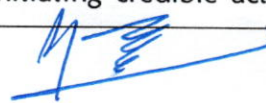


<p>101-03 F. 2536/2014</p>	<p>Proposed construction of residential cum commercial Development "Verde" by M/s. Adhesives and Chemicals at S.No. 129/3A, 130/1, 131/1B1, 132/1, 133 &amp; 134/1A at no. 6, Arcot road, Porur Village, Ambattur Taluk, Thiruvallur District, Tamilnadu – Activity 8(a) &amp; Category "B2"- Building &amp; Construction Projects – Environmental Clearance - Regarding</p>
	<p>The project proponent M/s. Adhesives and Chemicals., has submitted the application represented by its Director Mr. Syed Ahmed to State Environment Impact Assessment Authority (SEIAA), Tamil Nadu on 23.04.2014 vide application dated 29.03.2014 for obtaining Environmental Clearance as required under EIA Notification, 2006 for the project of construction of Residential cum Commercial development at Porur village, Ambattur Taluk, Thiruvallur district. The project proposal comprised of development of a Residential block with basement 1 + basement 2 + Stilt + 11 floors and a commercial block with basement 1 + basement 2 + Ground Floor + 8 floors. The Residential block will accommodate 128 dwelling units. The commercial block will have commercial activities such as retail shops and office space. The total built up area of the project is 38574 sq.m. The expected occupancy in the residential block is 736 nos and in the commercial block is 948 nos. The total cost of the project is Rs. 78.13 crores.</p> <p>After scrutinizing the application submitted for the residential cum commercial project, it was observed from the photographs enclosed in the application that the construction of building was already started at the proposed site without prior Environment clearance and it is a violation under EIA Notification, 2006. Hence the proponent was requested to furnish the 'Letter of Commitment and Expression of Apology' vide SEIAA-TN letter dated: 03.06.2014. As per the guidelines issued for dealing with the projects involving violation vide MoEF &amp; CC OM dated: 12.12.2012 &amp; 27.06.2013, the project proponent furnished 'Letter of Commitment and Expression of Apology' vide letter dated 20.06.2014 and also resolved in the form of a formal resolution assuring that such violation will not be repeated. The same was sent to the State Government vide SEIAA Letter No. SEIAA-TN/F.2536/Violation/2014/ dated 15.07.2014 for initiating credible action on</p>

  
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the said violation by invoking powers under Section 19 of the Environment (Protection) Act, 1986. The State Government in Letter No. 13177/EC.3/2014-1 dated 24.07.2014 forwarded the same to the Tamil Nadu Pollution Control Board (TNPCB) for initiating legal action on the violation under the EIA Notification, 2006 in the residential cum commercial project. The Proponent was informed vide SEIAA Letter No. SEIAA-TN/F.2536/2014 dated 12.11.2014 that the project proposal is included in the list of cases involving violations of E(P) Act, 1986, it stands delisted in the lists of proposals under process in SEIAA-TN.

The office memorandum dated 12.12.2012 and 27.06.2013 wherein guidelines to deal with the violation cases were issued by the MoEF & CC. The application preferred by the applicant also falls in the category of violation as per the provisions of EIA 2006, and hence action was taken against the applicant as per the procedure issued in the Office Memorandum. Shri.S.P.Muthuraman filed a case challenging the Office Memorandum issued by the Ministry of Environment, Forest and Climate Change dated 16<sup>th</sup> November, 2010, 12<sup>th</sup> December, 2012 and 27<sup>th</sup> June, 2013. Vide detailed judgment of the Tribunal dated 07<sup>th</sup> July, 2015, the Tribunal had held that these office memorandum were liable to be quashed and were quashed.

After the pronouncement of the judgement, the applicant filed an application being M.A. No. 351 of 2016 in Original Application No. 371 of 2016, wherein the applicant has stated that his case was similar to the builders/respondents in the case of S.P. Muthuraman Vs. Union of India & Ors. and they were accepting the judgment of the Tribunal for its implementation in their case as well. The Tribunal in term of the Judgement of S.P. Muthuraman Vs. Union of India & Ors. imposed environmental compensation of Rs. 3,80,67,399 upon the applicant and also directed the joint inspection expert committee to conduct an inspection of the project of the applicant and submit its report and the recommendations with regard to the precautionary and other measures that were required to be taken.

