

117 - F. 517/2011	Construction of Residential Building Complex entitled "MARG Brindavan" by M/s. MARG Properties Limited at S.No: 88/1, 91/1, 2, 121/1B, 2B, 122/1A, 1B1, 2B, 3, 123/4B, 5B, 498/1B, 499/1, 2, 3, 4, 5, 6, 7, 8, 500/1A, 1B, 2A, 3, 4A, 5A, 6B, 501/4B, 8, 9, 10B of Pondur 'B' Village, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu – Activity 8(b) & Category "B2"- Townships and Area Development Projects – Environment Clearances (EC) to be issued under violation notification dated: 08.03.2018 of MoEF & CC - Regarding
	<p>The Proponent, M/s. MARG Properties Limited has applied to SEIAA-TN for ToR under violation notification dated: 08.03.2018 of MoEF & CC on 31.03.2018 , for the construction of Residential Building Complex entitled "MARG Brindavan" with built up area of 2,65,000 Sq.m at S.No: 88/1, 91/1, 2, 121/1B, 2B, 122/1A, 1B1, 2B, 3, 123/4B, 5B, 498/1B, 499/1, 2, 3, 4, 5, 6, 7, 8, 500/1A, 1B, 2A, 3, 4A, 5A, 6B, 501/4B, 8, 9, 10B of Pondur 'B' Village, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu.</p> <p>The developments that followed are listed below:</p> <ol style="list-style-type: none"> 1. The application for ToR was initially applied to MoEF & CC, GOI on 27.09.2011 as the SEIAA-TN was not constituted. After the constitution of SEIAA – TN, the file was transferred from MoEF & CC to SEIAA-TN on 28.01.2013. 2. The proposal was placed in the 38th SEAC Meeting held on 22.03.2013 and accordingly ToR was accorded vide letter dated: 22.04.2013. 3. While scrutinizing, it was found from the photographs furnished by the proponent, which shows that the construction activity was started without prior Environmental Clearance. Hence it was considered as violation of EIA Notification, 2006. 4. As per the MoEF & CC Notification dated: 14.03.2017, the cases of violation will be dealt strictly as per the procedures specified in the following manner <p>"In case the project or activities requiring prior EC under EIA Notification, 2006 from the concerned regulatory authority are brought for Environmental Clearance after starting the construction work or have</p>

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undertaken expansion, modernization and change in product mix without prior EC, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted EC by the SEIAA shall be appraised for grant of EC only by the EAC and Environmental Clearance will be granted at Central level only". Accordingly, the proponent was addressed to submit the proposal to MoEF & CC for EC under violation category vide SEIAA letter dated: 19.06.2017.

5. Then, the proponent has filed the application to MoEF & CC under violation on 25.08.2017.
6. Subsequently, MoEF&CC issued another notification S.O.1030 (E) dated 08.03.2018, stating that "the cases of violations projects or activities covered under category A of the Schedule to the EIA Notification, 2006, including expansion and modernization of existing projects or activities and change in product mix, shall be appraised for grant of Environmental Clearance by the EAC in the Ministry and the Environmental Clearance shall be granted at Central level, and for category B projects, the appraisal and approval thereof shall vest with the State or Union territory level Expert Appraisal Committees and State or Union territory Environment Impact Assessment Authorities in different States and Union territories, constituted under sub-section (3) of section 3 of the Environment (Protection) Act, 1986".
7. The application was transferred from MoEF & CC to SEIAA-TN.
8. The proponent resubmitted the hard copy of the proposal to SEIAA-TN on 28.03.2018 for the consideration of ToR under violation notification.

The Committee noted that the project proposal is to be appraised under violation category as per MoEF & CC notification S.O. 1030 (E) dated: 08.03.2018. Since the project has been considered under violation category, the Committee felt that it is necessary to make an on the spot assessment of the status of the project execution for deciding the further course of action.

As per the order Lr. No. SEAC-TN/F.No.517/2013 dated: 14.04.2018 of the Member Secretary, SEAC, a Technical Team comprising of the SEAC Members was

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constituted to inspect and study the field conditions. The technical team inspected the project site on 08.05.2018 and submitted the report to SEAC on 04.06.2018.

The proposal was placed before the 113th SEAC Meeting held on 04.06.2018.

