



State Environment Impact Assessment Authority, M.P.
(Ministry of Environment, Forest and Climate Change, Government of India)

Environmental Planning & Coordination Organization

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No.: 3868 /SEIAA/20

Date: 09.01.2020

To,

Mr. Mayank Pathak, Director
M/s Satya Infrastructures Ltd. 34,
Babar Lane, Bengali Market,
New Delhi -1100001

Sub:- Case No 5743 /2018: Environmental Clearance for expansion of area development and township projects (existing 23,539.18 sq.m.) plot area 4,42,890 sq.m. and total built up area after expansion 1,48,895.85 sq.m. at Khasra No.112, 113/3, 113/4, 119/3/1, 119/3/2/1, 128, 129/4/1, 129/4/3, 130, 131,132, 133/1/2KH, 133/1/2/GH, 133/2,133/3, 133/159, 134, 137, 138, 139, 140/1, 140/2/1, 140/2/2, 141, 142, 143/2, 144/2, 146/1, 146/2, 146/3, 146/4, 147, 148/1, 148/2, 150, 151, 152, 155/2/1,155/2/2,155/2/3, 155/2/4, 155/3, 156/1,158/2 & 158/3 at village Rau Khedi, Tehsil Sanwer, District Indore by M/s Satya Infrastructures Ltd. through Director Mr. Mayank Pathak, 34, Babar Lane, Bengali Market, New Delhi -1100001, Ph.No. 08800338800, Email mayank.pathak@geoworks.in Env't. Consultant: ENV Developmental Assistance Systems Pvt. Ltd, Lucknow

Ref: Your application dtd. 30.08.2018 received in SEIAA office on 01.08.2018.

With reference to above the proposal has been appraised as per prescribed procedure & provisions under the EIA notification issued by the Ministry of Environment & Forests vide S.O. 1533 (E), dated 14th September 2006 and its amendment, on the basis of the mandatory documents enclosed with the application viz., Form I, Form IA, Conceptual Plan, drawings and subsequently submission of EIA report, PPT & the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA) constituted by the competent Authority.

- This is case of of Residential development project "Malwa County" is located at village Raukhedi, Tehsil Sanwer Indore, M.P. The project comprises of plotted development, group housings, EWS units and other facilities, i. e. Parks, club house etc. Total plot area of the project is 4,42,890 m² and proposed built-up area of the project is 1,48,895.85 m². About 23,539.18 m² of built-up area already constructed before the PP applied for prior EC. This is a case of violation on account of beginning the construction activities on site without securing prior Environment Clearance.
- The project includes construction of Row houses-29 units, Flats-460 units, EWS-351 units, proposed total residential units-1803 units school-1, Club-1, Nursing home-1 and Plots-963 units.

