

**Minutes of the 116<sup>th</sup> SEAC Meeting held on 09<sup>th</sup> July 2018**

116-F. 6397	Proposed expansion of Residential Group Development project by M/s. Cybercity Builders and Developers Private Limited at S.No: 765/29B2C, 765/29B1, 389/2, 384, 398/2, 397/2, 390, 391, 392, 380, 379 of Mangadu Village, Pallavaram Taluk, Kanchipuram District, Tamilnadu – Category “B1”-8(b) - Township and area development projects –Environmental Clearance - Regarding
	<p>On 10.11.2016, the proponents M/s. M. Sumitha, M/s. Sameeraa Foundations Pvt Ltd, M/s. Anugraha Real Value Services (Chennai) Private Limited, M/s. Sameera Property Developers (I) private Limited obtained Environmental Clearance from SEIAA-TN for the construction of Residential Group Development project (Phase-I). The built up area approved was 65736 sq.m. The proponent was issued with Environmental Clearance by SEIAA vide Lr.No. SEIAA/TN/F.5120/EC/8 (a)/502/2016 dated: 10.11.2016. Even though the proponents obtained EC, construction activities were not started.</p> <p>Subsequently, M/s. Cybercity Developers Private Limited entered into a joint development agreement with M/s. M. Sumitha, M/s. Sameeraa Foundations Pvt Ltd, M/s. Anugraha Real Value Services (Chennai) Private Limited &amp; M/s. Sameera Property Developers (I) private Limited and got general power of attorney for the development of residential complex. M/s. Cybercity Developers Private Limited planned to increase the built up area from the present level from 65736 sq.m to 1,27,801.39 Sq.m (Phase II). Since there was an increase in built up area M/s. Cybercity Builders and Developers Private Limited applied for Environmental Clearance for the expanded project. For the expanded project, EC was granted by SEIAA – TN vide Lr.No. SEIAA/TN/F.6397/EC/8(a)/535/2017 dated: 13.09.2017. Only 6 model villas were built at this stage.</p> <p>Now, the Proponent, M/s. Cybercity Builders and Developers Private Limited has applied for ToR to SEIAA-TN on 05.04.2018 for the Proposed expansion of Residential Group Development project. Expansion is to increase the built up area from 1,27,801.39 Sq.m to 3,62,934.25 Sq.m (Phase III). The proponent was issued with Terms of Reference by SEIAA-TN vide Lr. No. SEIAA-TN/ F.No. 6397/ 2018/8(b)/ToR – 373/2018 dated: 23.05.2018.</p> <p>Now, the proponent has submitted the EIA Report for seeking Environmental Clearance for the expanded Residential Group Development project on 04.07.2018.</p>

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The proposal was placed in the 116<sup>th</sup> SEAC Meeting held on 09.07.2018.

The salient features of the project are as follows:

- 1) Comparative statement showing the features of existing Phase I & II and Phase III are tabulated below:

Sl.No.	Description	Existing EC Phase I & II	Proposed Expansion Phase III	After expansion
1.	Plot area	108835.87 sq.m	108816.72 sq.m	108816.72 sq.m
2.	Total built up area	127801.39 sq.m	235132.86 sq.m	362934.25 sq.m
3.	Occupancy	5993	6997	12990
4.	Green belt area	8839 sq.m	8651.36 sq.m	17490.36 sq.m (16.07 %)
5.	Fresh water requirement	499 KLD	702 KLD	1201 KLD
6.	STP capacity	Phase I: 170 KLD (1 no of 100 KLD & 1 no of 70 KLD) Phase II: 550 KLD Total : 720 KLD	Phase III: 1100 KLD (1 no of 650 KLD & 1 no of 450 KLD)	Total: 1820 KLD
7.	Solid waste generation	641.70 kg/day	7412.3 kg/day	8054 kg/day
8.	Power requirement	4734 KVA	7516 KVA	12250 KVA

- 2) The source of water will be ground water from the project site and alternate source will be Mangadu Panchayat.
- 3) The total fresh water requirement for the proposed expansion will be 1201 KLD out of which 13 KLD will be used for swimming pool top up and 1188 KLD will be used for domestic purpose.
- 4) The sewage generated will be 1694 KLD which will be treated in five number of

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STP's (as stated in the tabulation in sl.no. 7) and the treated sewage of 624 KLD will be used for toilet flushing, 61 KLD for gardening, 37 KLD for OSR land and 887 KLD to CMWSSB sewer.

- 5) The proponent proposes to install a WTP with a capacity of 1200 KLD for treating the fresh water.
- 6) The proponent proposes to provide 90 numbers of recharge pits and collection sump of 1100 cu.m for rain water storage.
- 7) The excess run off will be sent to the storm water nullah running across the site which is connected to Porur Lake.

The project proposal is for development of Area Development project for which MoEF & CC has recommended certain guidelines regarding the components that should go into the project development. These are:

- (i) Basic water supply
- (ii) Basic power supply & Adequate backup power
- (iii) Proper maintenance of common areas including community hall, children play area & park
- (iv) Providing fire alarm and fire reduction and circulation system
- (v) Energy conservation like providing solar water heater, etc
- (vi) Adequate green belt area
- (vii) Rain water harvesting structure
- (viii) STP & provision for maximum utilization of treated sewage within the site

When evaluating the project proposal against the above eight requirements it is noted that there are deficiencies in the following categories:

- i) Basic water supply – the proponent proposes to draw the ground water (1201 KLD) for the operation of the proposed project. Hence, the proponent has to obtain NOC from the PWD for the drawal of ground water or the proponent has to find alternate proposal for sourcing the water outside (Mangadu Panchayat), for this effect the proponent has to furnish the commitment letter from Mangadu Panchayat before issue of CTO.
- iii) Proper maintenance of common areas including community hall, children play

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area & park – As per the ToR issued by SEIAA-TN, the proponent is supposed to earmark 4000 sq.m for children's play area. In the EIA report, proponent has expressed inability to exclusively earmark play area. In the SEAC Meeting the members insisted that there should be exclusive play area and the proponent agreed to provide a play area of 3000 sq.m.