A summary of the review of the checklist and the actual field inspection is as follows:

- (i) The Technical Team learnt that the "violation" attributed to the project is that the construction activity was started before getting the Environmental Clearance.
- (ii) Prior to construction the area was a vacant land which falls under Pondur B Village, Sriperumbudur Taluk, Kancheepuram District.
- (iii) The project is exclusively for residential, amenities and club house in the premises.
- (iv) This is a construction of residential project with total built up area of 2,65,000 sq.m in a land area of 66,289 sq.m consisting of Block A to K - Stilt + 14 floors, Club house -G + 4 floors and Commercial block- G + 1 floor.
- (v) The stage of construction is that 20 % of the construction work is completed, construction of STP has not yet been started and installation of OWC & DG sets yet to be done. The area for STP has been earmarked.
- (vi) According to the proponent, there is no change in the land area, built-up area and cost of the project. There is no change in the project components, land area utilization for different purposes, parking area, occupancy load, water supply and sewage generation.
- (vii) The proponent has informed that water will be supplied by local body, which may be substantiated by a letter from the local body. The treated sewage water of 1167 KLD will be utilized for toilet flushing - 446 KLD, 35 KLD for green belt development & 21 KLD for OSR & 665 KLD for Avenue plantation. As the quantity of the treated sewage for Avenue plantation is high, the proponent is directed to prepare an alternative proposal for 663 KLD. For the disposal of the treated sewage for OSR ,

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it is requested to furnish the permission letter from the competent authority for the same.

(viii) The project proponent informed that NOC from Fire and rescue services department & Civil Aviation have been obtained.

(ix) Compliance of Conditions prescribed by MoEF for Township and Area Development projects:

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.

The proponent assured to comply with.

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.

The proponent assured to comply with.

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.

The proponent assured to comply with.

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.

	<p>The proponent assured to comply with.</p> <p>e. Provisions should be kept for the integration of solar water heating system and other energy conservation methods. The proponent assured to comply with.</p> <p>f. Plan and design of green belt to mitigate dust, noise and odour near sources of air pollution (DG sets) and meteorology. The proponent assured to comply with.</p> <p>g. Plan of maintenance for rainwater harvesting structures in the project area (taking into consideration the groundwater storage, ground water table and soil permeability). The proponent assured to comply with.</p> <p>(x) The proponent informed that during the construction done so far, they have followed the procedures with regard to sanitation facilities for the workmen and has adhered to all environmental and ecological standards & safeguards.</p> <p>(xi) Construction of rain water harvesting structures has not yet been started. The proponent assured that the Rain water harvesting structures and pits will be provided as per the CPWD manual and the same will be submitted along with EIA report.</p> <p>(xii) The proponent informed that during the construction phase, the diesel generators were used with acoustic enclosures and the diesel was purchased from outside for the requirements and hence not stored within the premises.</p> <p>(xiii) The proponent also informed that the construction materials were transported to the project site only during non peak hours. Fly ash bricks were utilised in construction as per the provisions of fly ash notification.</p> <p>(xiv) The proponent informed that high quality ready mix concrete was used</p>
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	<p>for the construction. Towards reducing the electricity consumption and load on the Air conditioning glass was used for the windows.</p> <p>(xv) The proponent assured to operate and maintain the OWC for organic solid waste. However, this has not been installed.</p> <p>(xvi) Towards green belt, it was observed during the inspection that the green belt earmarked area has not been planted. The proponent was directed to submit a plan for the green belt encompassing 15% of the total area which was shown on the ground in addition to 10% of the area earmarked for OSR. The project proponent was directed to plant 830 trees of native species over an area of 10,010 Sq.m (15% of total land area) and produce the photographs immediately. The following species may be planted:</p> <ul style="list-style-type: none"> a) Pongamia glabra (Pungan) b) Thespesia populnea (Poovarasu) c) Azadirachta indica (Vembu) d) Syzygium cumini (Naval) e) Mimosa elengi (Magilam) f) Ficus retusa (Athi) g) Calophyllum inophyllum (Punnai) h) Madhuca longifolia (Iluppai) i) Terminalia arjuna (Neermarudhu) j) Terminalia bellarica (Thani) k) Alstonia scholaris (Ezhilai palai) <p>(xvii) The proponent has provided an area of 6629 Sq.m.(10% of the total area) under OSR, as per CMDA norms.</p> <p>(xviii) Towards the structural stability and design of the blocks, a certificate has to be obtained from reputed institutions like Anna University.</p> <p>(xix) The percentage of fly ash consumed has also to be submitted by the proponent.</p> <p>(xx) The stack height for the DG generator will have to be provided as per CPCB norms and also should provide acoustic enclosure to minimize noise pollution.</p> <p>(xxi) The Technical Team asked proponent to ensure that there is smooth</p>
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	<p>movement of vehicles from the project area to the main road and vice versa.</p> <p>(xxii) For CER activities the proponent is required to spend a sum of Rs.215.76 Lakhs (0.5 % of project cost).</p> <p>(xxiii) The proponent was asked to furnish the updated information with respect to the following checklist provisions:</p> <ol style="list-style-type: none">Site plan showing all detailsCertificate for structural safetyDTCP plan approvalPlan with colour coding showing pipe line conveying the treated effluent for green belt development, toilet flushing, OSR, Water supply pipeline, power cables, Storm water drains and Rain Water Harvesting system.Evidence for usage of Tanker water during constructionSPM and noise data related to construction.Traffic problem – service road entryEnvironmental Management CellPhotographs of the First aid room during construction.Evidence for not encroaching any water bodies for the site.Land use classification covering all the survey No. of the site.The ground water quality for the site shall be furnished. <p>The proponent was asked to furnish the particulars as discussed above and as per the check list already provided, to the Technical Team on 28.05.2018. Accordingly the proponent has submitted the check list with enclosures on 28.05.2018.</p> <p>The proponent submitted the check list with enclosures on 28.05.2018. The annexure contains the extract of the checklist. The checklist contains old and supplementary data/information</p> <p>From the perusal of the original proposal of the proponent, site inspection of the construction site and checklist submitted by the proponent, the technical team makes the following observation:</p> <ol style="list-style-type: none">The proponent has made a procedural violation in the sense that the proponent has started construction of the residential apartment before getting the Environmental Clearance from the competent authority.
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2. When the technical team assessed whether the proponent has actually followed in the past, the normal condition stipulated in the EC for all conditions, pre-construction & construction stages, the team is of the opinion that the proponent has not violated any conditions that are verifiable now. But there are certain conditions such as possible air pollution, noise pollution and soil pollution that could have been caused at the time of construction which cannot be verified now.
3. The proponent has earmarked an area for STP installation, but STP has not been installed on the date of inspection. The proponent informed the team that the STP will be installed prior to the allotment. Similarly building for DG set and also OWC has not yet been constructed and the equipments have not yet been procured.