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- iii. As per Joint Director T & CP Indore (vide let no.538 dtd.07.07.06 & vide let no.436 dtd.04.02.08). The total land area is 43.479 ha. The total built up area proposed by PP is 1,48,895.85 sq.m. The project comes under 8 (a) category (B) of schedule of EIA Notification, 2006 because total construction is between 20,000 sq mt. & 1, 50,000 sq mt. and plot area is less than 50 ha.
- iv. The Environmental Impact Assessment Notification dated 14th September 2006 as amended to date, states that all project under Item 8(a) shall be appraised as Category B and requires environment clearance from State Environment Impact Assessment Authority. However as the present project is a violation project, it was required to prepare an EIA Report.
- v. Regarding land documents PP has submitted Khasra Panchsala 2012-2013.As per the Khasra panchsala land is the name of Director & authorized signatory of M/s Satya Infrastructures Ltd.
- vi. Total water requirement for the entire project will be 1451 KLD. Fresh water requirement will be 698 KLD (48% of total water demand). The source of fresh water is Ground water supply. CGWB permission for water abstraction has been received vide letter dtd 23.01.2017 for abstraction of ground water.
- vii. The waste water generation is 928 KLD and STP capacity proposed by PP is 1100 KLD. The available treated water is 836 KLD which is proposed to be 753 KLD recycled in non monsoon season and 293 KLD in monsoon season and remaining 83 KLD and 543 KLD respectively proposed to be disposed after tertiary treatment & 83 KLD of secondary treated water (all parameters in limit) will be discharged into natural drain.(Gram Panchyat Lasudia Parmar letter dtd. 22.02.2016). PP has also proposed the surplus water will be used in horticulture and will try to maintain Zero Liquid Discharge.
- viii. The Municipal Solid Waste 6,564.35 kg/day shall be generated which is proposed to be segregated at source in different color coded bins for organic and inorganic components. Storage of solid waste will be done only for 48 hours at the site. The recyclable inorganic & e-waste wastes will be sold to authorized buyers and inert waste will be used for construction of road & pavement. Biodegradable segregated garden liter along with STP sludge will be transported to the compost site for bio composting and energy recovery. Spent oil generated from DG Sets will be sold to authorized recyclers. Solid waste from site will be collected on a daily basis and managed as per solid waste management rules 2016. Final disposal through Gram Panchyat Lasudia Parmar letter dtd. 22.10.2017).
- ix. The power requirement of the project is 8078 kVA which will be be met through MPSEB(Madhya Pradesh State Electricity Board). For power backup PP has provided DG set of 1900 kVA (1x1000+1x150kVA+2x125+1x500)
- x. The maximum height of the building is 18 M. The project complex will have traffic entry and exit from 60 m wide road on west. Roads for internal circulation having width of about 24m, 18m, 12m and 9m will be provided within the complex for smooth circulation of the traffic.
- xi. PP has proposed total car parking 1302 ECS (Stilt- 302 ECS Open – 1000 ECS).
- xii. The proponent has taken various energy conservation measures which include:
 - Maximum utilization of natural light.
 - Use of LED lighting fixtures in the common area.
 - The water supply pumping system will be provided with variable speed drive to conserve energy at part load.
 - Taking advantage of day lighting wherever possible to reduce the need for electric lights.
 - Natural ventilation through building designs will be utilized to reduce energy consumption.

- 20% street lighting will be powered by solar lighting.
 - LEDs will be used in place of sodium lamps.
 - Power factor will be maintained around unity.
 - All capacitors will be provided with Harmonic Filters to avoid distortion in voltage.
- xiii. Adequate fire-fighting arrangements will be provided in the proposed Residential Complex. The fire-fighting arrangements to be provided in the complex are mentioned below:

- Provision of water sprinklers.
- Provision of separate fire hydrant pipe.
- Provision of yard hydrant consisting of 63 mm diameter single headed hydrant valve with 2 nos. 15 m. long 63 mm diameter fire hose pipe and 1 branch pipe with nozzle.
- Provision of underground water storage tank.
- Provision of 4 way fire brigade inlet connection.
- There is provision of fire-fighting pumps.

PP has obtained Fire fighting NOC issued by UADD, Bhopal dtd. 10.06 15 the fire station is located 19 km of the project area.

- xiv. For Rain water management 3 ponds have been constructed inside the project premises. Proper water circulation channels are designed to collect maximum rain water at designated place. Two of the three ponds have ground water recharge structures and unpaved surface; other one has a lined surface and can be used only for water storage and beautification of the project. 12 RWH pits have been constructed to recharge ground water.
- xv. Total green area proposed for the project is 1,52,964 m² (35.18 %of total plot area) Number of trees: Most of the trees have been planted along the periphery and in Open area. Approx. 19 Parks have already been maintained. Native tree species are introduced for the development of green area.
- xvi. PP has submitted the remediation plan and natural community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation in the tune of suggested guidelines by the committee and also reanalyze the cost of remediation in monitoring, soil management, RWH, additional plantation, OHS etc. PP submitted & presented the revised remediation & augmentation plan which is as follows:

