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

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*Final Report*

(Strictly confidential for controlled circulation)

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Submitted by,



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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 Salem. 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 Salem, Tamil Nadu. The hostel will be retrofitted with environmentally friendly interventions suited to the needs of the occupants.



Location	The hostel is located in Suramangalam Main Road, Salem District. Latitude: 11°40'31"N, Longitude: 78°07'07"E
Total area	Total land area of the site is 973 Sq. m and build up area is 663.5 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 surrounded by residential apartments. There are several industries and retail establishment within the catchment area of the hostel facility.
Access road	The hostel can be accessed via the Suramangalam Main Road. The SH 188 is the Main Road used by Suramangalam residents and NH 44 is the closest National Highway.
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 hostel is currently 30% occupied with 15 occupants 4-seater - 1 rooms, 2 -seater – 20 rooms.
Present Staff Details	Cook -2, Assistant Cook-2, Sweeper-1

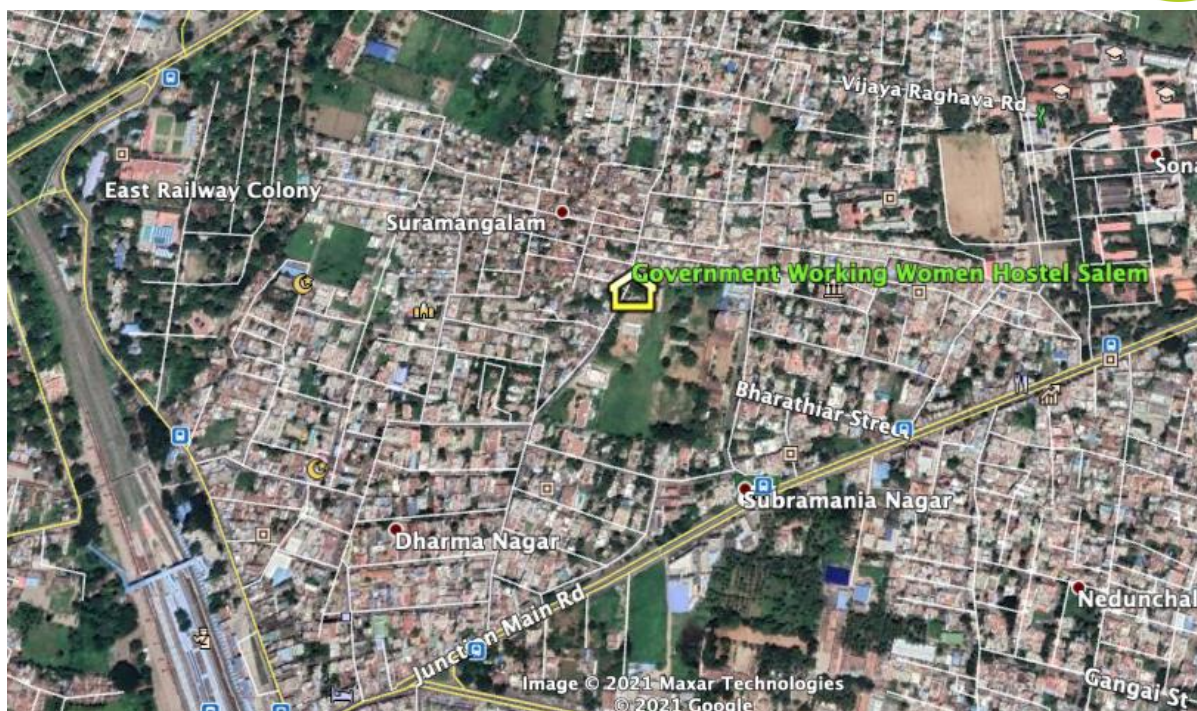


Figure 1. Location of project site on Google earth

The feasibility report prepared by Cushman and Wakefield details out the present status of the Salem 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 compound wall will be built along with a covered parking for two wheelers in the hostel premise. A security cabin will also be provided with a toilet. The layout of the 2 bedded rooms and 4 bedded rooms will be retrofitted to include foldable study units and wash basins.

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 shade with GI sheets
2	Laundry area (included in the 28.6 lakhs sanctioned by PWD)
3	Security cabin with toilet
4	Facade painting in accordance to the standardization scheme



5	Laying of pavers (from entrance up to portico)
6	Compound wall
For Existing 2 Bedded Room	
7	Wardrobe Shutters
8	Foldable Study Unit
9	Wash Basin
For Existing 4 Bedded Room	
10	Wardrobe Shutters
11	Foldable Study Unit
12	Additional Storage
13	Wash Basin

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, Salem.

