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PROCEEDINGS OF THE MEMBER SECRETARY,
TAMIL NADU STATE COASTAL ZONE MANAGEMENT AUTHORITY &
DIRECTOR OF ENVIRONMENT, CHENNAI 600 015
PRESENT: DR. JAYANTHI. M., I.F.S.

Proc.No.P1 / 160 / 2019 dated 08.03.2019

Sub.: CRZ - Construction of 1200 slum tenements at T.S.No.1/1 and 3/1, Kargil Nagar, Thiruvottiyur Village, Tiruvallur District under Pradan Mandri Awas Yojana (Housing for all Scheme) by Tamil Nadu Slum Clearance Board - Clearance under CRZ Notification 2019 - Orders issued.

Read: 1) Letter from District Environmental Engineer, TNPCB, Arumbakkam, Chennai in letter No.CRZ-12/DEE/TNPCB/CHN/DCZMA/2018 dated 11.01.2019

2) Letter from the Executive Engineer, Reconstruction Division, Tamil Nadu Slum Clearance Board, T.P. Chatram, Chennai.10 in letter No. 234/ AE(P)Rc.Dn./TNSCB/2017 dated 31.01.2019

3) Minutes of the 104th meeting of the Tamil Nadu State Coastal Zone Management Authority held on 27.02.2019.

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ORDER:

The Tamil Nadu Slum Clearance Board (TNSCB) have proposed to construct 1200 slum tenements consists of 10 blocks (stilt + 10 Floors) and other units like Ration Shops (2 Nos.), Convenient Shops (4 Nos.), Integrated Child Development Service (4 Nos.), Commercial Shops (15 Nos.) and a High School with a total built up area of 54, 525.72 Sq.m at Town Survey Nos. 1/1 & 3/1 of Block No.8, Thiruvottiyur Village & Taluk, Tiruvallur District under Kargil Nagar Scheme.

2) Total Plot area is 59,376 sq.mtr. and the proposed Built up area is 54,525.72 sq.mtr. Height of the structure is 34.4m and FSI ratio is 0.77. Total water requirement for the construction would be around 34 KLD and the fresh water requirement during operation will be 847 KLD. The fresh water will be sourced from CMWSSB. The estimated quantity of Municipal Solid Waste (MSW) generated during operation will be 3243 kg/day and it will be disposed through Authorized recyclers. The 32 KLD of sewage will be treated in 35 KLD of proposed Sewage Treatment Plant. The proposed Green Belt is 9180 Sq.m.

3) The DCZMA for CMDA area has recommended the project to SCZMA with the following conditions.

a) The FSI to be implemented for the project shall not exceed the FSI exist as on 19.02.1991.

b) The unit shall obtain necessary planning permission from CMDA for the proposed construction of the project.

c) The Unit shall obtain Environment Clearance under EIA Notification, 2006 for the construction project as the proposed built up area exceeds 20,000 sq.mts.

d) No groundwater from Coastal Regulation Zone area shall be extracted for the construction project.

e) The unit shall provide adequate rainwater harvesting facility to collect the roof water during monsoon.

f) The unit shall provide STP of adequate capacity with UF and UV disinfection components for the treatment and disposal of domestic sewage and proposed.

g) The Unit shall not let out the domestic sewage either treated (or) untreated into the Buckingham Canal.

h) The Unit shall obtain in principle approval from CMWSSB for the supply of freshwater and discharge of untreated sewage into the sewer line of Tiruvottiyur sewage treatment plant for further treatment and disposal before commissioning of the project.

i) The Unit shall ensure segregation of waste at source, facilitate collection of segregated waste and handover recyclable material either to authorized waster pickers (or) authorized recyclers.

j) The biodegradable waste shall be processed, treated and disposed off through composting (or) bio-methanation process within the premises.

k) No construction activity shall be started / undertaken by the proponent until obtaining the CRZ clearance from the competent authority.

l) The unit shall make marking of No Development Zone area at the site before taken up the construction activity.

4) A part of the project area is falling in CRZ-II on the landward of the existing road and all the proposed constructions are falling outside CRZ. The proposed project cost is Rs.167.15 crores.

5) As per CRZ Notification 2019, vide para 5.2 (ii) & (iii), construction of buildings for residential purposes is permissible activities and the buildings permitted shall be subject to the local town and country planning regulations as applicable from time to time and the norms for the FSI or FAR should be as on the date of the Notification, 2019. Powers have been delegated to the SCZMA for all the permissible and regulated activities purely falling in CRZ-II and CRZ-III, vide Para 7 (iii) of the said Notification.

6) The subject was placed before the 104th meeting of the Tamil Nadu State Coastal Zone Management Authority held on 27.02.2019 and the Authority resolved to Clear the proposal.

7) Accordingly, as resolved in the 104th meeting of the Tamil Nadu State Coastal Zone Management Authority, Clearance is hereby issued under vide Para 7(iii) of the CRZ Notification 2019 for the above said proposal subject to the following conditions:

a) The FSI to be implemented for the project shall not exceed the FSI exist as on 18.01.2019.

b) The unit shall obtain necessary planning permission from CMDA for the proposed construction of the project.

c) The Unit shall obtain Environment Clearance under EIA Notification, 2006 for the construction project as the proposed built up area exceeds 20,000 sq.mts.

d) No groundwater from Coastal Regulation Zone area shall be extracted for the construction project.

e) The unit shall provide adequate rainwater harvesting facility to collect the roof water during monsoon.

f) The unit shall provide STP of adequate capacity with UF and UV disinfection components for the treatment and disposal of domestic sewage and proposed. The Project Proponent should ensure budget allocations for the maintenance of the facilities and stipulated responsibilities to the executors.

g) The Unit shall not let out the domestic sewage untreated into the Buckingham Canal / CRZ areas / water bodies.

h) The Unit shall obtain in principle approval from CMWSSB for the supply of freshwater and discharge of untreated sewage into the sewer line before commissioning of the project.

i) The Unit shall ensure segregation of waste at source; facilitate collection of segregated waste and handover recyclable material either to authorized waster pickers (or) authorized recyclers.

j) The biodegradable waste shall be processed, treated and disposed off through composting (or) bio-methanation process within the premises.

k) The unit shall make marking of No Development Zone area at the site before taken up the construction activity.

l) The unit should not construct any additional constructions without the prior clearance from the Competent Authorities in CRZ or Non-CRZ areas.

Sd./- Jayanthi. M.,
Member Secretary,
Tamil Nadu State Coastal Zone Management Authority
& Director of Environment

To

The Executive Engineer, Reconstruction Division, Tamil Nadu Slum Clearance Board, T.P. Chatram, Chennai - 600 010.

Copy to

1. The Commissioner of Greater Chennai Corporation, Rippon building, Chennai.3.
2. The Member Secretary, CMDA, No.1, Gandhi Irwin Road, Egmore, Chennai.8.
3. The Member-Secretary, State Environment Impact Assessment Authority, Panagal Building, Saidapet, Chennai - 600 015.
4. The District Environmental Engineer, Tamil Nadu Pollution Control Board, No.950/1, 2nd Floor, Ponamallle High Road, Arumbakkam, Chennai - 600 106.

/ Forwarded by order /

S. Pandian 08/03/2019
For Director of Environment

8/3/19



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