
Initial Environment Examination (IEE) report for Retrofit of Government Working Women's Hostels at Perambalur

Final Report

(Strictly confidential for controlled circulation)

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1. PROJECT OVERVIEW

The Tamil Nadu Infrastructure Fund Management Corporation Limited (TNIFMC) is an Asset Management Company (AMC) promoted by the Government of Tamil Nadu (GoTN) for the purpose of raising and managing alternative asset funds focused on sectors like infrastructure, affordable housing etc. TNIFMC is currently managing two Alternative Investment Funds (AIF), viz., Tamil Nadu Infrastructure Fund (TNIF) and Tamil Nadu Shelter Fund (TNSF). Tamil Nadu Shelter Fund (TNSF) is registered as a Category I (Social Venture) Alternative Investment Fund, with a mandate to invest in affordable housing in Tamil Nadu. TNSF invests in affordable housing projects in the private, PPP or Government and/or its agencies. The primary focus of TNSF is:

- Affordable housing – housing for the economically weaker (EWS) and low-income groups (LIG),
- Hostels - for working women from all sections of the society
- Industrial accommodation for workers in SIPCOT Industrial Complexes/ Parks
- Senior and assisted living

Tamil Nadu Working Women’s Hostels Corporation Limited (TNWWHCL) is a Special Purpose Vehicle (SPV) established in 2019 and incorporated on 6th February 2020 as per Companies Act 2013 by Department of Social Welfare and Nutritious Meal Programme under Government of Tamil Nadu in order to handle the social infrastructure projects in the state such as Working Women’s Hostel, Senior Citizen Homes, Inclusive Living, etc. Owing to the huge demand for safe and affordable accommodation for working women, the TNWWHCL has initiated the process of retrofitting existing Working Women Hostel so as to provide affordable accommodation and protection to working women. TNSF is planning to invest in TNWWHCL for the retrofitting of existing Working Women Hostel at eight locations (Salem, Tiruppur, Perambalur, Villupuram, Vellore, Tirunelveli, Thanjavur and Chennai).

This Initial Environment Examination (IEE) report is for the proposed retrofit of working women hostel in Perambalur. The description of proposed site is provided in table below:

Table 1. Description of proposed site

Parameters	Description
Project details	The project aims to retrofit the existing hostel for working women in Perambalur, Tamil Nadu. The hostel will be retrofitted with environmentally friendly interventions suited to the needs of the

	occupants.
Location	The hostel is located in Thuraimangalam village, Perambalur District. TN Latitude: 11°14'04.6"N, Longitude:78°52'57.8"E
Total area	Total land area of the site is 800 Sq.m and build up area is 663.50 Sq.m
Present and Past land use	The site is presently being utilized as a Government Welfare hostel for working women.
Adjoining area	The hostel is in a densely populated residential area and is adjacent to the District Library and Public Health Clinic. There are plastic and steel fabricating, tyre and tool manufacturing, garment and agro-based industries within 5km of radius of the hostel.
Access road	The hostel is located less than 200 meters from the primary arterial road of Perambalur (Trichy Main Road).
Building	Own building Structure (number of floors) – Ground +1 floor Number of Rooms -21
Operational Since	Inaugurated in 2017
Present Strength (as on 15.10.20)	Total 21 Rooms with 44 Beds. The hospital is currently 71% occupied. 4 seater - 1 room 2 seater – 20 rooms
Present Staff Details	Cook -2 (Govt.), Assistant Cook-2(Daily wages), Sweeper-1 (Daily Wages)