Environmental Factors / Attributes	Mitigation Measures followed/ EMP	Remediation Measures required	Estimated budget of Remediation (INR Lakh)		EMP Cost (INR Lakh)		Remarks
			Capital Investment	Recurring Expenditure /year	Capital Cost	Recurring Cost (per annum)	
Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling. Excess treated	STP of 700 KLD is already installed at site.	Guidelines followed. No remediation measures required.	Not Required	Not Required	150	14	Water conveyance lines for recycled water on all the laterals and roads have been laid

water will be discharged as per permission							
Adequate provision for storage and recharge of rain water should be followed.	For Rain water management 3 ponds and 40 RWH have already been constructed.	Guidelines followed.	4.00 lacs For the channels	Not Required	75	4	Recharge pits and Rain water harvesting ponds are already in place.
Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. The inert waste from group housing project will be sent to dumping site.	PP has earmarked an area for municipal solid waste collection inside the project premises for having a capacity of 48 hour garbage storage.	Guidelines followed. Solid waste management infrastructure will be strengthened.	Not Required	Not Required	9	7	
The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site..	The natural drainage system have not been disturbed. Storm water drains constructed planned as per contour plan of the site.	Guidelines followed	Not Required	Not Required	12.0	2.0	
Construction site shall be adequately barricaded before the construction begins. Measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site.	The project while in construction phase was adequately barricaded	No remediation measures required.	Not Required	Not Required		2.0	In all future construction also dust suppression measures shall be implemented.
At least 15% of the open spaces as required by the local building bye-laws shall be	Peripheral plantation, plantation in the open	Guidelines followed. No	Not Required	Not Required	20	5	Nearly 45% area under landscaping and greenbelt

pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	areas/parks has already been provided. About 19 parks have already been maintained	remediation measures required.					
Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements.	10% of solar lighting for street lighting and 20% solar lighting in common areas shall be provided.	Remediation measures required. Solar light to be installed.	5.70 Lacs	Not Required			Conventional electrical light fittings replaced by LED fittings. Negotiation for Solar System is in process.
Installation of dual pipe plumbing for supplying fresh water and for supply of recycled water shall be done.	Color coded recycled water lines (dual plumbing) are provided in the multi storied buildings	Remediation measures required.	Already installed	Not Required			
Flood Water diversion trench will be provided for approx.2.1 km boundary on South axis	All along the South boundary line of the colony flood water diversion trench has been provided.	Remediation measures required. Flood water diversion trench required	4 lac	Not Required			Due to the barbed wire fencing, there is free flow of the water during heavy rains.
There is requirement of constructing catch basin at the center of the township to collect the excess rain water.	The catch basin has been provided to collect the excess rain water & guide the same to the storm water line		1.8 lac				To increase the water volume of the water collecting tanks.
Topsoil should be stripped to	Topsoil	Guidelines	Not Req	Not Required			Top soil was

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a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately	stock piled has been reused for plantation of the green area.	followed. No remediation measures required	required				reused for leveling the ground area and garden area.
Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities	Muck generated during the construction phase did not create any problem for neighboring communities..	Guidelines followed. No remediation measures required.	Not Required	Not Required	5	2.0	The construction site was equipped with modern equipments.
There is requirement of constructing a additional Exit entry point on the North-East axis of the township for facilitating the Entry/Exit of the inhabitants.	Presently there are only Two entry , exit points.		1 lac				To facilitating the exit & entry of the residents specially residing on North & East side of the colony.
To provide clean environment to the resident additional plants are required to be implanted.	Although lot of greenery exists, however, more plants are required		2 lac				To give the neat, clean & hygienic environment in the colony.
The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc	Approval from competent authority has been obtained	Guidelines followed. No remediation measures required.	Not applicable	Not applicable	13	2	Fire extinguisher of different Categories installed in the premises.