The Expert Committee constituted by the Tribunal conducted an inspection on 01<sup>st</sup> July, 2016 and submitted a detailed report before the

  
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Tribunal on 06th October, 2016. Based on the report, the Hon'ble NGT, PB, New Delhi pronounced the order dated: 27.11.2017. The Hon'ble NGT passed, among other things, the following orders:

- The State Environment Impact Assessment Authority shall consider the application of the applicants which was delisted and pass appropriate orders in regard to grant/refusal of the Environment Clearance in accordance with law.
- The State Environment Impact Assessment Authority shall take into consideration and in fact impose the condition which has been stated by the joint inspection team in its report as condition of grant of Environment Clearance, if it grants. The condition imposed in different orders shall be part of the Environment Clearance if granted to the applicant.
- The condition imposed by the Tribunal in S.P. Muthuraman shall form part and parcel of the Environment Clearance and if granted to the applicants.

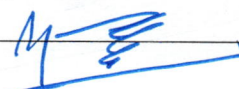
Accordingly, the SEIAA directed the SEAC to appraise the project on the construction of residential cum commercial development "VERDE" by M/s. Adhesives and Chemicals at S.no.129/3A, 130/1, 131/1B1, 132/1, 133 & 134/1A at no. 6, Arcot road, Porur village, Ambattur taluk, Thiruvallur district, Tamilnadu.

The project proposal was placed in the 100th meeting of SEAC held on 21.12.2017. Based on the presentation made by the proponent and the documents furnished, the SEAC makes the following observations:

1. The proponent says that violation is only related to the fact that construction work started before getting the EC.
2. The proponent has paid Rs. 3,80,67,399 as environmental compensation fund as directed by Hon'ble NGT.
3. According to the proponent, the construction work has almost been completed except for final coat painting and electrical works.

The SEAC decided to make an inspection on the project site to assess the field conditions before processing the proposal further.

  
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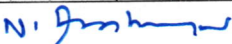
As per the order Lr. No. SEAC-TN/F.No.2536/2014 dated: 21.12.2017 of the Chairman, SEAC, a Technical Team comprising of the following SEAC Members was constituted to inspect and study the field conditions in the construction of residential cum commercial development "VERDE" by M/s. Adhesives and Chemicals at S.no.129/3A, 130/1, 131/1B1, 132/1, 133 & 134/1A at no. 6, Arcot road, Porur village, Ambattur taluk, Thiruvallur district, Tamilnadu.

1. Dr.K.Thanasekaran,
2. Dr. K.Valivittan,
3. Shri. M.S.Jayaram
4. Shri P. Balamadeswaran
5. Shri B. Sugirtharaj Koilpillai
6. Dr.S.Rajendiran, AEE,SEIAA/SEAC (co-opted by the SEAC)

The technical team conducted the inspection on 28.12.2017 (Forenoon) and submitted the report on 04.01.2018 to the Chairman, SEAC – TN.

A summary of the observations of the technical team are as follows:

1. The Technical Team learnt that the "violation" attributed to the project is that the construction activity was started before getting the Environmental Clearance.
2. The stage of construction is: The civil works of the residential and commercial block is completed and the internal roads are laid. The plumbing works along with sanitary fixtures have been completed. The electrical fittings are also installed and waiting for TNEB power.
3. The proponent was asked to furnish a certificate from revenue authorities to the effect that the project is not encroaching upon any water bodies and project will not be flooded during rainy season. The proponent was asked to submit the certificates before the end of January, 2018.
4. The project has two independent blocks, one for residential

  
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	<p>accommodation and the other for commercial purposes. According to the proponent the commercial purpose means office purposes except IT and the ground floor and first floor will be used for retail. The utilities have been designed and constructed independently to serve the residential block and the commercial block.</p> <p>5. Regarding municipal solid waste management, the proponent proposes to hand over the bio-degradable part of the MSW to Chennai Corporation. However, the technical team asked the proponent to install an Organic Waste Converter for composting the MSW and using the product as manure.</p> <p>6. Water supply – It is proposed to avail water supply from CMWSSB. In this connection, a CMWSSB pipeline already runs along the Anna Salai (at Porur) from which connection is proposed to be made. The proponent was asked to submit a letter of commitment from CMWSSB in this regard. A total of 74 KLD of fresh water is proposed to be supplied – 14 KLD for commercial and 60 KLD for residential. There has been a major revision in the fresh water requirement since the proponent has opted out of using the fresh water for HVAC purposes. Originally, the total fresh water requirement was 167 KLD.</p> <p>7. For the commercial block, the solid waste generation was asked to be estimated to include E-waste and also a realistic estimation of the waste generation from retail shops. At present, the solid waste generation has been estimated using certain norms which may not be realistic.</p> <p>8. The FBR technology is used in the STP for treating sewage. The proponent was asked to furnish the inlet and outlet characteristics of the sewage from the STP technology now installed. The characteristics should include Coliforms also.</p> <p>9. The proponent was asked to revise the water balance diagram as per norms.</p>
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10. Regarding green belt, initially, 5 KLD of treated sewage was proposed to be used in the residential complex and 2 KLD in the commercial complex. The total area covered is 654 sq.m. Later an additional 255 sq.m has been brought under green belt, which leads to a total of 909 sq.m. However, the green belt area requirement is 1490 sq.m (15% of plot area). The proponent was asked to enhance the green belt area to meet the requirement of 1490 sq.m. The proponent was asked to go for only approved tree species. The following recommendation is made regarding the species to be planted:

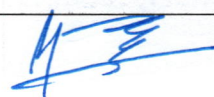
- i. Azadirachta indica
- ii. Mimosa elengi
- iii. Derris indica
- iv. Thespesia populnea
- v. Syzygium cumini
- vi. Calophyllum inophyllum
- vii. Swietenia macrophylla
- viii. Madhuca indica
- ix. Ficus religiosa
- x. Gmelina arborea
- xi. Alstonia scholaris

The following tree species have been planted in the green belt of project area. These are not acceptable. They should be replaced with the species mentioned above.

- i. Peltophorum pterocarpum
- ii. Polyalthia pendula
- iii. Caesalpinia pulcherima
- iv. Spathodea companionata
- v. Plumeria alba

11. Treated sewage disposal – The proponent proposes to discharge the excess treated sewage into the CMWSSB sewer existing along the Anna Salai (at Porur). Sixty one KLD of treated sewage

  
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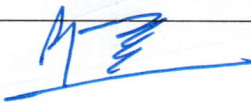
  
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comprising 50 KLD from residential blocks and 11 KLD from commercial blocks will be the excess sewage. In this connection, the proponent was asked to furnish a letter of sanction from the CMWSSB.

12. The rain water harvesting calculations were asked to be revised taking into consideration appropriate rain fall data and hydraulics of flow in channels.
13. Already 17 storm water recharge pits have been constructed along with one sump of capacity 30 cu.m for commercial building and one sump of capacity 60 cu.m for residential complex.
14. The project has come up in a very busy area. The Arcot road lies on the northern side and the Anna Salai (at Porur) lies on the eastern side. Both roads carry heavy traffic especially Arcot road. The project will contribute significant traffic flow once it becomes operational. As part of the project, 109 cars and 190 two wheelers are proposed to be added from the commercial block. For the residential block it will be 64 two wheelers and 128 cars. Thus, a total of 491 vehicles will be the contribution from the project. The proponent informed that the entry into the project will be from Arcot road and the exit will be on the Anna Salai (at Porur). The proponent was asked to give a detailed traffic management proposal to minimize the adverse impact of the movement of vehicles from the project on the Arcot road and on the Anna Salai (at Porur).
15. The proponent was asked to furnish appropriate CSR activities for local communities in terms of infrastructure for education and sports activities. The amount earmarked for CSR activities should be 0.5% of the project cost.
16. For the consideration of rain water harvesting system it was mentioned that silty fine medium sand is encountered at a depth ranging between 1.75m and 11.5m. Further, the weathered rock

  
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was said to be encountered at a depth of 25.5m – 28.5 m below the ground level. In the feasibility report, it has been mentioned that the water table is struck at 2 m from the surface. There appears to be a contradiction.


17. In the recently submitted note it has been mentioned that the coarse sand is found at a depth of 4.75m and that the discharge pipe has been penetrated to a depth of 6 m which is commensurate with the depth of water table at 6.5 m from the ground level during post monsoon period.

Based on the above observations, the technical team asked the proponent to furnish additional particulars / proposals. Accordingly, the proponent submitted additional particulars/proposals to the technical team on 04.01.2018.

The report of the technical team was placed in the 101st meeting of SEAC held on 08.01.2018. The technical team has made the several observations and recommendations. A summary is as follows:

1. Status of the project
2. Commitment for submitting certificates related to encroachment and flooding. The proponent agreed to submit before end of January, 2018.
3. MSW – the proponent agreed to provide OWC. The estimation of MSW has been revised using field data regarding e-waste and bio-degradable waste from retail units.
4. DG sets capacity revised to 1794 KVA.
5. During the inspection the proponent was asked to enhance the green belt area. However, in the report submitted to the technical team on 04.01.2018, no additional area have been earmarked for green belt since the construction has already been completed and no free space available for additional green belt. Thus, a deficit of 581sq.m area still remains.
6. The proponent has revised the water balance diagram as instructed.
7. The excess storm water will be connected to the Anna Salai (at

