Minutes of the 114th SEAC Meeting held on 20th June 2018

114 - 6607/2018	**Proposed Residential Development Project by M/s. Urbanrise Construction LLP at S.F. No. 445/2D3, 446/3, 447/1B, 2A, 451/1, 2, 3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5, 6, 548/2, 551/1, 2, 3, 4, 5, 6A, 7A, 8, 552/3, 4A, 5, 553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 576 of Padur Village, Thiruporur Taluk, Kancheepuram District- Activity Sl. No. 8(b) & B1 category of the Schedule- Township and area development projects- ToR to be issued- Regarding.**
	The Proponent, M/s. Urbanrise Construction LLP has applied for ToR to SEIAA-TN on 05.06.2018 for the proposed Residential Development Project under the category "Township and area development projects" at S.F. No. 445/2D3, 446/3, 447/1B, 2A, 451/1, 2, 3, 452/1, 2A1, 2B, 2A2, 453/1A, 3C, 547/4A, 5, 6, 548/2, 551/1, 2, 3, 4, 5, 6A, 7A, 8, 552/3, 4A, 5, 553/1, 2, 554/1, 555/1A, 572, 573/1, 574/1, 2A, 575/1, 2A, 576 of Padur Villages , Thiruporur Taluk, Kancheepuram District, Tamilnadu. The proposal was placed in the 114th SEAC Meeting held on 20.06.2018. The Salient features of the project proposal are as follows: 1. The total land area for the proposed project is 52204.49 sq.m. The total built up area is 252267.62 sq.m. 2. The proposal involves construction of Residential development, basement 1 & 2 (combined for block 1 – 5) and basement 1 & 2 (combined for block 6-8), Block 1-8 (S+13 floors), Block 9 (G+3) with club house and commercial building (multipurpose hall & shops). 3. Padur lake is located at 50m in the western direction, Buckingham canal runs at 2.0 km and Bay of Bengal is at 4.0 km on the eastern side. 4. The surrounding features of the project:

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a) The site is surrounded by residential and IT development on the northern side.

b) Residential and recreational area of Thiruporur, Kelambakkam on the southern side

c) Residential and recreational area of Kovalam on eastern side

d) Residential development on the western side.

5. The fresh water requirement will be 1499 KLD which will be sourced from Thiruporur Panchayat Union (ground water). Alternatively, water from the Nemmeli desalination plant will be utilized.
6. The sewage expected to be generated from the project is 2013 KLD, which will be treated in an STP of capacity 2500 KLD. The treated sewage 770 KLD will be used for toilet flushing, 32 KLD for gardening, 18 KLD will be used for OSR and excess treated sewage of 1193 KLD will be disposed to nearby CMWSSB STP (Navallur/Sholiganallur).
7. Solid waste generation: Bio degradable waste of 5.08 T/day will be treated in OWC and will be used as manure for gardening. The non – biodegradable waste of 3.39 T/day will be sent to the authorized recyclers and STP sludge of 200 kg/day will be used as manure for green belt.
8. Power requirement – proposed to provide DG set of 750 KVA (4 nos) with acoustic enclosure of stack height of 44.47 m.
9. In the proposed project, 17592 people are expected to live.
10. The proponent has proposed a play area of 2000 sq.m (3% of the plot area).
11. The MoEF & CC has issued guidelines for the preparation of

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	EIA reports for Township and Area Development projects (Reference: EIA Guidance Manual – Building, Construction, Townships and Area Development, 2010). The proponent should prepare the EIA report in line with the recommendations contained in the manual. An extract of the manual is enclosed as Annexure-II (Additional ToR) for ready reference and compliance. Based on the presentation made by the proponent, the SEAC decided to prescribe Standard ToR (Annexure - I) & additional ToR (Annexure-II) for the preparation of EIA report.

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	

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8	Shri B. Sugirtharaj Koilpillai	Member	
9	Shri. P. Balamadeswaran	Co-opt Member	
10	Shri. M.S. Jayaram	Co-opt Member	

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Annexure – I (Standard ToR)

1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.

3) Examine baseline environmental quality along with projected incremental load due to the project.

4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project

6) Submit the details of the trees to be felled for the project.

7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.

8) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

9) Ground water classification as per the Central Ground Water Authority.

10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

12) Examine soil characteristics and depth of ground water table for rainwater harvesting.

13) Examine details of solid waste generation treatment and its disposal.

14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and

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energy efficiency.

15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

18) Examine the details of transport of materials for construction which should include source and availability.

19) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

21) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

22) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

23) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/Manual/Townships".

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Annexure – II – Additional ToR- Extract of the manual

Part-I

The EIA report should include a description of the administrative aspects of ensuring that mitigative measures are implemented and their effectiveness monitored after approval of EIA.

The facilities to be included are:

a) Water supply and management: A well-planned and sustainable water management system is to be built within the township, providing round the clock water supply to residents. This also reduces dependence on municipal water supply.

b) Electricity supply and management: Although an integrated township depends on a public or private utility supplier for basic power supply, it has to have adequate, back-up power for both homes and common areas during temporary or scheduled power cuts or disruptions by the utility supplier.

c) Infrastructure maintenance: Proper and regular maintenance of roads, pathways, parks, electrical and plumbing infrastructure, children play areas and common areas including community centre is essential for a well-developed integrated township.

d) Provision of Effective Controls and Building Management Systems such as Automatic Fire Alarm and Fire Detection and Suppression System etc. must be ensured. Adequate access to fire tenders should be provided.

e) Provisions should be kept for the integration of solar water heating system and other energy conservation methods.

f) Plan and design of green belt to mitigate dust, noise and odour near sources of air pollution (DG sets) and meteorology.

g) Plan of maintenance for rainwater harvesting structures in the project area (taking into consideration the groundwater storage, ground water table and soil permeability).

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The waste treatment facilities to be included are:

a) Sewage treatment plant has been designed to treat the wastewater from the building. The wastewater be treated to tertiary level and after treatment, reused for flushing of toilets in apartment building, horticulture and air conditioning.

b) Grey water treatment: Grey water is the wastewater that comes from clothes washers, bathtub, showers, bathroom wash basins, kitchen sinks and dish washers. It is that waste water that is not contacted with toilet waste. This treated grey water can be used for landscaping, flushing requirements etc. It is essential to provide on-site grey water treatment system to treat atleast 50% of the water generated in the building to standards suitable for flushing and landscaping.

c) Treated wastewater reused for landscaping, car washing etc. and partly discharged. Treated sewage should conform to E(P) Rules. Sewage Treatment Plants and monitored on a regular basis.

Part-II

The above said manual also contains essential facilities that should be provided in the Township and Area Development projects. As per the manual, the facilities recommended are as follows:

a) Township in general, is self contained and integrated in the social infrastructure needs, services, shopping, entertainment and waste management. Infrastructure and services include road, network, water supply and management, electricity supply and management and proper communication services. Social infrastructure includes schools, medicare, recreation and community centre. Shopping centre with adequate facilities should be housed in the township itself.

b) Proper waste management including garbage collection, segregation, treatment and disposal with the township should be provided. Maintenance of infrastructure and proper security and safety of the residents is to be ensured.

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