Baseline Environmental Quality	For baseline For Water: Total No. of samples (ground water) = 4 Total Cost (Water) = Rs. 24,000 2. For Air: Total No. of samples = 12 Total Cost (Air) = Rs. 42,500 3. For Noise: Monitoring Total No. of samples = 18 Total Cost (Noise) = Rs. 36,000 4. For Soil: Total No. of samples = 3. Total Cost (Soil) = Rs. 9,000	-	1.12	-	-	2.1	No monitoring at the preconstruction stage. Thus remedial cost considered as recurring cost when construction starts.
Disaster management plan	Quarterly trainings @Rs. 2,000/- per training (for ~5 years of operation period)	-	0.4	-	-	-	-
Total Cost (in lakhs.)			20.02	-	284	40.1	-

xvii. The Bank guarantee (BG) amount Rs. 20.02 Lakhs (equivalent to amount proposed in remediation augmentation plan) as approved by the authority has submitted by PP.

xviii. Under CER activities PP has proposed as follows:-

xix. As per MoEF&CC's OM dated 1st May, 2018, 2.0 % of the project cost is to be spent on CER (Corporate Environment Responsibility) activities for green-field projects having project cost <100 crores. As such for the proposed project, an amount of **Rs. 1.12 Crores** has to be earmarked for spending under CER activities. The amount earmarked in the budget will be separately kept and will not be used for any other purposes. The budget may be increased as per the actual requirement during the implementation stage.

Sl. No.	Particulars	Proposed expenditure
1.	Construction of campus school (500 students)	1,00,00,000
2.	Running Cost of campus school	10,00,000
3.	Providing educational materials to students of the weaker sections of the society	1,44,000
4.	Promoting health care	1,20,000
	Total	Rs 1,12,64,000

Based on the information submitted at Para i to xix above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 589th meeting held on 13.12.2019 and decided to accept the recommendations of 389th SEAC meeting held on dtd. 09.08.19

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the Proposed Building Construction project "Expansion of area development and township projects (existing 23,539.18 sq.m.) plot area 4,42,890 sq.m. and total built up area after expansion 1,48,895.85 sq.m. at Khasra No.112, 113/3, 113/4, 119/3/1, 119/3/2/1, 128, 129/4/1, 129/4/3, 130, 131,132, 133/1/2KH, 133/1/2/GH, 133/2,133/3, 133/159, 134, 137, 138, 139, 140/1, 140/2/1, 140/2/2, 141, 142, 143/2, 144/2, 146/1, 146/2, 146/3, 146/4, 147, 148/1, 148/2, 150, 151, 152, 155/2/1,155/2/2,155/2/3, 155/2/4, 155/3, 156/1,158/2 & 158/3 at village Rau Khedi, Tehsil Sanwer, District Indore by M/s Satya Infrastructures Ltd. through Director Mr. Mayank Pathak, 34, Babar Lane, Bengali Market, New Delhi -1100001, subject to the compliance of the Standard Conditions and the following additional Specific Conditions as recommended by SEIAA & SEAC in its meetings.

A. Specific Conditions as recommended by SEIAA:-

1. PP should explore the possibility to meet out the water supply from the Municipal Corporation, if the project area comes under the municipal corporation, Indore to reduce extraction of ground water.
2. The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
3. **Disposal of waste water.**
 - a. PP should ensure disposal of waste water arrangement should be done in such a manner that water supply sources are not impaired.
 - b. PP should ensure linkage with municipal sewer line for disposal of extra treated waste water. waste water will be not allowed to disposed in natural drain.
 - c. The project not having provision for discharge of excess treated sewage unless proper arrangements are put in place for its safe handling.
 - d. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
4. **Solid Waste Management:**
 - a. Ensure linkage with Municipal Corporation for final disposal of MSW.
 - b. Adequate measures should be taken to prevent odour emanating from solid waste handling & processing.
5. PP should ensure building height, road width, front MOS and side / rear as per approved layout of T & CP.
6. **For firefighting:-**
 - a. PP should ensure distance of fire station approachable from the project site.
 - b. As per MPBVR, 2012 rule 42 (3) PP should submit necessary drawings and details to the Authority (Nagar Nigam,Indore) incorporating all the fire fighting measures recommended in National Building Code 2005.The occupancy permit shall be issued by Nagar Nigam only after ensuring that all fire fighting measures are physically in place. (as per NOC dtd. 05.12.15)