## 2. EXISTING ENVIRONMENT

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### 2.1 Physical Environment

#### a) Topography

The project site is located in Suramangalam locality in Salem taluk in Salem district. Salem district has hill ranges and is surrounded by Nagaramalai in the north<sup>1</sup>, Jarugumalai in the south<sup>1</sup>, Kanjamalai in the west<sup>1</sup>, Godumalai in the east<sup>1</sup> and the Shervaroyan hills in the north east<sup>1</sup>. The district lies at an average elevation of 912 ft. above msl<sup>1</sup>. The Suramangalam locality is at 942 ft. (app)<sup>2</sup>.

The site is located at 11°40'31"N and 78°07'07"E. The site is surrounded by residential apartments. There are several industries and retail establishment within the catchment area of the site.

#### b) Meteorology and Climate

Salem has sub-tropical climate<sup>3</sup> with average humidity exceeding 60%<sup>3</sup> in June to November and 75%<sup>3</sup> from November to January. Temperature ranges between 22.9-34.1°C.<sup>3</sup> The weather is pleasant during November-January<sup>3</sup> and hot during April-May<sup>3</sup>. The annual rainfall of the district is between 800-1600 mm<sup>4</sup>. It rains minimum in the south-western part and increases towards the north-eastern side of the district.

#### c) Hydrology and drainage

Tributaries of Cauvery<sup>5</sup> and Vellar<sup>5</sup> rivers flow in the district. Cauvery is perennial<sup>5</sup> and flows through the western and southern boundaries. Sarabanga<sup>5</sup> and Tirumanimuttar<sup>5</sup> are important tributaries of Cauvery River. The Swetha<sup>5</sup> and Vasishta<sup>5</sup> rivers are tributaries of Vellar River. The city has a dendrite drainage system<sup>5</sup>. The district is known to have aquifer system constituted by colluvial & alluvial deposits<sup>5</sup>.

#### d) Water supply and sanitation

The area faces water scarcity as the district receives less rainfall than the other districts in the state. The source of water supply for the hostel will be from Borewell.

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<sup>1</sup><http://environmentclearance.nic.in/writereaddata/District/surveyreport/14112018RFYJXR5QDSR.pdf>

<sup>2</sup>[https://elevation.maplogs.com/poi/suramangalam\\_salem\\_tamil\\_nadu\\_india.569642.html](https://elevation.maplogs.com/poi/suramangalam_salem_tamil_nadu_india.569642.html)

<sup>3</sup>[http://www.tnenvs.nic.in/WriteReadData/UserFiles/file/9\\_SALEM\\_TEMPERATURE.pdf](http://www.tnenvs.nic.in/WriteReadData/UserFiles/file/9_SALEM_TEMPERATURE.pdf)

<sup>4</sup>[http://www.tnenvs.nic.in/WriteReadData/UserFiles/file/9\\_SALEM\\_RAINFALL.pdf](http://www.tnenvs.nic.in/WriteReadData/UserFiles/file/9_SALEM_RAINFALL.pdf)

<sup>5</sup>[http://cgwb.gov.in/District\\_Profile/TamilNadu/Salem.pdf](http://cgwb.gov.in/District_Profile/TamilNadu/Salem.pdf)



## e) Air Quality & Noise

The average AQI<sup>6</sup> of the district is 29 while the maximum AQI<sup>6</sup> is 58. The air quality of Salem remains 'Good' to 'moderate'.

## 2.2 Biological Environment

### a) Forest and Land Use

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 site has very few overgrown bushes and shrubs and mainly has built-ups like industries, buildings, etc. There are urban green spaces nearby.

### b) Flora and Fauna

The project site has few 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 site is located at Suramangalam locality in Salem taluk in Salem district. The taluk has a total of 21,851 household<sup>7</sup> with a geographical area<sup>7</sup> of 47.81 Sq.km. The total population<sup>7</sup> is 85,368 out of which 44,082 are males<sup>7</sup> and 41,286 are females<sup>7</sup>. The population of children<sup>7</sup> (age 0-6) in Salem taluk is 9,507 out of which 4,888 are males<sup>7</sup> and 4,619 are females<sup>7</sup>.

The total literate population<sup>7</sup> of the taluk is 52,964 out of which 30,158 are males<sup>7</sup> and 22,806 are females<sup>7</sup>. The total population of the Scheduled Caste<sup>7</sup> (SC) is 9,531 and of the Scheduled Tribe<sup>7</sup> (ST) is 266.

Overall, Salem district is one of the most urbanized districts and has the 5<sup>th</sup> largest<sup>7</sup> population size in the state. It has the 2<sup>nd</sup> lowest sex ratio<sup>7</sup> of 954 among all districts in the state.

