

STATE EXPERT APPRAISAL COMMITTEE – TAMIL NADU

Minutes of the 130th Meeting of the State Expert Appraisal Committee (SEAC) held on 10th June 2019 for Appraisal of Building and Construction Projects, Townships and Area Development projects, Thermal Power Plants, Mining projects & synthetic organic chemicals Industry at Conference Hall, 2nd floor (down), Panagal Maligai, Saidapet, Chennai.

Agenda No. 130-01:

(File No. 6553/2018)

Proposed Construction of 6877 EWS Flats by M/s. Tamil Nadu Housing Board at T.S.No. 2, Old S.No. 29/2PT, 3, 4pt of Ennavoor Village, Tiruvottiyur Taluk, Tiruvallur District, Tamil Nadu– For Environmental Clearance.

(SIA/TN/MIS/32466/2018, dated: 02.05.2019)

The proposal was placed in the 130th SEAC Meeting held on 10.06.2019. The project proponent gave a detailed presentation on the salient features of the project and informed that:

- i. The project is located at 13°12'01.21"N latitude and 80°18'50.85"E longitude.
- ii. The project is green field project.
- iii. Earlier Clearance details, Construction status– The project is new construction of tenements and the construction activities are not started.
- iv. The total plot area is 1, 21,445.15 Sq.m, total construction area would be 3, 42,568.952Sq.m. The project will comprise of 28 Blocks with 5+13 floors each. Infrastructure facilities like Primary School, Health Centre, Library, Community Hall, Ration shop (2Nos), Convenient shop (25Nos), ICDS (2Nos) and milk booth (3Nos). Maximum height of the building is 48.4 m.
- v. During construction phase, total water requirement is expected to be 40 kLD which will be met by Private Water Suppliers. During the construction phase, the wastewater generated will be treated in the septic tanks with dispersion trenches. Temporary sanitary toilets will be provided during the construction phase.

- vi. During operation phase, total water demand of the project is expected to be 4721 kLD and in which 3124 kLD of fresh water will be met from CMWSSB. Wastewater generated of 4332 kLD will be treated in STP of 4350 kLD capacity. 4329 kLD of treated wastewater will be recycled (1597 KLD for toilet flushing, 46 kLD for gardening). About 2686 kLD of excess treated sewage will be disposed to Ennore Thermal Power Plant or discharged to existing underground CMWSSB sewer line.
- vii. About 18019 kg/day solid wastes will be generated in the project. The biodegradable waste (10811 kg/day) will be processed in OWC and the non-biodegradable waste generated (7208 kg/day) will be handed over to authorized recycler. STP sludge 635 kg/day will be utilized for manure of gardening.
- viii. The total power requirement during operation phase is 16,280 KVA and will be met from Tamil Nadu Generation & Distribution Corporation Ltd.
- ix. Power Backup DG set capacity-29 Nos of 125KVA. Stack height 48m from GL.
- x. Rooftop rainwater of buildings will be collected in RWH tank of total 750 kLD capacity for harvesting after filtration.
- xi. Parking facility of 13,617 sq.m will be provided.
- xii. Green belt area-16005.30Sq.m
- xiii. Proposed solar street lights which would save about 15,600 KW of power per annum.
- xiv. No Court Case is pending against the project.
- xv. Cost of the project is Rs. 720.13Crores.

The SEAC noted the following:

1. The Proponent, M/s. Tamil Nadu Housing Board has applied for EC to SEIAA-TN for the Proposed Construction of 6877 EWS Flats at T.S.No. 2, Old S.No.

29/2PT, 3, 4pt of Ernavoor Village, Tiruvottiyur Taluk, Tiruvallur District, Tamil Nadu.

2. The project/activity is covered under Category "B" of Item 8(b) "Township and area development projects" of the Schedule to the EIA Notification, 2006.
3. The SEAC noted that the project proponent has obtained Terms of Reference vide Lr.No.SEIAA-TN/F.No.6553/SEAC-CXII/8(b)/ToR-497/2018 dated 14.06.2018.

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:

- a) The project site lies very close to the Buchingham canal (at 0.48 m), Korattalaiyar River (at 0.53 km) & Bay of Bengal (at 0.65m). There is a great possibility of the project site getting flooded during heavy monsoons. The proponent should take all structural measures to ensure the safety of the building and safe living for the residents. The proponent should obtain flood inundation certificate with recommendation of PWD considering the magnitude of 2015 flood and accordingly flood management measure need to be evolved.
- b) Copy of the village map, FMB sketch and "A" register shall be furnished.
- c) The proponent has to earmark the greenbelt area with dimension and GPS coordinates for the green belt area, along the periphery of the site.
- d) In the presentation the total plot area is informed as 1,21,445.15 Sq.m. But, in the application submitted for EC it has been mentioned as 1, 21,445.45 Sq.m. and this needs to be clarified.
- e) The proponent informed that the treated sewage of 2686 kLD will be sent to Ennore Thermal Power plant/CMWSSB Sewer line. The project proponent is requested to revise the water balance for the maximum

utilization of treated sewage instead of leading out into Ennore Thermal Power plant/CMWSSB Sewer line, which is not under the control.

- f) The plan for OSR area shall be revised in order to provide exit and entry to the public.
- g) Buchingham canal is located at 0.48 km from the project site, Korattalaiyar River is located at 0.53 km from the project site & Bay of Bengal is located at 0.65 km from the project site. The Committee felt that the project may fall under the CRZ zone, and if so, the CRZ clearance needs to be obtained.
- h) Detail of Evacuation plan in case of emergent shall be submitted.
- i) In the Terms of Reference one of the conditions is mentioned as

“ 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.”

But the proponent has not provided minimum distance of 50m between the building and the tracks.

After the details for S.No. a) to h) stated above are submitted by the proponent, the SEAC would further deliberate on this project and decide the further course of action.

Agenda No. 130-02:

(File No. 6828/2019)

Proposed Construction of New Mofussil Bus Terminus by M/s. Chennai Metro Politan Development Authority at S.F. NO. 191, 202-1, 2, 197, 186, 189, 190, 192,