The technical team recommends the proposal to SEAC to favourably process the proposal for recommendation to SEIAA for the grant of ToR. However, it is to be pointed out that this proposal is not a "regular" project seeking EC but a special project to be covered under "violation category". There are guidelines set forth by MoEF & CC on how to proceed with such cases. The SEAC may decide further course of action in the light of the MoEF & CC notification for violation cases.

The SEAC accepted the recommendations of the technical team and decided to recommend the proposal to SEIAA for considering issue of ToR in 3 parts as annexed for conducting the EIA study for the project of construction of Residential Building Complex entitled "MARG Brindavan" at S.No: 88/1, 91/1, 2, 121/1B, 2B, 122/1A, 1B1, 2B, 3, 123/4B, 5B, 498/1B, 499/1, 2, 3, 4, 5, 6, 7, 8, 500/1A, 1B, 2A, 3, 4A, 5A, 6B, 501/4B, 8, 9, 10B of Pondur 'B' Village, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu. The SEAC recommendation along with the proposal for ToR was placed in the 316th SEIAA meeting held on 14.06.2018. The Authority issued the terms of reference on 14.06.2018.

Based on the ToR, the proponent submitted the EIA report to SEIAA-TN on 13.07.2018. The EIA report was placed in the 117th SEAC meeting held on 27.07.2018. The proponent made the presentation about the project proposal.

The technical team has directed the proponent to complete 7 activities as per a time schedule. One among the activities is submission of appropriate documents and details for managing the treated sewage of 663 KLD. The proponent has

submitted that the treated sewage will be used for watering the trees in the avenue plantation along the Sriperumbudur- Singaperumal Koil State highway (the stretch of the highway from Sriperumbudur in the north to Appur village in the south totalling to 19.5 Km). To this effect the proponent has submitted an affidavit that through this proposal 190000 sq.m of area will be brought under avenue plantation development.

