

**State Level Environment Impact Assessment Authority**



**Madhya Pradesh  
Government of India  
Ministry of Environment & Forests**

**Madhya Pradesh Pollution Control Board**

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Bhopal-4620 16  
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Tel:0755-2466970

No: 313 /EPCO-SEIAA/10  
Date:12-08-2010

To,

**M/s Shanti Realty Pvt Ltd**  
3, Janki Nagar Annex  
A.B. Road  
Indore – M.P.

**Sub:- Prior Environmental Clearance for High-rise multi storied residential project of M/s Shanti Realty Pvt Ltd at Village Nipaniya, Indore – M.P. Khasra No. 45/1, 45/2, 45/3 & 47/1 Case no. 283/2009**

This has reference to your letter No. Nil, dated 21/03/2009, and subsequent letters 21/06/2009 and 09/09/2009 seeking Prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., form I, form IA, drawings and the additional clarifications furnished in response to the observations of the Expert Committee constituted by the competent authority in its meeting held on 25/06/2009 and 23/09/2009.

2. It is, interalia, noted that the above residential township project is proposed on an area of 12700 Sq.m. and has a built up area of 36741.20 Sq.m. The proposed total domestic water requirement is 260 KLD. 200 KLD of waste water will be generated. A sewage treatment plant of capacity 220 KLD will be provided by the project proponent at site to treat the waste water generated. The total power requirement for the proposed project will be 1470 KW.

3. The Expert Committee after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended grant of Prior Environmental Clearance to this High rise residential project, as per the provisions of Environmental Impact Assessment Notification 2006 and its subsequent amendments. State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 41<sup>st</sup> meeting held on 29/07/10 and decided to accept the recommendations of SEAC. This Prior Environmental Clearance is accorded under the provision of EIA notification dated September 14<sup>th</sup> 2006 subject to the compliance of the following specific and general conditions.

## **PART A- SPECIFIC CONDITIONS**

### **I. Construction Phase**

- i. Consent for Establishment shall be obtained from Madhya Pradesh Pollution Control Board under the Air and Water Act and a copy shall be submitted to the competent authority before start of any construction work at the site.
- ii. All required sanitary and hygienic measures should be in place before starting any construction work and are to be maintained throughout the project phase.
- iii. A First Aid Room will be provided in the project both during construction and operation phase of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of waste water and solid waste generated during the construction phase should be ensured.
- v. Necessary arrangement shall be made for the disposal of treated waste water during monsoon.
- vi. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

- vii. Disposal of waste material during construction phase should not create any adverse effect on the neighbouring communities and should be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- viii. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- ix. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Madhya Pradesh Pollution Control Board.
- x. The diesel generator sets to be used during construction phase, should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- xi. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- xii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate, should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- xiii. Ambient noise levels should conform to residential standards both during day and night and incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPPCB.

- xiv. Fly ash should be used as building material in the construction as per the provisions of Fly ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations).
- xv. Provision for plantation has to be made as per Madhya Pradesh Bhumi Vikas Niyam, 1984 subject to a minimum of 33% of the total plot area.
- xvi. As far as possible ready mixed concrete must be used in construction work.
- xvii. Water demand during construction should be reduced as much as possible by use of pre-mixed concrete curing agents and other best practices.
- xviii. Ground water should not be used during construction phase. Private tanker water suppliers may be asked to supply water during construction phase.
- xix. The total domestic water demand of the proposed project is 260 KLD. The required water shall be obtained from Indore Municipal Corporation as per their commitment. No ground water should be abstracted.
- xx. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xxi. A STP of 220 KLD capacity shall be constructed at site as proposed. The Project Proponent shall also ensure smooth and uninterrupted operation and the STP should be maintained properly.
- xxii. Out of the total treated waste water of 160 KLD, 10 KLD should be used for horticultural purpose while remaining 150 KLD should be disposed in to Municipal sewer as proposed in the project document.
- xxiii. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

- xxiv. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction work has been started without obtaining environmental clearance.

## **II. Operation Phase**

- i. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- ii. Since the project site is located out side the Municipal limit, collection, segregation, storage and transportation of Municipal waste shall be the responsibility of the Project Proponent.
- iii. Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Low sulphur diesel must be used. The location of the DG sets may be decided with in consultation with Madhya Pradesh Pollution Control Board.
- iv. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the project area shall be restricted to the permissible levels to comply with the prevalent regulations.
- v. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- vi. No water logging should take place at any point during construction and operation phase.
- vii. Rain water harvesting for surface run-off, as per the plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.

- viii. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- ix. A report on the energy conservation measures conforming to energy conservation norms issued by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R& U Factors etc. and submitted to the competent authority in three months time.
- x. The Project Proponent shall explore the possibility of using solar energy wherever possible.

#### **PART B- GENERAL CONDITIONS**

- (i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
- (ii) Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
- (iii) Six monthly monitoring reports should be submitted to the State Level Environment Impact Assessment Authority and Regional Office of Ministry of Environment and Forest, Govt.of India, Bhopal.
- (iv) Officials from the Regional Office of MoEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office MoEF, Bhopal.
- (v) In the case of any changes(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA of M.P. or Ministry as the case may be.
- (vi) The project authority has to submit half yearly compliance report of the stipulated prior environmental clearance terms and conditions in hard and soft copy to the SEIAA of M.P. on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year.

6. The SEIAA of M.P. reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
7. All other applicable statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act 1980 and Wildlife (Protection) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 must be obtained.
8. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
9. Any appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Act, 1997.

Sd/-  
**(Ashok Shah)**  
Member Secretary, SEIAA

Endt No.314 / EPCO- SEIAA/ 10  
Copy to:-

Dated: 12-08-2010

1. The Secretary, Department of Environment, Government of Madhya Pradesh, Bhopal
2. The Collector, Distt-Indore
3. The Commissioner, Municipal Corpn., Indore
4. The Member Secretary, Madhya Pradesh State Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016
5. The Jt. Director, Town & Country Planning, Indore
6. Division, Monitoring Cell, MoEF, New Delhi- 110 003
7. The Regional Officer, MOEF, Bhopal
8. Guard file.

Sd/-  
**(Ashok Shah)**  
Member Secretary, SEIAA