

Proposed construction of "Multiplex Cinema Halls and Commercial Complex namely" BROADWAY" by M/s. Broadway Megaplex Pvt. Ltd at S.F No: 761/1, 761/2(part) at Kalapatti Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu under 8(a) Building and Construction - for Environmental Clearance.
(SIA/TN/NCP/90708/2019)

The proposal was placed in the 126th SEAC Meeting held on 26.02.2019. 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 is located at 11° 02' 46.34" N Latitude, 77° 02' 30.35" E Longitude.
 2. The total plot area of the project is about 13,218.80 Sq.m with a total built up area 36,115.65 Sq.m
 3. It is a proposed construction of "Multiplex Cinema Halls and Commercial Building namely " BROADWAY" with a Main Block (Basement + Ground + 3 Floors) and Service Block (Ground + 1 Floor) having Retail Shops, Food Court, Showroom, Gaming Zone , Hotel Rooms and Multiplex Cinema Halls.
 4. A total number of 332 numbers of car parking to be provided and area allotted for parking is 14338.84 sq.m
 5. Environmental Sensitive Area
 - Achan Kulam - 5.5Km E
 - Sulur Tank - 8.00Km SE
 - Singanallur Tank - 5.70Km SW
 - Noyal River - 5.22Km S
 6. The green belt area proposed for the project is 1982.82 sq.m (15% of total land area).
 7. Total Water Requirement
 - Domestic - 98 kLD
 - Flushing - 132 kLD
 - Gardening - 7 kLD
 - HVAC - 69 kLD
- Source of Fresh Water – Coimbatore Corporation Supply


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8. Generated sewage (215 kLD) will be treated in the proposed STP of 218 kLD capacity.

Flushing	–	132 kLD
Gardening	–	7 kLD
HVAC	–	69 kLD

Treated water will be reused for flushing, gardening & HVAC purpose.

9. Solid Waste Generation – 1093kg per day

Bio Degradable – 656kg per day

Non Bio Degradable – 437kg per day

10. Rainwater sump (5.74 x 4.60 x 5.80 m) of capacity 153 KL is proposed to construct in the site for the collection of rain water runoff from the roof top area.

Surface runoff from roads & pavements, greenbelt areas will be diverted to Percolation Wells (11 no's) of size Dia 1.20 m x 3 m and 1 m wide rainwater trench (1.91 deep) along the boundary.

11. Power Requirement - 2500 KVA, will be sourced from the nearby TNEB grid which will be distributed through the transformers within our premises.
For Back up, DG set of 2 Nos. of 1250 KVA & 1 No. of 250 KVA will be installed.

The SEAC noted the following:

1. The Proponent of M/s. Broadway Megaplex Pvt. Ltd has applied for Environment Clearances to SEIAA on 11.01.2019 for the Proposed construction of "Multiplex Cinema Halls and Commercial Complex namely" BROADWAY" at S.F No: 761/1, 761/2(part) at Kalapatti Village, Coimbatore North Taluk, Coimbatore 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.

Based on the presentation made by the project proponent the SEAC requested the project proponent to furnish the following details:


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1. Water balance shall be revised as per the EIA guidelines manual for building and construction project issued by MoEF & CC.
2. The proponent shall submit proposal for grey water treatment and the plans for the reuse of the treated grey water, especially for toilet flushing by providing dual piping/ plumbing system and also in view of the actual water shortage in Coimbatore urban and peri urban area. Accordingly the water balance shall be revised.
3. Reason for adopting the FBR technology for treating the Sewage to be generated. Whether the same technology was used elsewhere in the state and if so the performances details of those FBR plant shall be furnished.
4. The sewage generated will be 215 kLD which will be treated in the STP of capacity 218 kLD. Hence, the capacity of the STP is inadequate.
5. Design details of STP and Grey water treatment shall be furnished.
6. Commitment letter from the concerned Authority for the supply of raw water for the proposed project.
7. Considering the volume of bio-degradable waste generation from the project (656 kg/day), the project proponent shall adopt the bio digestion technology for bio gas production & further disposal of the same.
8. A total of 15% of the plot area should be designated for green belt which should be raised along the boundaries of the plot and in between blocks such a way the proponent shall earmark in the layout of the greenbelt area with dimension and GPS coordinates and furnish the same, in the sitemap.
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. Proposal for the solar energy utilization atleast for 10% of total energy utilization.