For the remaining 6 items, the SEAC noted that the proponent has completed the activities as per the time schedule prescribed there in.

The SEAC as per the MoEF & CC notification assessed the project based on Ecological damage, remediation plan and natural & community resource augmentation plan furnished as an independent chapter in the Environment Impact assessment report by the proponent. The extract from the report is as follows:

a. Ecological remediation plan and cost as proposed by the proponent :

Loss of Top soil, Loss of area for ground water recharge, Particulate matter emission and pollution caused by vehicles and Noise emission from the equipment/machinery. Amount already spent Rs.1.19 lakhs and amount to be spent, Rs. 15.02 lakhs (Details in the EIA report)

b. Natural resource augmentation plan and cost as proposed by the proponent:

Soil conservation, Water conservation, Energy Conservation, Prevention and control of Emission, Recycling of Waste, Use of fly ash, Greenbelt development and Safety/ security of human resources. Amount already spent Rs. 19.71 lakhs and amount to be spent, Rs. 53.7 lakhs (Details in the EIA report)

c. Community resource augmentation plan and cost as proposed by the proponent:

Tree Plantation in Pondur Village road (52 saplings) - Amount to be spent Rs. 2.82 lakhs and tree plantation in Pillaipakkam lake (32 saplings)- Amount to be spent Rs. 1.68 lakhs (Details in the EIA report).

Based on the inspection report and the violation notification, the SEAC classified the level of damages by the following criteria:

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1. Low level Ecological damage:

- a. Only procedural violations (started the construction at site without obtaining EC)

2. Medium level Ecological damage:

- a. Procedural violations (started the construction at site without obtaining EC)
- b. Infrastructural violation such as deviation from CMDA/local body approval.
- c. Non operation of the project (not occupied).

3. High level Ecological damage:

- a. Procedural violations (started the construction at site without obtaining EC)
- b. Infrastructural violation such as deviation from CMDA/local body approval.
- c. Under Operation (occupied).

As per the OM of MoEF & CC dated: 01.05.2018, the SEAC deliberated the fund allocation for Corporate Environment Responsibility which shall be to a maximum of 2% of the project cost.

In view of the above and based on the inspection report & the Ecological damage, remediation plan and natural & community resource augmentation plan furnished by the proponent, the SEAC decided the fund allocation for Ecological remediation, natural resource augmentation & community resource augmentation and penalty by following the below mentioned criteria.

Level of damages	Ecological remediation cost (% of project cost)	natural resource augmentation cost (% of project cost)	community resource augmentation cost (% of project cost)	CER (% of project cost)	Total (% of project cost)
Low level Ecological damage	0.25	0.10	0.15	0.25	0.75
Medium level Ecological damage	0.35	0.15	0.25	0.5	1.25

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High level Ecological damage	0.50	0.20	0.30	1.00	2.00
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The Committee observes that the project of M/s. MARG Properties Limited at S.No: 88/1, 91/1, 2, 121/1B, 2B, 122/1A, 1B1, 2B, 3, 123/4B, 5B, 498/1B, 499/1, 2, 3, 4, 5, 6, 7, 8, 500/1A, 1B, 2A, 3, 4A, 5A, 6B, 501/4B, 8, 9, 10B of Pondur 'B' Village, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu, comes under the "Low level Ecological damage category". The Committee decided to recommend the proposal to SEIAA for grant of post construction EC subject to the following conditions in addition to the normal conditions:

1. The amount prescribed for Ecological remediation(Rs. 107.88 lakhs), natural resource augmentation(Rs. 43.15 lakhs) & community resource augmentation (Rs. 64.72 lakhs), totalling Rs. 215.75 lakhs shall be remitted in the form of bank guarantee to Tamil Nadu Pollution Control board, before obtaining Environmental Clearance and submit the acknowledgement of the same to SEIAA-TN. The funds should be utilized for the remediation plan, Natural resource augmentation plan & Community resource augmentation plan as indicated in the EIA/EMP report.
2. The project proponent shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of six months. If not the bank guarantee will be forfeited to TNPCB without further notice.
3. The amount specified as CER (Rs. 107.88 Lakhs) shall be remitted in the form of DD to the beneficiary before issue of EC for the following activities. A copy of receipt from the beneficiary shall be submitted before issue of EC.