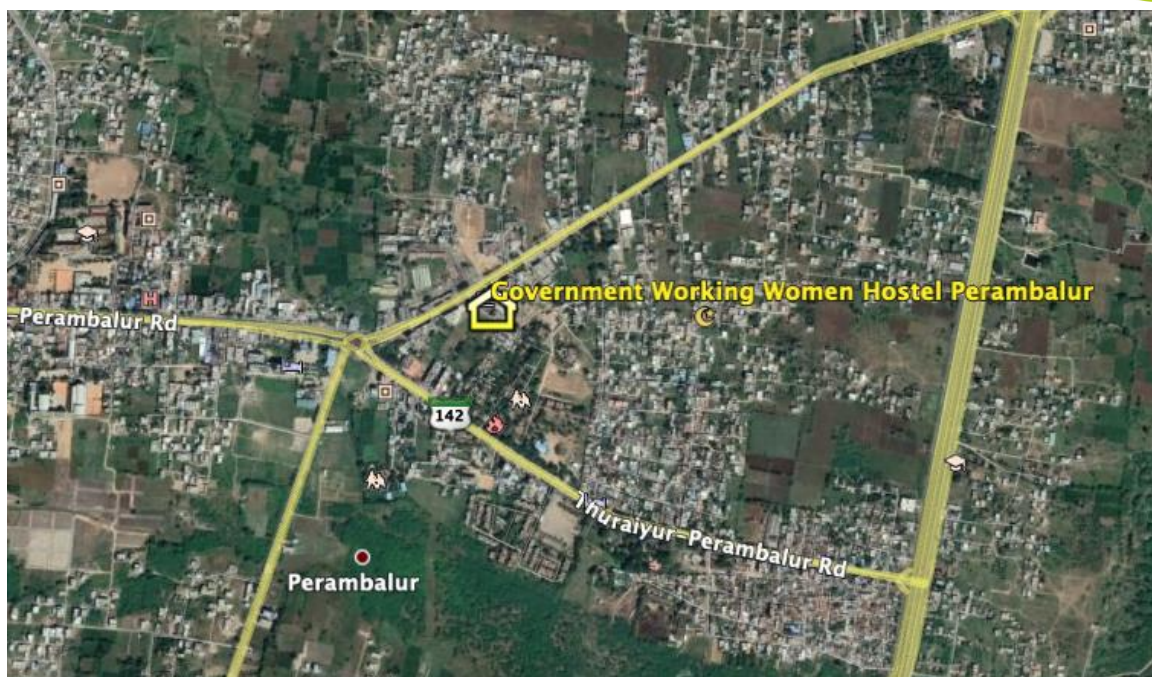


Figure 1. Location of project site on Google earth

The feasibility report prepared by Cushman and Wakefield details out the present status of the Perambalur Working Women Hostel, requirements of retrofitting and proposed enhancements.

The retrofitting plan is proposed for the all the hostel floors. As per the plan, a covered parking for two wheelers will be built in the hostel premise along with a play area. A security cabin will also be provided with a toilet. A separate laundry area will also be provided. The layout of the 2 bedded rooms and 4 bedded rooms will be retrofitted to include foldable study units. Additional storage will be provided in 4 bedded rooms.

CCTV camera, RO water dispenser and garbage bins will be provided along with fire extinguisher as part of the retrofitting process

The summary of proposed retrofitting is mentioned in the table below:

Table 2. Summary of proposed retrofitting

S. No	Proposed Retrofitting
Site Level Retrofitting	
1	2-Wheeler parking with GI sheet roofing
2	Facade treatment with standardization scheme
3	Security room with attached toilet

4	Laundry area
5	Laying of pavers (from entrance up to portico)
6	Play area
For Existing 2 Bedded Room	
7	Wardrobe shutters
8	Foldable study unit
For Existing 4 Bedded Room	
9	Wardrobe shutters
10	Foldable study unit
11	Wash Basin
12	Additional Storage

This Initial Environment Examination (IEE) report is prepared as per the requirement of ADB's Safeguard Policy Statement. The information collection for preparation of this report includes collection of secondary information, site observation by EVI team, meetings with TNIFMC, TNWWHCL, Department of Social Welfare, Government of Tamil Nadu and District Social Welfare Officer, Perambalur.

2. EXISTING ENVIRONMENT

2.1. Physical Environment

a) Topography

The project site is in Thuraimanglam (Thoramangalam) village of Perambalur district with a geographical area of 1233.7 hectares⁵. This is an inland district with no coastal boundaries¹. The topography is undulating with mounds and valleys¹. It has Pachamalai hills¹ stretched over the north-western part. Myluthu falls is located on the foot hills of Pachamalai. The soil of the district is majorly red loamy, alluvial and black¹. The landscape elevation ranges from 100 to 1015 masl¹.

