proposal for the grant of Terms of References (ToR) (Annexure) to SEIAA. The proponent should furnish the details/particulars in respect of the following additional ToR in the EIA report, in addition to the standard ToR:


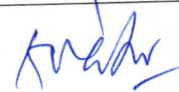
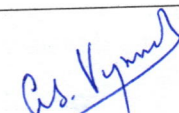
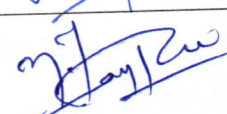

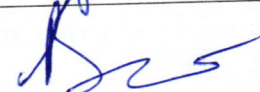

- 1) Since the present land use classification of the proposed site is Special and hazardous industrial zone, the project proponent is directed to furnish the land conversion certificate from CMDA as residential use zone at the time of submitting the EIA report.
- 2) As per the layout furnished by the proponent, there is no direct access by the public to the OSR land. The proponent is directed to revise the plan accordingly or provide access to the public to the OSR land proposed in the layout.

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- 3) The railway line is adjacent to the proposed project site on the eastern boundary of the site. The proponent is directed to get NOC from the Railways.
- 4) The project proponent has to furnish the CRZ zone earmarked for the proposed site from the institute of Remote sensing, Anna University, Chennai.
- 5) The proponent has informed that 40 numbers of trees are located in the proposed site. Apart from that, Pillayar Kovil and Arasamaram are located inside the proposed site on the South Western direction. The proponent is directed to maintain the Pillayar Kovil and Arasamaram located inside the site and provide free access to the public. The proponent has to furnish the layout considering the above.
- 6) As per National building 2005 suggest that design solutions such as barriers blocks should be used to reduce external LA10 noise levels to at least 60-70 dB (A) at any point 1.0 m from any inward looking facade. Green belts and landscaping could act as an effective means to control noise pollution. In case of railway tracks, a minimum distance of 50m to 70m may be provided between the buildings and the tracks. Hence, the proponent is directed to leave a minimum distance of 50m between the building and the tracks and plan accordingly.
- 7) The proponent desires to treat 4408 KLD of sewage in a STP and use only 46 KLD for gardening purposes and the remaining treated sewage will be discharged into the sewer line. The proponent may workout schemes to further use the treated sewage before discharging into the sewer line.
- 8) The Proponent proposed to use 1597 KLD of fresh water for flushing purposes. At the same time 4359 KLD of treated sewage will be wasted by discharging into the Sewer line. The proponent should seriously consider the reuse of treated sewage for toilet flushing proposes thereby saving large quantity of fresh water and reducing the burden on the sewerage system.
- 9) There will be a total of 38 516 people living in the premises. There

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	<p>should be easy movement of the people by providing convenient number of entry and exit gates. The proponent should provide at least four entry/ exit gates along the Kathivakkam High School road.</p> <p>10) This project comes under area development category. The proponent should provide all infrastructural facilities needed for an area development project. In this case , the proponent should provide children play areas (at least 4 Nos), parks(at least 4 Nos) and bus shelter (at least 2 Nos) .</p>
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S.No	Name	Designation	Signature
1	Dr. K. Thanasekaran	Member	
2	Dr.K.Valivittan	Member	
3	Dr.Indumathi M. Nambi	Member	
4	Dr. G. S. Vijayalakshmi	Member	
5	Dr. M. Jayaprakash	Member	
6	Shri V. Shanmugasundaram	Member	
7	Shri B. Sugirtharaj Koilpillai	Member	
8	Shri. P. Balamadeswaran	Co-opt Member	
9	Shri. M.S. Jayaram	Co-opt Member	

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Annexure-Standard ToR

- 1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- 2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
- 3) Examine baseline environmental quality along with projected incremental load due to the project.
- 4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- 5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
- 6) Submit the details of the trees to be felled for the project.
- 7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- 8) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- 9) Ground water classification as per the Central Ground Water Authority.
- 10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- 11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- 12) Examine soil characteristics and depth of ground water table for rainwater harvesting.
- 13) Examine details of solid waste generation treatment and its disposal.
- 14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
- 15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- 16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and

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transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

- 17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- 18) Examine the details of transport of materials for construction which should include source and availability.
- 19) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- 20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- 21) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- 22) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- 23) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".