Sl.No	Activities	Name and address of the beneficiary	Amount & DD favouring	Purpose
1.	Education	Head Master, Panchayat Union Elementary School, Kolinchipalayam, Sankari Taluk,	Rs.20 Lakhs, DD favouring: "School Management Committee, Panchayat Union	Construction of Toilets, Water tank, Vehicles shed, Noon meal Shed, Sports

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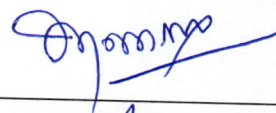
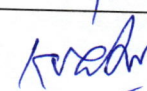
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		Salem district, 637301.	Elementary School, Kolinchipalayam"	facility and Renovation of Classrooms.
2.	Education	Head Master, Chennai High School, 105, Kamarajasalai, Kodungaiyur, Chennai, 600118	Rs.20 Lakhs, DD favouring: "Head Master, Chennai High School, 105, Kodungaiyur"	Development of 5 smart classrooms with computers and LED TV and internet facility, Infrastructure like 10 tables and 100 chairs etc.
3.	Education	Head Master, Govt. High School Poiyyapakkam, Villupuram district 605103	Rs.10 Lakhs, DD favouring: "Head Master, Govt. High School Poiyyapakkam"	Infrastructure like table (10 nos.), desk(10 nos), benches(100 nos.), chairs (25 nos.) Xerox machine (1 no.), printer with scanner (2 no.) and computers (5 nos.)
4.	Education	Head Master, Govt. High School S.Kunathur, Villupuram district 605651	Rs.6 Lakhs, DD favouring: "Head Master, Govt. High School S.Kunathur"	Infrastructure like computer table (5 nos.), computers (5 nos), chairs (10 nos.), LCD projector with public address system (1 no.), printer with scanner (2 no.),
5.	Education	Head Master, Aadi Dravida Welfare Primary School Palur, Kancheepuram district 603101	Rs.10 Lakhs, DD favouring: "School Development Committee- ADWPS, Palur"	Renovation of Classrooms, Compound wall, Drinking water facility with borewell and RO and Smart classroom.

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6.	Education	Head Master, Panchayat Union Middle School Kunnpattu, Kancheepuram district 603110	Rs.12 Lakhs, DD favouring: "School Development Committee-Kunnpattu"	Toilets for boys and girls, Borewell with RO, Compound wall with gate, students hand was facility and smart classroom.
7.	Education	Head Master, Govt. Higher Secondary School Moolaikaraipatti, Tirunelveli district, 627354	Rs.20 Lakhs, DD favouring: "Govt. Higher Secondary School Moolaikaraipatti"	Construction of 2 classrooms with E-library (each 20X20=400 sq.ft area) and compound wall (240m)
8.	Education	Gandhigram Santhi Hr. Sec School for the hearing impaired Sivasailam-627412, Alwarkurichi (VIA) Tirunelveli district	Rs.9.88 Lakhs, DD favouring: "Gandhigram Santhi High School for Deaf"	For smart classroom facilities.

4. Certificate for structural safety from Stability certificate should be obtained from reputed institutions like Anna University, IIT, NIT, Central Universities, Government Engineering colleges, PWD & Structural Engineering Research Centre of Government of India before obtaining CTO from TNPCB.
5. The treated excess sewage of 663 KLD should be used for watering the trees in the avenue plantation along the Sriperumbudur- Singaperumal Koil State highway (the stretch of the highway from Sriperumbudur in the north to Appur village in the south totalling to 19.5 Km) as committed by the proponent.

S.No	Name	Designation	Signature
1	Dr. K. Thanasekaran	Member	
2	Dr.K.Valivittan	Member	

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3	Dr.Indumathi M. Nambi	Member	
4	Dr. G. S. Vijayalakshmi	Member	<i>G.S. Vijayalakshmi</i>
5	Dr. M. Jayaprakash	Member	<i>M. Jayaprakash</i>
6	Shri V. Shanmugasundaram	Member	<i>Shri V. Shanmugasundaram</i>
7	Shri B. Sugirtharaj Koilpillai	Member	<i>B. Sugirtharaj Koilpillai</i>
8	Shri. P. Balamadeswaran	Co-opt Member	<i>P. Balamadeswaran</i>
9	Shri. M.S. Jayaram	Co-opt Member	<i>M.S. Jayaram</i>