

Agenda No. 130-TA-11:

(File No. 6448/2019)

Proposed Expansion of Residential Development project at S. NO. 22/5, 23/4, 24/4, etc. of Block No. 2, Alandur Village, Mambalam – Guindy Taluk, Chennai District by M/s. VGN Property Developers Private Limited – For Environment Clearance.

(SIA/TN/NCP/20391/2014)

The project proponent gave a detailed presentation on the salient features of the project and Environmental Impact Assessment as follows:

1. The project is Expansion.
2. The project is located at 13°01'12.87"N latitude and 80°12'37.87"E longitude.
3. The previous Environmental Clearance has obtained from State Environmental Impact Assessment Authority, Tamil Nadu for construction of residential development with built up area of 213220.989 sq.m in the total plot area of 42329.5sq.m vide letter No. SEIAA-TN/F-2413/EC/8(b)/382/2014 dated: 30.03.2015.
4. The total plot area is 42,329.50 sq.m, and total construction area of 2,23,128.78 Sq.m. The project will comprise of 6 Blocks with S+14 floors each, Club house (G+7), MLP (B1 + B2 + S + 7 + T), Swimming Pool Block (B1 + B2 + S + 1) and Basements (1&2). Total height of the building will be 50 m.
5. During construction phase, total water requirement is expected to be 30kLD which will be met through Tankers by Contractors. During the construction


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phase, the wastewater generated will be treated in the septic tanks and disposed through soak pits. Temporary sanitary toilets will be provided during peak labour force.

6. During operation phase, total water demand of the project is expected to be 1104kLD and in which 740kLD of fresh water will be supplied from CMWSSB. Wastewater of 1014 kLD will be generated in which 632 kLD will be Grey water and 382 kLD will be Black water. 632 kLD of Grey water will be treated in a Grey Water Treatment Plant of 650 kLD capacity and 382 kLD of Black Water will be treated in STP of capacity 400 kLD. 364 kLD of Treated Grey water will be utilised for toilet flushing and remaining treated water from both GWTP & STP will be utilised for Gardening (15 KLD). Remaining Treated water (635 KLD) will be discharged to existing underground CMWSSB sewer line.
7. About 4.161 TPD solid wastes will be generated in the project. The biodegradable waste (2.497 TPD) will be processed in OWC and the non-biodegradable waste generated (1.664 TPD) will be handed over to authorized recycler.
8. The total power requirement during operation phase is 8,406 KW and will be met from Tamil Nadu Generation & Distribution Corporation Ltd.
9. Rooftop rainwater from buildings will be collected in RWH sumps of total 531 m³ capacity for harvesting after filtration and RWH pits of 47 numbers will be provided for groundwater recharge.
10. Parking facility for 1,980 numbers of two wheelers and 21,475 numbers of four wheelers will be provided.
11. Pallikaranai Marsh Reserve Forest is located in 6.5km from the project site in South East direction and Nanmangalam Reserve Forest is located in 10.4km from the project site in South West direction.
12. NBWL Clearance and Forest Clearance is not required.
13. No Court Case is pending against the project.
14. Cost of the project is Rs. 538 Crores.

The SEAC noted the following:

1. The Proponent, M/s. VGN Property Developers Private Limited has applied for EC to SEIAA-TN on 16.02.2019 for the proposed Expansion of Residential Development project at S.F NO. 22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2 of Block No. 2, Alandur Village, Guindy Taluk, Chennai 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 project proponent has submitted the certified compliance report from the Regional office, MoEF&CC, Chennai for the earlier issued Environment Clearance by SEIAA vide letter No. SEIAA-TN/F-2413/EC/8(b)/382/2014 dated: 30.03.2015.
4. The project proponent has applied and SEIAA has issued Terms of Reference for the Proposed Expansion of Residential Development project at S. NO. 22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2 of Block No. 2, Alandur Village, Guindy Taluk, Chennai District vide Lr.No.SEIAA-TN/F.No.6448/SEAC-CXXI/8(b)/ToR-590/2018 dated 31.12.2018.

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

1. The structural stability for the proposed expansion project from the reputed government institutions like Anna University, IIT, NIT, etc shall be furnished.
2. The water balances furnished by the project proponent shall be revised based on the guidelines issued by the MoEF&CC for the 8(b) "Township and area development projects".
3. The project proponent shall furnish the DGPS co-ordinates for the boundaries of the proposed project site
4. 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.

5. Furnish the detail of solar energy utilization.
6. Adayar river is adjacent to the project site. Hence, necessary NOC from PWD may be obtained in respect of the inundation during flood period and the same shall be submitted.
7. The proponent has to earmark the greenbelt area with dimension with a map and GPS coordinates for the green belt area.
8. For CER: As per MOEF & CC OM dated: 01.05.2018, the project proponent shall submit the proposal for CER fund of Rs. 538 Lakhs (1% of the project cost) as agreed in the SEAC 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 8) from the project proponent, SEAC decided to make an on - the - spot inspection to assess the present status of proposed Expansion of Residential Development project at S. NO. 22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2 of Block No. 2, Alandur Village, Guindy Taluk, Chennai District by the sub-committee constituted by the SEAC as this project site located near to Adayar River & also project site falls in flood inundated area . Based on the inspection report and the data required as per S.NO.1 to 8 stated above, SEAC would further deliberate on this project and decide the further course of action.