7. For Rain Water Harvesting, and Storm water management:-

- a. PP should ensure the rain water harvesting with 12 recharging pits and these pits should be connected laterally to consume the surplus runoff. In addition, PP should provide recharging trenches. The base of the trenches should be Kachha with pebbles.
 - b. The storm water from roof – top, paved surfaces and landscaped surfaces should be properly channelized to the rain water harvesting sumps through efficient storm water network as proposed. The budget should be included in EMP plan for storm water management.
8. PP should ensure to provide car parking total 1302 ECS (Stilt- 302 ECS Open – 1000 ECS).PP should also provide additional parking area to smooth circulation.

9. Green belt :-

- a. PP should ensure plantation in an area of, 1,52,964 sq.m of area is dedicated for the landscaping purposes. Peripheral plantation should be done along the project boundary and open area of the site..
 - b. as a green belt and landscaped area with regular maintenance and also explore the possibility to plant trees of indigenous local varieties like Neem, Peepal, Kadam, Karanj, Kachnaar, Saltree, Gulmohar etc.
 - c. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised if possible so as to provide protection against particulates and noise.
10. PP should ensure to complete the activities listed under ecological remediation, Natural resource augmentation & community resource augmentation for a total amount of Rs. 20.02 Lakh.
11. The amount specified as CER Rs. **Rs. 1.12 Crores** used only for the proposed activities and not diverted for other purposes.
12. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report.
13. PP shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of six months and submitted to same in MPSEIAA.
14. PP should ensure to submit half yearly compliance report and CSR activity report with photographs of plantation in MP-SEIAA. If PP is failed to upload or submit two consecutive half yearly compliance reports of EC conditions to concerned authority (SEIAA and Regional Office, MoEF&CC,Gol, Bhopal) than prior environmental clearance issued to PP will automatically be treated as cancelled/ revoked as per OM No. 930/SEIAA/2019 dated 30.05.2019 issued by MPSEIAA.

B. Specific Conditions as recommended by SEAC

I Statutory Compliance

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of building due to earthquakes, adequacy of firefighting equipment etc as per National Building code including protection measures from lightening etc.

3. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/Committee.
 4. The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.
 5. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
 6. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
 7. The provisions for the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
 8. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power Strictly.
- II. Air Quality Monitoring and preservation**
9. Notification GSR 94(E) dated: 25/1/2018 MoEF & CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for project requiring Environmental Clearance shall be complied with.
 10. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
 11. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released covering upwind and downwind directions during the construction period.
 12. The gaseous emission from DG set 1900 KVA (1 x 1000 KVA+ 1 x 150 KVA+2 x 125 KVA + 1 x 500 KVA) shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 13. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking wills all around the site plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, Murram and other construction materials prone to causing dust polluting at the site as well as taking out debris from the site.
 14. Sand, Murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 15. Wet jet shall be provided for grinding and stone cutting.
 16. Unpaved surface and loose soil shall be adequately sprinkled with water to suppress dust.
 17. All construction and demolition debris shall be stored at the site (are not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016.

18. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
19. The gaseous emission from DG set 1900 KVA (1 x 1000 KVA+ 1 x 150 KVA+2 x 125 KVA + 1 x 500 KVA) shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
20. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

21. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
22. Buildings shall be designed to follow the natural topography as much as possible Minimum cutting and filling should be done.
23. The total water requirement during operation phase is 1451 KLD out of which 698 KLD is fresh water requirement and 928 KLD will be the total waste water generated. 753 KLD of tertiary treated water will be recycled within the complex for flushing and horticulture, while 83 KLD of secondary treated water will be discharged into municipal sewers.
24. The quantity of fresh water usage, water recycling and rainwater harvesting shall be to monitor to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF & CC along with six monthly Monitoring reports.
25. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for separately for ground water and surface water sources, ensuring that there is no impact on other users.
26. At least 20% of the open spaces as required by the local building bye-laws shall be previous. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as previous surface.
27. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
28. Use of water saving devices/fixtures (Viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
29. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
30. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
31. The local bye-law construction on rain water harvesting should be followed. If local by-law provision is not available, adequate provisions for storage and recharge