The site is located at 11°14'04.6"N and 78°52'57.8"E. The project land is presently being utilized as a Welfare hostel for working women. The land is in a densely populated residential area and is adjacent to the District Library and Public Health Clinic.

b) Meteorology and Climate

The district has semi-arid climate with hot summers, high humidity and moderate winters². The maximum and minimum temperatures are 32.6°C & 22.2°C². The maximum temperature for the period between March to May exceeds 40°C². The weather is pleasant during winters². It experiences strong winds during southwest monsoon³

The normal rainfall for the period 1901-70 is 843.5 mm to 1123.3 mm.³

c) Hydrology and drainage

The major river in the district is Kollidam³. The sub-basins are Ellar, Kallar, Swedanadhi, Koneri, Elunur, Periyavari –Anaivari, Ilaiyur, Udaiyar Palayam and Mamdaiyar³. The rivers are ephemeral³ in nature. The drainage pattern is dentritic in sedimentary tract³ and dentritic to trellis in crystalline area³. The district has aquifers and can have good ground water potential³.

¹http://www.spc.tn.gov.in/Exe_Summary_DHDR/Perambalur.pdf

²http://www.tnenvs.nic.in/WriteReadData/UserFiles/file/13_PERAMBALUR_TEMPERATURE.pdf

³http://cgwb.gov.in/District_Profile/TamilNadu/Perambalur.pdf

d) Water supply and sanitation

The proposed area faces water scarcity. The water supply for the site will be supplied from borewell water sources.

e) Air Quality & Noise

The air quality of the district is 'moderate' with an AQI of 120 as of 13th April 2021⁴. At times, it can be unhealthy for sensitive people.

2.2. Biological Environment

a) Forest and Land Use

The area is in a village and has agricultural lands nearby the site. The proposed project site is currently utilized as a welfare hostel for working women and girls and is situated in a residential area. There is no established forest cover however; the area has a few overgrown bushes, trees and shrubs and urban green spaces nearby.

b) Flora and Fauna

The project site has bushes and shrubs. Based on the biodiversity screening of the area using IBAT (Integrated Biodiversity Assessment Tool) no rare, endangered and threatened species found in the project area.

2.3 Socio-Economic & Cultural Environment

The project land is situated at Thuraimangalam (Thoramangalam) village in Perambalur Tehsil in Perambalur district. The village has a total of 804 households⁵. The village is headed by the Sarpanch⁶ who is an elected representative of the village.

The village has a total population⁵ of 3,086 out of which 1,597 are males⁵ and 1,489 are females⁵. The population of children (age 0-6) is 423⁵ out of which 228 are males⁵ and 195 are females⁵. The Average Sex Ratio⁶ of the village is 932 which is lower as compared to the state average⁶ of 996. The Child Sex Ratio⁶ for the village is 855, lower than the state average⁶ of 943. The literacy rate of the village is 68.31%⁶ which is lower as compared to the state average of 80.09%⁶. The male literacy rate is 75.97%⁶ whereas the female literacy rate is 60.20%⁶. The total population of the Scheduled Caste (SC)⁵ is 64

There is no railway station or airport near the location. The nearest railway station is 28.2 km and Trichy airport is 64.4 km from the site. Bus station is the nearest and the most convenient

⁴<https://airpollutionapi.com/aqi/india/tamil-nadu/perambalur>

⁵https://censusindia.gov.in/2011census/dchb/3314_PART_B_DCHB_PERAMBALUR.pdf

⁶<https://www.census2011.co.in/data/village/636199-thoramangalam-tamil-nadu.html>

mode of transportation. Hospitals are located within a distance of 0.6km-1.6 km from the site. There are no cultural or heritage site present in and around the site.

3. POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The proposed retrofitting requirements include minor changes in the furniture, painting and layout of the hostel. It doesn't involve the structural changes i.e. no civil construction is anticipated in the project implementation. Based on the ESG due diligence study conducted by EVI, there were no major environmental and social risks identified in the retrofitting project implementation. Few minor risks were identified and the proposed mitigation plan against them is motioned in the table below:

S. NO	Material Risk	Related Key findings	Mitigation action plan
1	Consumption of water	Records of consumption of water are not maintained.	A monitoring mechanism shall be developed to record the daily and monthly consumption of water. The hostel staff i.e. security guard may be assigned this responsibility. Water meter may be installed to monitor and record the ground water withdrawal.
2	Health, Safety and security	<ul style="list-style-type: none"> The security guard is not available at all Scope of retrofitting includes installation of security cameras and fire extinguishers which will enhance safety and security. 	A 24/7 security guard should be appointed for the hostel premises
3	Corporate level governance policies	As TNWWHCL is in early stage the corporate policies i.e. prevention of sexual harassment, anti-bribery & corruption	As TNWWHCL is a Government owned company registered under the Company Act 2013, it would be good to have company's corporate policies on following:

		<p>etc., have not been developed so far. However, the company is owned and operated by Government of Tamil Nadu, the government regulation and guidelines shall be applicable</p>	<ul style="list-style-type: none"> • Prevention of sexual harassment • Anti-bribery and corruption, • Child labor and Forced labor • Whistle- blower • Environment health and safety policies
4	Grievance Redressal Mechanism	<p>At present grievance redressal is done through District Social Welfare Officer (DSWO). Evidence of documented records of grievances is not available.</p> <p>Grievance redressal system for the company needs to be put in place before start of retrofitting of hostels.</p> <p>However, GRM of TNIFMC as a Fund Manager will be in effect. This further requires company to appoint field level GRO. GRM guidelines should be displayed and communicated to women staying in hostel.</p>	<p>A Grievance Redressal Mechanism (GRM) of the company may be put in place with clear process of grievance receiving, documenting and closure and contact details of GRO.</p>
5	Monitoring and Reporting	<p>At present, Monitoring and reporting of hostel is through DSWO. A periodic monitoring and reporting system specific to company as well as project sites</p>	<p>A periodic inspection or monitoring mechanism may be developed. The mechanism can include the key ESG risk i.e. floods, GRM, Contractor management etc. inspection/audit template for each ESG risk shall be prepared.</p>

		needs to be prepared before start of retrofitting of hostels.	
6	Contractor management	Contractor for retrofitting work will be appointed through tender process. Guidelines of the Government of Tamil Nadu (Tamil Nadu Tender Transparency Act) will be followed to the extent applicable	Company may ensure that site specific ESG aspects are integrated in tender and contractor's agreement. This should include monitoring and reporting system, system to ensure non ethical practices, anti-bribery and anti-corruption measures, guidelines for prevention of sexual harassment, system to handle grievances of contractor, ensuring presence of designated officer at the time of retrofitting done by workmen.

4. ANALYSIS OF ALTERNATIVES

As the proposed project is to retrofit the existing government working women hostel in Perambalur, the alternative analysis is not applicable. Moreover, the proposed retrofitting activities have minimal or no impact on environment and social aspect. It can be concluded that the proposed retrofitting options are the best suited environment and social friendly options hence, alternative analysis is not required.

5. INSTITUTIONAL ARRANGEMENTS

Project is being developed by Tamil Nadu Working Women's Hostels Corporation Limited (TNWWHCL), a SPV established by the Department of Social Welfare and Nutritious Meal Programme (DSW) under Government of Tamil Nadu. TNWWHCL was incorporated on 6th February 2020 as per Companies Act 2013. The purpose of the SPV is to oversee construction, maintenance and operations of selected Government Hostels. The Chairperson and Directors of the company are from Government Departments. TNWWHCL shall be the key institution with the responsibility to implement the Environment and Social recommendations at the site.

6. ENVIRONMENTAL MONITORING & MANAGEMENT PLAN (EMP)

As the proposed retrofitting project has no major environmental and social impact, a separate environmental monitoring and management plan is not required. There are few minor impacts which are easily manageable with the suggested mitigation actions. However, due care will be taken to follow 'Good Engineering Practices' to ensure least pollution (air, noise, etc.) during the retrofit works. Company may develop guidelines for the contractor to ensure good engineering practices. Some onetime changes in the governance structure of the TNWWHCL have been suggested for the implementation of mitigation plan.