As per the order Lr.No.SEAC-TN/F.No.6448/2017 dated: 14.05.2019 a sub-committee was constituted by SEAC to inspect and study the field condition in proposal seeking Environment Clearance for the proposed expansion of residential development project by M/s. VGN Property Developers Private Limited at S.F. No. 22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2 of Block No. 2 of Alandur Village, Mambalam-Guindy Taluk, Chennai District, Tamil Nadu.

The Technical team inspected the site on 01.06.2019, to start with, the Technical Team held discussions with the project proponent regarding the Proposal Seeking Environment Clearance For the proposed expansion of residential development project by M/s. VGN Property Developers Private Limited at S.F. No. 22/5, 23/4,

24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2 of Block No. 2 of Alandur Village, Mambalam-Guindy Taluk, Chennai District, Tamil Nadu.

The subcommittee has observed the following points:

1. The previous Environmental Clearance was obtained from State Environmental Impact Assessment Authority, Tamil Nadu for construction of residential development with built up area of 213220.989 sq.m in the total plot area of 42329.5sq.m vide letter No. SEIAA-TN/F-2413/EC/8(b)/382/2014 dated: 30.03.2015 to construct 4 Blocks namely Block A, B, C and C (LIG) of Combined Basement 1 & 2 - Stilt + 1st Floor to 14 Floors for a total built up area of 2,13,220.989 sq.m with 1334 dwelling units.
2. The plan has revised by the proponent and the built area was increased. Hence, the project proponent has applied for expansion in the Environment Clearance.
3. The proponent has constructed combined Basement 1 & 2 for Block B & C (LIG) D covering built up area of 9,978 sq.m. Also, constructed Block B - stilt to 10 floors of 292 dwelling units covering built up area of 42,482 sq.m and Block C (LIG) D - stilt to 8 floors of 159 dwelling units covering built up area of 10,143 sq.m. Total of 451 units with an area of 62,603 sq.m have been structurally constructed.
4. The other remaining floors are yet to be constructed as per the plan submitted for approval from CMDA. As per the revised plan there are 6 Blocks of Block A, B, C, C LIG (D), E, F and other amenities like club house, Multi-Level Parking, Swimming pool block.
5. Approximately 25 % of the civil construction work were carried out as per the earlier EC. There is no change in the scope of the project mentioned in the earlier EC.
6. The structural stability for the proposed expansion project from the reputed government institutions like Anna University, IIT, NIT, etc shall be furnished. Instead, the project proponent has furnished the stability certificate obtained from the licenses survey.

7. The project proponent has obtained inundation certificate from the PWD during 2014, which was before the 2015 flood.
8. No Green belt area was developed.

The sub committee recommends for the proposed Expansion of Residential Development project by M/s. VGN Property Developers Private Limited at S.F NO. 22/5, 23/4, 24/4, 25/2, 29/2, 30/1, 30/4, 31/2, 32/2, 33/2 & 34/2 of Block No. 2, Alandur Village, Guindy Taluk, Chennai District, Tamil Nadu to SEAC subject to the following condition:

1. Instead of obtaining structural stability for the proposed expansion project from the reputed government institutions like Anna University, IIT, NIT, the project proponent has furnished the stability certificate obtained from a licensed surveyor. Hence the proponent has to be obtain a stability certificate from the government institution.
2. The project proponent has to obtain a revised inundation certificate from the PWD, since this area was one of the major flood affected area during the 2015 floods.
3. Since, this area is a flood prone area which is adjacent to Adayar river, the ground has to be raised according to the flood inundation levels during 2015 furnished by PWD is the fresh NOC.
4. Providing basement Floors are not advisable since evacuation during floods from basement floor are very difficult and many cause heavy loss to livelihoods.
5. The Proponent has Proposal to discharge 635 KLD treated water into the existing underground CMWSSB Line and this will not be agreeable. Hence the proponent should not led any treated water into CMWSSB line and has to made arrangement for utilizing the entire quantity for public parks, road side trees, public toilets etc in co-ordination with Corporation of Chennai. The necessary funds may be allocated and same may be included in the EMP.

6. The Green belt area should be earmarked in the revised CMDA approved plan with Dimension and GPS Co-ordinates and the RERA may be addressed in this regard.
7. The CER proposal submitted by the project proponent was not acceptable. Hence, the project proponent is requested to submit the revised CER proposal.

The inspection report of the subcommittee was placed in the 130th SEAC meeting held on 10.06.2019. The SEAC accept the recommendation of the sub- committee and decided to furnish the details by the project proponent to SEIAA in respect of the following remarks of the subcommittee:

1. Instead of obtaining structural stability for the proposed expansion project from the reputed government institutions like Anna University, IIT, NIT, the project proponent has furnished the stability certificate obtained from a licensed surveyor. Hence the proponent has to be obtain a stability certificate from the government institution.
2. The project proponent has to obtain a revised inundation certificate from the PWD, since this area was one of the major flood affected area during the 2015 floods.
3. Since, this area is a flood prone area which is adjacent to Adayar river, the ground has to be raised according to the flood inundation levels during 2015 furnished by PWD is the fresh NOC.
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6. The Green belt area should be earmarked in the revised CMDA approved plan with Dimension and GPS Co-ordinates and the RERA may be addressed in this regard.
7. The CER proposal submitted by the project proponent was not acceptable. Hence, the project proponent is requested to submit the revised CER proposal.

After the detail for S.No. 1) to 7) stated above as submitted by the proponent , the SEAC would further deliberate on this project and decide the further course of action.