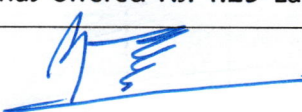
  
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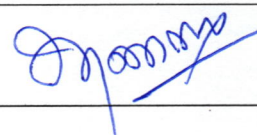
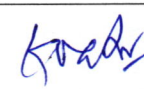
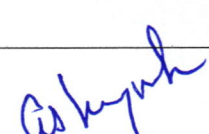
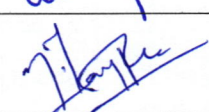
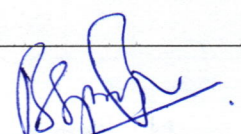


	<p>Porur) storm water drain.</p> <ol style="list-style-type: none"><li>8. Proponent has committed for adequate engineering measures related to the STP as suggested by the committee.</li><li>9. The proponent has furnished CSR activities as per norms for Rs. 39 Lakhs.</li><li>10. The contradiction noted in the presentation regarding the geo-technical data has been rectified. The water harvesting pipes in the pits has been lowered to a depth of 4.5m where coarse sand has been intersected in the bore holes and the design of the water harvesting pits is completed.</li><li>11. The proponent has submitted that he will be in position to pay Rs. 1.25 lakhs as compensation for the deficiency in the green belt development.</li><li>12. The proponent has furnished certain proposals regarding traffic management. These proposals will help in reducing the adverse impact on the traffic movement along the Arcot road and along the Anna Salai (at Porur).</li><li>13. In view of the submissions made by the proponent in the revised proposals, the technical team recommends to SEAC, the proposal of construction of residential cum commercial development "VERDE" by M/s. Adhesives and Chemicals at S.no.129/3A, 130/1, 131/1B1, 132/1, 133 &amp; 134/1A at no. 6, Arcot road, Porur village, Ambattur taluk, Thiruvallur district, Tamilnadu for taking appropriate decision regarding the grant of EC.</li></ol> <p>Looking at the changes required, the technical team felt that it is better to revise completely the proposal already submitted by the proponent and submit a revised project report incorporating all changes made for which the proponent agreed.</p> <p>The SEAC discussed the report of the technical team. In particular, it is noted that there is a deficiency of green belt development in the project to an extent of 581 sq.m. In the revised proposal submitted by the proponent on 04.01.2018 to the technical team, the proponent has offered Rs. 1.25 Lakhs as</p>
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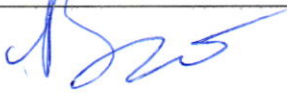
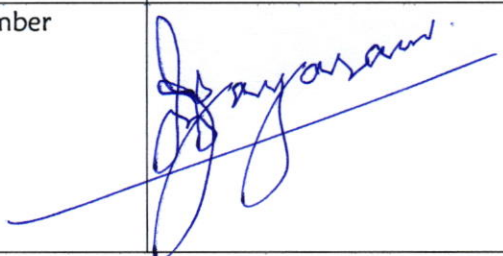
	<p>environmental compensation for the deficiency in the green belt development. The SEAC felt that this is a too low compensation and asked the proponent who was present in the 101st Meeting, to enhance the compensation. The proponent came up with a revised compensation of Rs. 10 Lakhs. Since an amount of Rs. 3,80,67,399 has already been paid by the proponent towards environmental compensation as per the directions of the Hon'ble NGT, the SEAC considered the present additional compensation of Rs. 10 Lakhs. The proponent is directed to deposit Rs. 10 Lakhs in the form of DD to "The Executive Director, Anamalai Tiger Conservation Foundation, Pollachi" and submit the receipt to SEIAA before the receipt of EC. The SEAC decided to recommend the proposal to SEIAA for the grant of EC subject to the condition that the proponent fulfils all the commitments made in the proposal and the proposals submitted to the Technical Team on 04.01.2018.</p>		
S.No	Name	Designation	Signature
1	Dr. K. Thanasekaran	Member	
2	Dr. A. Navaneetha Gopalakrishnan	Member	
3	Dr.K.Valivittan	Member	
4	Dr.Indumathi M. Nambi	Member	
5	Dr. G. S. Vijayalakshmi	Member	
6	Dr. M. Jayaprakash	Member	
7	Shri V. Sivasubramanian	Member	
8	Shri V. Shanmugasundaram	Member	
9	Shri B. Sugirtharaj Koilpillai	Member	

  
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10	Shri. P. Balamadeswaran	Co-opt Member	
11	Shri. M.S. Jayaram	Co-opt Member	

  
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