- should be followed as per the Ministry of Urban Development Model Building bylaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
32. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meter of built up area and storage capacity of minimum one day of total fire water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
 33. For rainwater harvesting, 12 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits about 760 m³. Mesh will be provided at the roof so that leaves or any other solid waste/debris will be prevented from entering the pit.
 34. A recharge pond of total capacity of 3000 m³ shall be constructed. So total recharge capacity of this project shall be 3768 m³.
 35. The RWH will be initially done only from the roof top. Runoff from green and other open areas will be done only after permission from CGWB.
 36. The RWH will be initially done only from the roof top. Runoff from green and other open areas will be done only after permission from CGWB. All recharge should be limited to shallow aquifer.
 37. No ground water shall be used during construction phase of the project.
 38. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
 39. The quality of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The recorded shall be submitted to the Regional Office, MoEF & CC along with six monthly Monitoring report.
 40. Sewage shall be treated in the FAB based STP (Capacity - 1100 KLD. The treated effluent from STP shall be recycled/re-used for flushing. AC makes up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 41. The waste water generated from the project shall be treated in STP of 1100 KLD capacity (based on FAB based technology) and then reused for various purposes. No water body or drainage channels are getting affected in the study area because of this project.
 42. No sewage or untreated effluent water would be discharged through storm water drains.
 43. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problems from STP.
 44. Sludge from the onsite sewage treatment including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Control Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

45. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitoring during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

46. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
47. Acoustic enclosures for DG sets, noise barriers for ground run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures.

48. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured, Building in the State which have notified their own ECBC, shall comply with the State ECBC.
49. Outdoor and common area lighting shall be LED.
50. Energy Conservation Techniques can be considered as Space Cooling: External shading prevents solar radiation from entering into the buildings and reduces the cooling load, results to better control of overheating and indoor temperatures. Space cooling load may be reduced by 30% due to proper shading.
51. Thermal insulation of buildings external walls and roof reduces the cooling load and improves indoor thermal comfort conditions by lowering heat gains through the building's envelope. Energy consumption in insulated buildings may be 5–30% less than in non-insulated buildings.
52. Domestic hot water: Solar collectors reduce the annual energy consumption for domestic hot water production by lowering the load covered by electrical or thermal heating. Energy consumption in buildings with solar collectors may be 60–80% less than in buildings with electric heaters.
53. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
54. Energy conservation measures like installation of CFLs/LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

VI. Waste Management

55. Total waste 6564.35 Kg/day, this consist all types of wastes (as organic, inorganic and e- waste) and shall be treated/ disposed off as per provision made in the MSW Rules 2016.
56. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the MSW generated from project shall be obtained.
57. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
58. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste (0.4 ton/day) shall be segregated into wet garbage and inert materials.
59. All non-biodegradable waste shall be handed over the authorized recyclers for which a written lie up must be done with the authorized recyclers.

60. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
61. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction materials quantity. These include fly ash brick, hollow bricks, AACs, Fly Ash Lime Gypsum block, compressed earth blocks and other environmental friendly materials.
62. 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 27th August, 2003 and 25th January, 2016 Ready mixed concrete must be used in building construction.
63. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the construction and Demolition Rules, 2016.
64. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

VII Green Cover

65. Total 12,000 trees shall be planted in the area of 15,2956 sq.m (35.18%) which is developed as greenbelt development
66. Not tree can be felled/transplant unless exigencies demand. Where absolute necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (Planted).
67. Where the trees need to be cut with prior permission from the concerned local Authority, Compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
68. Topsoil should be stripped to depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stock piled appropriately in designated areas and reapplied during plantation of the proposed vegetations on site.

