

Minutes of the 103rd SEAC Meeting held on 24.02.2018

<p>103- 06 F.6396</p>	<p>Proposed construction of Residential Complex by M/s. Ocean Interiors (P) Limited for a build up area of 61872.6 sq.m (21275+40597.6) at S.F.No. 669/1A, 1B, 6A, 6B, 64/1B1, 1B2, 3, 4, 5, 6, 669/2,3, 4, 5, 7, 672/2, 3, 4, 5, 6, 7, 8, 66/2, 66/3, 66/4, 66/6, 66/5A1, 5A2, 5A3, 5A4, 5A5, 5A6, 5A7, 671/2, 72/1, 5A1, 5B2B, 2A, 2B, 3, 4A1A, 4A1B, 4A2, 4B & 4C, Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District, Tamilnadu – Category “B2”-8(a) Building & Construction Projects - Environmental Clearance for expansion - Regarding</p>
	<p>The Proponent, M/s. Ocean Interiors (P) Limited, has applied for Environment Clearance for the construction of Residential Complex with built up area of 61872.6 sq.m (21275+40597.6) at S.F.No. 669/1A, 1B, 6A, 6B, 64/1B1, 1B2, 3, 4, 5, 6, 669/2,3, 4, 5, 7, 672/2, 3, 4, 5, 6, 7, 8, 66/2, 66/3, 66/4, 66/6, 66/5A1, 5A2, 5A3, 5A4, 5A5, 5A6, 5A7, 671/2, 72/1, 5A1, 5B2B, 2A, 2B, 3, 4A1A, 4A1B, 4A2, 4B & 4C, Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District, Tamilnadu on 31.1.2018.</p> <p>The background for the project proposal is as follows:</p> <ol style="list-style-type: none"> 1. Environmental Clearance (EC) has already been granted vide Lr.No. SEIAA/TN/F. 2134/EC/8(a)/287/2014 dated: 21.04.2014 for the construction of a Residential Apartment “Blumoon” by M/s. Ocean Interiors Limited at S.F.No. 669/1A, 669/1B, 669/6A, 669/6B, 64/1B1, 64/1B2, 64/3, 64/4, 64/5, 64/6, 669/2, 669/3, 669/4, 669/5, 669/7, 672/2, 672/3, 672/4, 672/5, 672/7, 672/8 of Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District, Tamil Nadu. As per the EC, the proponent started construction of the Residential complex built up area is 40597.60 sq.m. 2. While the construction was in progress, the proponent namely M/s. Ocean Interiors Limited submitted another project proposal for the construction of Residential Complex for a build up area of 21275 sq.m at S.F.No. 66/2, 66/3, 66/4,

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	<p>66/6, 66/5A1, 5A2, 5A3, 5A4, 5A5, 5A6, 5A7, 671/2, 72/1, 5A1, 5B2B, 2A, 2B, 3, 4A1A, 4A1B, 4A2, 4B & 4C, Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District, Tamilnadu. Actually the site involving the survey numbers for this project proposal is adjacent to the site where construction was going on as per the EC already issued.</p> <p>3. Even though the site for which EC has already been issued and the site proposed for the new residential complex are adjacent to each other, the proponent treated the second proposal as an independent activity and requested EC accordingly.</p> <p>4. The second project proposal was placed in the 96th meeting of the SEAC held on 01.11.2017. Based on the presentation made by the proponent and the documents furnished, it was inferred</p> <p>a) An EC has been obtained for a residential project vide Lr.No. SEIAA-TN/F.No. 2134/EC/8(a)/287/2014 dated: 21.04.2014 for this project, the pathway for entry and exit has already been decided and approved based on which EC has been granted.</p> <p>b) The proponent proposes to develop additional residential blocks adjacent to the plot over which buildings are proposed as per the previous EC. The pathway for blocks now proposed is shown to be the same as the one for which EC has already been accorded. There is doubt regarding independency of these two projects. Hence, the SEAC decided to make an inspection of the project site and then take a decision regarding the grant of EC.</p> <p>5. A Technical Team was constituted by the Chairman, SEAC to inspect the project site and submit a Report. The technical team inspected the site on 18.11.2017 and submitted a report on 10.12.2017.</p> <p>6. The technical team, based on the site inspection and discussion</p>
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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 29.11.2017.

7. The Committee has listed the following observations/conditions in its report:

i. The main question to be answered is how far the proposed project is independent of project under construction. According to the proponent the following aspects make the current project independent:

- a) Water supply, Sewage collections and treatment are independent
- b) Solid waste collections and management independent
- c) The two wheelers from the block on the rear side will be using the Rajesh nagar connecting roads and will not enter the Pallavaram radial road
- d) All utility vehicular movement will be stopped at the gate itself.

In order to reduce traffic congestion in the project under construction, a scientific traffic planning has been designed which allows one way traffic in the project area. The proponent claims that this measure will reduce the impact of the new block being added to the project under construction.