There are two bus stops located at a distance of 0.8 km and 3.7 km respectively. The railway station and airport are at a distance of 0.9 km and 17 km respectively. There are hospitals within 2.3 km - 5.7 km of the project site. The educational institutions are also located at a distance of 7 km - 9.9 km of the site. There are no cultural or heritage sites present in and around the project site.

<sup>6</sup><https://www.aqi.in/dashboard/india/tamil-nadu/salem#realdash>

<sup>7</sup>[https://censusindia.gov.in/2011census/dchb/3307\\_PART\\_B\\_DCHB\\_SALEM.pdf](https://censusindia.gov.in/2011census/dchb/3307_PART_B_DCHB_SALEM.pdf)

### 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"> <li>The security guard is not available at all.</li> <li>Scope of retrofitting includes installation of security cameras and fire extinguishers which will enhance safety and security</li> </ul>	A 24/7 security guard should be appointed for the hostel premises
3	Corporate governance level policies	As TNWWHCL is in early stage the corporate policies i.e. prevention of sexual harassment, anti-bribery & corruption etc., have not been developed	As TNWWHCL is Government owned company registered under the Company Act 2013, it would be good to have company's corporate policies on following: <ul style="list-style-type: none"> <li>Prevention of sexual</li> </ul>

		so far. However, the company is owned and operated by Government of Tamil Nadu, the government regulation and guidelines shall be applicable	<p>harassment</p> <ul style="list-style-type: none"> <li>• Anti-bribery and corruption,</li> <li>• Child labor and Forced labor</li> <li>• Whistle- blower</li> <li>• Environment health and safety policies</li> </ul>
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>	A Grievance Redressal Mechanism (GRM) may be put in place with clear process of grievance receiving, documenting and closure and contact details of GRO.
5	Monitoring and Reporting	At present Monitoring and reporting of hostel is through DSWO. A periodic monitoring and reporting system specific to company as well as project sites needs to be prepared	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.

		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 Salem, 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)

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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

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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

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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

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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 hence 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

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### 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 Facade**



**Hostel Entrance**



**Hostel Entrance**



**Hostel Facade**



**Adjoining area**



**Adjoining area**





Staircase



Site corridor



Storage



Storage



Kitchen



Kitchen



**Kitchen**



**Kitchen**



**Washroom**



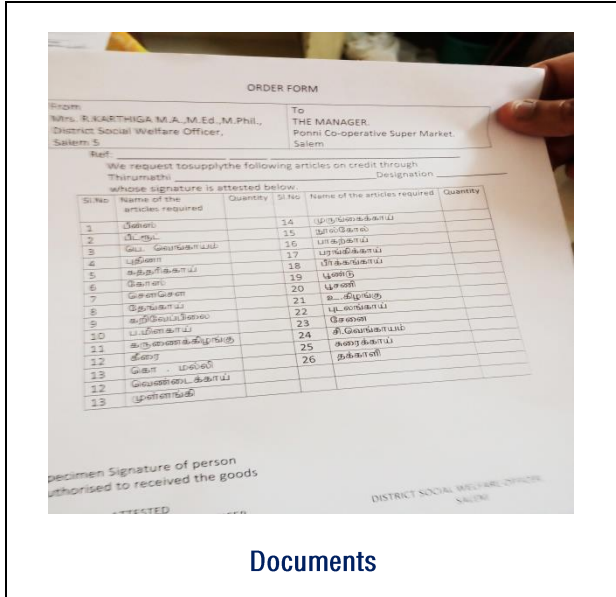
**Hostel room**



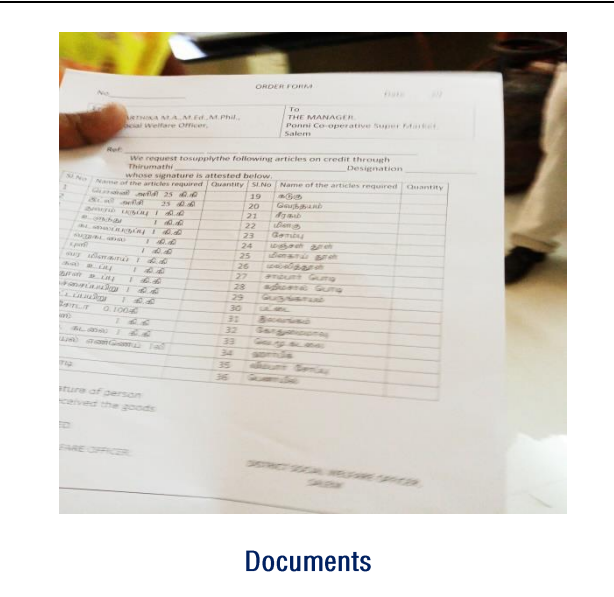
**Terrace**



**Overhead Tank**



Documents



Documents