7. PUBLIC CONSULTATION & DISCLOSURE MECHANISM

As the proposed retrofitting project involves only cosmetic changes in the layout of the hostel and the rooms and there are no structural changes suggested as part of retrofitting hence, no additional construction activity shall take place. The complete project implementation shall be done within the hostel premises. Hence, this proposed retrofitting project doesn't warrant public consultation. Regarding disclosure mechanism, there is a provision of notice board to share the information regarding the retrofitting project with the residents.

8. GRIEVANCE REDRESSAL MECHANISM

As the overall responsibility lies with Department of Social Welfare, Government of Tamil Nadu, the grievance redressal is done through District Social Welfare Officer (DSWO). However, evidence of documented records of grievances is not available. GRM of TNIFMC as a Fund Manager will be in effect. This further requires company to appoint field level GRO. It is suggested in the mitigation plan that TNWWHCL may develop a company level Grievance Redressal Mechanism detailing out the process of grievance receiving, addressing, documenting and closure along with contact details of GRO. The GRM guidelines should be communicated to women staying in hostel

9. CONCLUSION & RECOMMENDATIONS

This Initial Environment Examination (IEE) study reveals that there are no major environmental and social impacts of the proposed retrofitting project. There are few minor possible impacts, but these are very much understood and manageable i.e. Impacts can be completely avoided, or minimized. The proposed project site is not located in environmentally or culturally sensitive areas. The hostel complex is Government owned so no further land acquisition is anticipated

hence no physical and/or economic displacement of people shall be required for project implementation.

Based on the findings of the IEE, the classification of the project as **Category C** is confirmed i.e. it is likely to have minimal or no adverse environmental impacts. Hence no further special study or detailed EIA needs to be undertaken to comply with ADB SPS (2009).

10. ANNEXURES

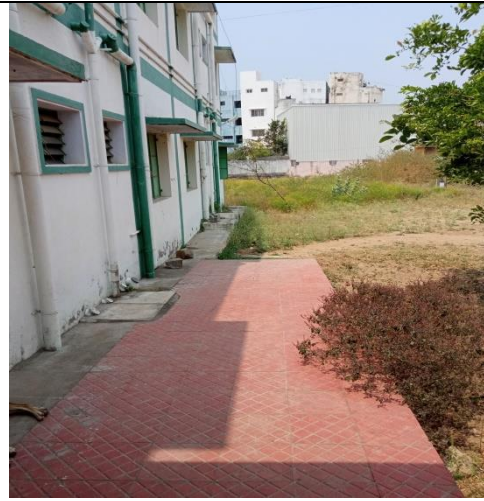
Annexure1: Documents received and reviewed

1. Detailed feasibility report
2. TNWWHCL - Certificate of Incorporation
3. GO's stating TNWWHCL Under SPV- formation
4. GST Certificate TNWWHCL

Annexure 2: Site Photographs



Hostel Entrance



Hostel premise



Hostel premise



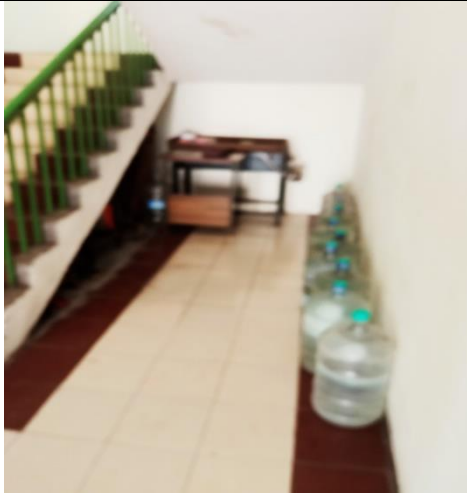
Adjoining area



Adjoining area



Terrace



Staircase



Corridor



Hostel premise



Dining area



Kitchen



Storage



Hostel premise



Hostel premise