8. The inspection report was placed in the 99th Meeting of SEAC held on 11.12.2017. From a critical study of the proponent proposals, it was concluded that the proposed project is not 100% independent of the project under construction. The proponent has taken a few steps to reduce the dependency of the project to the extent possible. However, the use of the Pallavaram radial road entry and exit gate serving as common utility for the project under consideration and the proposed,

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cannot be ruled out.

9. Based on the recommendations of the technical team, the SEAC discussed the report in detail and decided to ask the proponent to submit a comprehensive proposal incorporating the project under construction (for which EC already issued vide Lr.No. SEIAA-TN/F.No. 2134/EC/8(a)/287/2014 dated: 21.04.2014) and the one proposed now, as a single project.

As per the decision of the SEAC in the 99th Meeting, the proponent was directed to revise the proposal vide letter dated: 13.12.2017. Accordingly the proponent has revised the proposal and submitted a comprehensive proposal on 31.01.2018 in the name of M/s. Ocean Interiors Private Limited for the construction of Residential Complex – Ramaniyam Ocean Dew, Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District. The survey numbers relevant will be the survey numbers for which already EC has been granted and the survey numbers now proposed to be utilized. Thus, the combined list of survey numbers will be:

- a) Survey numbers already covered 669/1A, 1B, 6A, 6B, 64/1B1, 1B2, 3, 4, 5, 6, 669/2, 3, 4, 5, 7, 672/2, 3, 4, 5, 6, 7, 8
- b) Survey numbers covered in the proposed construction: 66/2, 3, 4, 6, 5A1, 5A2, 5A3, 5A4, 5A5, 5A6, 5A7, 671/2, 72/1, 2A, 2B, 3, 4A1A, 4A1B, 4A2, 4B, 4C, 5A1, 5B2B as per patta & 669/1, 6, 64/1B1, 1B2, 3, 4, 5, 6, 669/2, 3, 4, 5, 7, 672/2, 3, 4, 5, 6, 7, 8. 66/2, 3, 4, 6, 5A, 5B, 671/2, 72/1, 2, 3, 4, 5A, 5B as per document.

The project proposal was placed in the 103rd SEAC Meeting held on 24.02.2018. The proponent also made a presentation about the project proposal. The SEAC perused the proposal and noted the following features for the additional construction now proposed.

The site area is 7070.04 sq.m, built up area 21275 sq.m and the additional fresh water requirement will be 119.38 KLD (to be sourced from CMWSSB). A 180 KLD capacity STP exclusively for the proposed

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construction has been contemplated. Treated sewage will be used for flushing and gardening and excess treated sewage of 98.43 KLD will be disposed into the CMWSSB sewer line. The proponent has incorporated adequate land for green belt development and OSR.

Combining the features already covered in the previous EC and the current proposed construction, the facts will be as follows:

1. Built up area – 61872.60 sq.m
2. Ground coverage area – 5758.08 sq.m
3. Road area – 5816.91 sq.m
4. OSR area – 732.00 sq.m
5. Green belt area – 1814.04 sq.m
6. Parking area – 2612.42 sq.m
7. Swimming Pool area – 164.78 sq.m
8. STP & Solid waste storage area – 120.00 sq.m
9. Total site area – 16730.87 sq.m

Under CSR activities, the proponent should spend an amount of Rs. 20 Lakhs as per the break up given below:

1. An amount of Rs. 5 Lakhs should be spent on infrastructure for lab for University of Madras, AC tech campus. This should be done before the issue of EC and evidence should be produced to SEIAA.
2. An amount of Rs. 15 Lakhs should be spent on infrastructure for Government Higher Secondary School, Pallikaranai – 600 100. The infrastructure will include class rooms, library, computing facilities, toilets, drinking water, sports, etc. Appropriate receipts should be produced to SEIAA for having spent the funds. The expenditure should be incurred before obtaining CTO from TNPCB.

The SEAC noted that proponent has revised the proposal as per the directions contained in the SEIAA letter dated: 13.12.2017 and decided to recommend to SEIAA to consider the issue of EC for the project proposal for the construction of Residential Complex for a built up area of

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	61872.6 sq.m (21275+40597.6) by M/s. Ocean Interiors (P) Limited at S.F.No. 669/1A, 1B, 6A, 6B, 64/1B1, 1B2, 3, 4, 5, 6, 669/2,3, 4, 5, 7, 672/2, 3, 4, 5, 6, 7, 8, 66/2, 66/3, 66/4, 66/6, 66/5A1, 5A2, 5A3, 5A4, 5A5, 5A6, 5A7, 671/2, 72/1, 5A1, 5B2B, 2A, 2B, 3, 4A1A, 4A1B, 4A2, 4B & 4C, Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District, Tamilnadu subject to the condition that the proponent fulfils all the commitment made in the proposal submitted on 31.01.2018 in addition to the normal conditions.
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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. Sivasubramanian	Member	
7	Shri V. Shanmugasundaram	Member	
8	Shri B. Sugirtharaj Koilpillai	Member	
9	Shri. P. Balamadeswaran	Co-opt Member	
10	Shri. M.S. Jayaram	Co-opt Member	