

STATE EXPERT APPRAISAL COMMITTEE – TAMIL NADU

Minutes of the 128th Meeting of the State Expert Appraisal Committee (SEAC) held on 15th April 2019 for Appraisal of Building and Construction Projects, Townships and Area Development projects , Mining projects & production of synthetic organic chemicals at Conference Hall, 2nd floor (down), Panagal Maligai, Saidapet, Chennai.

Agenda No. 128-01:

(File No. 6624/2019)

Expansion of Multi Specialty Hospital and Research Institute Building by M/s. SANCO Foundation, at North Vellore No. 9, Ward No.1, Block No. 3, T.S. No. 27, 28, 29, 30, 31, 39, 40, 72/1B2 and 72/1B3B at North Vellore Town, Vellore Taluk, Vellore District in the state of Tamil Nadu– For Environmental Clearance.

(SIA/TN/NCP/31479/2016,)

The proposal was placed in the 128th SEAC Meeting held on 15.04.2019. The project proponent gave a detailed presentation on the salient features of the project and informed that:

1. Environmental Clearance (EC) has been obtained from the State Environmental Impact Assessment Authority vide SEIAA-TN Letter dated 26.10.2016 for M/s. Pearl Human Care Private Limited which comprises of 1 Block (Basement Floor - 1, Basement Floor – 2, Basement Floor – 3, Ground floor + Seven Floors) and Gas Manifold Room with a total built-up area of 37,685Sq.m in a plot area of 11,623 Sq.m.
2. Subsequently, the above said company M/s. Pearl Human Care Private Limited was acquired by M/s. SANCO Foundation (A Charitable Trust).The new management has submitted the registered sale deed document.
3. Currently, the civil works of Basement floor 1, 2, Ground floor and up to 6th have been completed .Basement Floor -3 is not constructed.
4. There is no change in the land area of project is 11,623Sq.m .
5. Now the new management has proposed to construct the additional 3 floors (ie. Up to 10th floor) in the same building which was previously granted EC with total built up area will be 47,591 Sq.m after expansion.
6. The project is located at 12°56'0.28"NLatitude, 79°08'29.3"E Longitude.

7. The project comprises of Basement II + Basement I + Ground floor to Fourth Floor + Service Floor + Fifth floor to Tenth floor + Terrace floor after expansion.
8. The total water requirement is 610 kLD. The daily fresh water requirement is 317 kLD for domestic, pathology and laundry purpose will be sourced from Vellore Corporation. The total sewage of 272kLD and 21kLD of effluent from laundry & pathology will be generated which is treated through 300 kLD of STP with Sequential Batch Reactor (SBR), resulting in 293 kLD of treated water in which 78 kLD is used for flushing, 7 kLD for Greenbelt development and 208 kLD for HVAC. There is no discharge from the project site.
9. A total no of 371 car parking with an extent of 4,639 m² of area allotted for parking.
10. A total 5000 kVA of power is required which is sourced through TNEB grid Back-up power supply is through 3 nos. of 1,500 kVA with a stack height of 50 m above the ground level.
11. The total rain water runoff from the project site is harvested through collection sump of 200 kL.
12. Total solid waste estimated to be generated is 944kg/day in which 549 kg/day is Biodegradable waste, which will be treated in organic waste convertor (OWC) within the project site mixed with 30 kg/day STP sludge and then used as manure for gardening purpose within project site and 365 kg/day is non Biodegradable waste will be handed over to recyclers.
13. The biomedical waste (645 kg/day) will be handed over to bio-medical waste treatment and disposal facility for treatment and disposal.

The SEAC noted the following:

1. The Proponent, M/s. SANCO Foundation has applied for EC Expansion to SEIAA-TN on 16.02.2019 for the Expansion of Multi Specialty Hospital and Research Institute Building at North Vellore No. 9, Ward No.1, Block No. 3, T.S. No. 27, 28, 29, 30, 31, 39, 40, 72/1B2 and 72/1B3B at North Vellore Town, Vellore Taluk, Vellore 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.


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Based on the presentation made by the proponent and documents furnished, the committee instructed the project proponent to furnish the following details for the existing and proposed expansion activity to SEAC:

1. Details of village map, A register and FMB sketch shall be furnished.
2. The structural stability for the proposed expansion project from the reputed government institutions like Anna University, IIT, NIT, etc shall be furnished.
3. During presentation the proponent has informed that the Environment clearance was obtained for 1 Block (Basement Floor - 1, Basement Floor – 2, Basement Floor – 3, Ground floor + Seven Floors) and Gas Manifold Room with a total built-up area of 37,685Sq.m. but, the proposed expansion will be for Basement II + Basement I + Ground floor to Fourth Floor + Service Floor + Fifth floor to Tenth floor + Terrace floor without change in the number of beds. i.e increase in 3 floors without change in the number of beds. Hence, the committee decided to seek clarification, why increase in the 3 floors without change in the number of beds?
4. The proponent shall furnish the proposal for ETP to treat the effluent from the laundry & pathology.
5. Comparative statement furnished by the project proponent was not justified for the expansion activity. Mainly the proponent has to clearly clarify for the water requirement, sewage generation, solid waste generation, STP design details etc.
6. The storm water plan shall be furnished considering the project site and surrounding the project area with a detail layout plan showing the storm water line inside the premises and point of jointing the palar river located at a distances of 170 m.
7. The proponent may explore the possibilities of shifting the office rooms for employees from the basement to the above the ground for considering safety aspects in case of emergency . In this connection, the proponent has to furnish the detail report on the same.
8. The project proponent shall furnish the DGPS co-ordinates for the boundaries of the proposed project site

9. The rain water harvesting calculation should be revised as per the Central Ground Water Board (CGWB) guidelines. The proponent shall mention the number of rain water harvesting pits and sump proposed to provide with dimensions.
10. Furnish the detail of solar energy utilization.
11. ETP and STP design details shall be furnished.
12. During presentation it was informed that the 2 canals were passing through the project site. Hence, the proponent is requested to furnish the necessary permission and recommendation from the competent authority for the same and the same shall be furnished to SEIAA.
13. Detail of proposed Air pollution control measures, waste water treatment system shall be furnished.
14. Proposal for disinfection process in the inlet and outlet of the ETP to ensure the discharge of pathogen free treated effluent.
15. 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.
16. For CER: As per MOEF & CC OM dated: 01.05.2018, the project proponent shall submit the proposal for CER fund of Rs. 177 Lakhs (1% of the project cost) as agreed in the meeting shall be furnished.

The project proponent is requested to submit the aforesaid details to SEIAA-TN. On receipt of above details (Sl.No.1 to 16) from the project proponent, SEAC decided to make an on - the - spot inspection to assess the present status of Multi Specialty Hospital and Research Institute Building by M/s. SANCO Foundation, at North Vellore No. 9, Ward No.1, Block No. 3, T.S. No. 27, 28, 29, 30, 31, 39, 40, 72/1B2 and 72/1B3B at North Vellore Town, Vellore Taluk, Vellore District, by the sub-committee constituted by the SEAC. Based on the inspection report and the data required as per S.NO.1 to 16 stated above, SEAC would further deliberate on this project and decide the further course of action.



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