

Agenda No. 129-07:

(File No. 6771/2019)

Proposed Residential Development with Allied Amenities at R.S.No. 4061/4 of Block No. 78 Old S.Nos. 3761, 3762 & 3763 of Tondiarpet Village, Tondiarpet Taluk, Chennai District, Tamil Nadu by M/s. Voora Property Developers Private Limited –For Environmental Clearance.

(SIA/TN/MIS/101147/2019)

The proposal was placed in the 129th SEAC Meeting held on 17.05.2019. The project proponent gave detailed presentation. The salient features of the project and the environmental impact assessment as presented by the proponent are as follows:

1. The project site attracts the provisions of CRZ-II as per the CRZ Notification 2019, accordingly the project was appraised in TNSCZMA and clearance has been obtained.
2. Proposed Residential Development with Allied Amenities in a Plot Area of 7,097.09 Sq.m, Total Built up area of 25,774.28 Sq.m, with configuration Common Basement + common Ground Floor + common First floor and Two Towers of 25 Floors each [2-27 floors].
3. The project estimates 1025 total population in a day inclusive of the residential units and supporting staff & visitors.
4. The freshwater requirement will be 70KLD for domestic purpose. The Total water requirement during operation phase shall be met through CMWSSB supply as the project falls within CMWSSB Zone- IV. The sewage generated will be 97kLD. The STP designed for capacity of 100kLD. 92kLD Treated sewage will be subjected to tertiary treatment , 45kLD will be reused within the project for flushing 41KLD and

gardening 4kLD, excess treated sewage of 47kLD will be disposed through existing sewers.

5. Solid waste generation is projected as 369 Kg/day of Bio Degradable waste, which shall be treated through Bio-Methanation plant adopting BARC – Nisargruna technology, 246 Kg/day of non-Bio degradable waste which will be disposed through Authorized recyclers and STP Sludge of 5kg/day will be used for Manure for in house gardening.
6. The area for vehicle/car parking [including basement area] is 5446.53 Sq.m; and green belt area will be 1077.34 Sq.m which is 15.18 % of the total plot area.
7. The power requirement 2MW shall be sourced through TANGEDCO, with a 100% power back up through 2 Nos. of 500 KVA DG sets. Height of Stacks shall be and DG Exhausts will be routed through a common scrubber and will be vented at 2 mts above the building height of 84.35 mts to ensure emission complies with TNPCB norms.
8. Roof top runoff directed to 3 no. of rainwater sump of capacity 65 KL, thus keeping a storage capacity for three days of fresh water requirement. Surface runoff is diverted to percolation trench with 1000 mm wide 1000 mm deep all along the site boundary.
9. Rs.117 lakhs were identified towards environmental management plan during construction phase and Rs.190 lakhs capital cost towards EMP for operational phase and Rs.46 Lakh/per annum operation cost.
10. The project cost as reported is INR 40 crores. The CSR allocation for the project proposed stands at INR.20 lakhs.
11. The CRZ clearance is issued to this project vide TNCZMA. Proc.No.P1/211/2019 dated: 08.03.2019


CHAIRMAN
SEAC-TN


12. The project has secured various NOC's as governed under the development rules viz.,

- a. Airport Authority of India –NOC Id : CHEN/SOUTH/
B/120618/353514 Dated 7.12.2018
- b. Planning Permit from CMDA – DC secured G.L (S) No: 13 dated
22.01.2019
- c. TNSCZMA Recommendation - Secured vide TNCZMA.
Proc.No.P1/211/2019 dated: 08.03.2019

The SEAC noted the following:

1. The Proponent, M/s. Voora Property Developers Private Limited has applied for EC to SEIAA-TN for the proposed Residential Development with Allied Amenities at R.S.No. 4061/4 of Block No. 78 Old S.Nos. 3761, 3762 & 3763 of Tondiarpet Village, Tondiarpet Taluk, Chennai 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.

The proposal was placed in the meeting. The SEAC decided that the presentation made by the project proponent was not clear in respect of water balances, solid waste disposal. Further, the proponent has failed to produce the photograph of the proposed site and its surrounding features.

Hence, it is requested that the project proponent may revise the water balance, solid waste calculation as per the MoEF&CC guidelines for building and construction projects and also request to produce the photograph of the project site.

On receipt of the above details, the proponent is requested to re-appraisal before the SEAC on the proposal.