- iv) Providing fire alarm and fire reduction and circulation system – There are no provisions for fire alarm, fire reduction and circulation system in the project proposal and the proponent was directed to include this item also in the project proposal.

The proponent was directed to furnish his response for the items (iii) & (iv) described above. In response the proponent has committed for 3000 sq.m of play area and he has also included the fire alarm system in the proposal, as per the letter submitted by the proponent on 10.07.2018.

The SEAC decided to recommend the project proposal of Proposed expansion of Residential Group Development project by M/s. Cybercity Builders and Developers Private Limited at S.No: 765/29B2C, 765/29B1, 389/2, 384, 398/2, 397/2, 390, 391, 392, 380, 379 of Mangadu Village, Pallavaram Taluk, Kanchipuram District, Tamilnadu for the grant of EC to SEIAA-TN subject to following conditions in addition to normal conditions:

1. The project proponent shall submit the compliance report from Regional office, MoEF & CC, Chennai for the Environmental Clearance issued earlier SEIAA vide Lr.No. SEIAA/TN/F.6397/EC/8(a)/535/2017 dated: 13.09.2017 before issue of EC.
2. The proponent has to obtain NOC from the PWD for the drawal of ground water or the proponent has to find alternate proposal for sourcing the water outside (Mangadu Panchayat), for this effect the proponent has to furnish the commitment letter from Mangadu Panchayat before issue of CTO.
3. The proponent should maintain play area of 3000 sq.m as committed.
4. A fire alarm system should be installed and maintained as committed.
5. The project proponent has to furnish the certificate stating that the proposed site had not encroached any water body (rivers, canals, lakes, ponds, tanks, etc) shall

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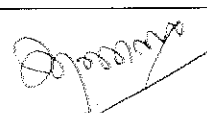
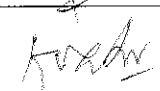
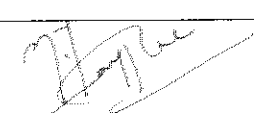
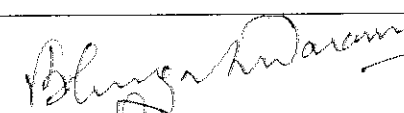

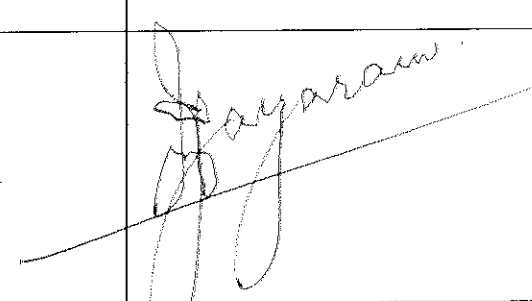
be obtained from the competent authority before issue of EC.

6. Solar energy saving shall be increased to atleast 5% of total energy utilization.
7. Towards green belt, the project proponent has allotted 17490.36 sq.m (16.07%). Green belt shall be planted with 1360 numbers of indigenous species. The following species shall be planted.

Pongamia glabra	Pungan
Thespesia populnea	Poovarasu
Ficus religiosa	Arasu
Ficus glomerata	Athi
Azadirachta indica	Vembu
Terminalia arjuna	Neermarudhu
Calophyllum inophyllum	Punnai
Syzygium cumini	Naval
Madhuca longifolia	Ilippai
Mimusops elengi	Magilam

8. For CER: The project proponent shall allocate and utilize the CER fund of Rs. 229.21 Lakhs (0.5% of the project cost Rs. 458.42 crores). The schedule for utilization of CER funds is as follows:
  - a) Out of Rs. 229.21 Lakhs, an amount of Rs. 129.21 Lakhs shall be deposited to Environmental Management Authority of Tamil Nadu (EMAT), Department of Environment for the purpose of tree plantation and maintenance in Chennai before issue of CTO from TNPCB.
  - b) The remaining Rs. 100 Lakhs shall be spent for infrastructure facilities in 3-5 nearby Government schools (construction and renovation of classrooms, toilets, compound walls, sports facilities) before obtaining CTO from TNPCB.
9. The proponent has to revise the EMP cost considering the cost for the disposal of excess treated sewage from the proposed site to nearest CMWSSB STP through

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S.No	Name	Designation	Signature
1	Dr. K. Thanasekaran	Member	
2	Dr.K.Valivittan	Member	
3	Dr.Indumathi M. Nambi	Member	
4	Dr. G. S. Vijayalakshmi	Member	
5	Dr. M. Jayaprakash	Member	
6	Shri V. Sivasubramanian	Member	
7	Shri V. Shanmugasundaram	Member	
8	Shri B. Sugirtharaj Koilpillai	Member	
9	Shri. P. Balamadeswaran	Co-opt Member	
10	Shri. M.S. Jayaram	Co-opt Member	

MEMBER SECRETARY, SEAC

  
CHAIRMAN, SEAC