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11. The proponent shall provide the fire safety management and rescue plan shall be furnished.
12. Solid waste management plan shall be detailed separately.
13. The project proponent shall allocate an amount of Rs. 150 Lakhs towards CER for the nearby water bodies for restoration of lakes.

Further action will be taken on the proposal by SEAC, only after receipt of the above said details.

The proponent has furnished the above said details on 13.03.2019.

The proposal along with the above said details was placed in the 127th SEAC Meeting held on 15.03.2019. The project proponent gave detailed presentation. The SEAC decided to recommend the proposal to SEIAA for issue of Environmental Clearance stipulated the following specific conditions in addition to the normal conditions:

1. The treated sewage of 135kLD, 7kLD & 70kLD will be utilized for toilet flushing, green belt & HVAC after meeting the standards prescribed by the CPCB.
2. The height of the stack of DG sets shall be provided as per the CPCB norms.
3. The project proponent has to maintain Zero Liquid discharge (ZLD) as reported.
4. Solar energy should be atleast 10% of total energy utilization.
5. The purpose of Green belt around residential buildings is to capture the fugitive emissions and to attenuate the noise generated, in addition to the improvement in the aesthetics. A wide range of indigenous plants species should be planted in and around the premise in consultation with the DFO, Coimbatore District / State Agriculture university. The plants species should have thick canopy cover, perennial green nature, native origin and large leaf areas. Medium size trees and small trees alternating with shrubs shall be planted. If possible Miyawaki method of planting i.e planting different types of trees at very close escapement may be tried which will give a good green cover. A total of 15% of the plot area should be designated for green belt which should be raised along the boundaries of the plot and in between blocks in an organized manner.


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6. Detail of Solid Waste management plan shall be prepared as per Solid waste management Rules, 2016 and same shall be furnished.
7. Considering the volume of bio-degradable waste generation from the project (656 kg/day), the project proponent shall adopt the bio digestion technology for bio gas production instead of OWC proposed.
8. For CER: The project proponent shall allocate and utilize the CER fund of Rs. 150 Lakhs as committed for the restoration of singanallur lake in consultation with PWD as per MOEF & CC OM dated: 01.05.2018 before applying for CTO from TNPCB.

Agenda No. 127-14:

File No. 4028/2019

Proposed Residential Development by M/s. Altis Ville LLP at S.F.No.382 pt, 383/1,383/2 & 409 pt of Mangadu Village, Sriperumbudhur Taluk, Kanchipuram District, Tamil Nadu - for Environmental Clearance.

(SIA/TN/NCP/ 72731/2018)

The project proponent gave a detailed presentation on the salient features of the project and informed that:

Initially, the proponent has obtained EC for the residential development of 524 dwelling units with a total built up area of 52597.01 Sq.m in a plot area of 20193.15 Sq.m at Mangadu Village, Sriperumbudhur Taluk, Kanchipuram District vide SEIAA-TN/F.No. 4028/EC/8(a)/437/2015 dated: 18.12.2015. No construction started as of now. In order to maximize the FSI, the proponent has now submitted a proposal for a built up area of 68300.94 Sq.m. However, No planning permission has been obtained CMDA/DTCP and proponent has not even applied for planning permission.

Based on the project proposal and the presentation made by the proponent, the SEAC decided to defer the proposal with a direction to the proponent to obtain the planning permission and other legal documents and submit the same to SEIAA-TN for further necessary action.


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