VIII Transport

69. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public and private network. Road should be designed with due consideration for environment and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points
 - d. Parking norms as per local regulation
70. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
71. A detailed traffic management and traffic decongesting plan shall be drawn up to ensure that the current level of service of the road within a 05 Kms radius of the

project as maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of the development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management and the PWD/competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

IX. Human health issues

72. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
73. For indoor air quality the ventilation provisions as per National Building Code of India.
74. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implementation.
75. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile, STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
76. Occupational health surveillance of the workers shall be done on a regular basis.

X. Corporation Environment Responsibility

77. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated: 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
78. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The Environmental policy should prescribe for standard operating procedures to have proper checks and balance and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the Environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six monthly reports.
79. A separate Environmental Cell both at the project and company head quarter with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
80. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.
81. PP has proposed Rs. 284.0 Lakhs capital cost and Rs. 40.0 Lakh as recurring cost for EMP of this project
82. For this project PP has proposed Rs 112.64 Lakh as Corporate Environment Responsibility (CER) in which is @ 1.5% of the project cost this amount shall be disbursed in the five years.

XI. Miscellaneous

83. The project authorities must strictly adhere to the stipulation made by the MP Pollution Control Board and the State Government.
84. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
85. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

Standard Conditions:

1. All activities / mitigative measures proposed by PP in Environmental Impact Assessment (if applicable) and approved by SEAC must be ensured.
2. All activities / mitigative measures proposed by PP in Environmental Management Plan and approved by SEAC must be ensured.
3. All parameters listed in Environmental Monitoring Plan approved by SEAC must be monitored at approved locations and frequencies.
4. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
5. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
6. The Environmental Clearance shall be valid for a period of seven years from the date of issue of this letter.
7. The Project Proponent has to upload soft copy of half yearly compliance report of the stipulated prior environmental clearance terms and conditions on 1st June and 1st December of each calendar year on MoEF & CC web portal - <http://www.environmentclearance.nic.in/> or <http://www.efclearance.nic.in/> and submit hard copy of compliance report of the stipulated prior environmental clearance terms and conditions to the Regulatory Authority also
8. The Regional Office, MoEF, Gol, Bhopal and MPPCB shall monitor compliance of the stipulated conditions. A complete set of documents including Environment Impact Assessment Report. Environmental Management Plan and other documents information should be given to Regional Office of the MoEF, Gol at Bhopal and MPPCB.
9. The Project Proponent shall inform to the Regional Office, MoEF, Gol, Bhopal and MP PCB regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
10. In the case of expansion or any change(s) in the scope of the project, the project shall again require prior Environmental Clearance as per EIA notification, 2006.
11. 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

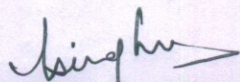
environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

12. All other 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, 1972 etc. shall be obtained (as and when applicable), by the project proponent from the respective competent authorities.
13. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company and in the public domain.
14. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the Regional Office of MoEF.
15. A copy of the environmental clearance shall be submitted by the Project Proponent to the Heads of the Local Bodies, Panchayat and municipal bodies as applicable in addition to the relevant officers of the Government who in turn has to display the same for 30 days from the date of receipt.
16. The Project Proponent shall advertise at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of the clearance letter informing that the project has been accorded environmental clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at website of the State Level Environment Impact Assessment Authority (SEIAA) at www.mpseiaa.nic.in and a copy of the same shall be forwarded to the Regional Office, MoEF, GoI, Bhopal.
17. Any appeal against this prior environmental clearance shall lie with the Green Tribunal, if necessary, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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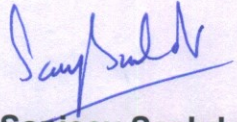
Dated 09.01.2020


(Jitendra Singh Raje)
Member Secretary

Copy to:-

1. Principal Secretary, Urban Development & Environment Deptt. 3rd Floor, Mantralaya
Vallabh Bhawan, Bhopal.

2. Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.
3. Member Secretary, Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016.
4. The Collector, Distt- Indore -M.P.
5. The Commissioner, Municipal Corporation, Indore, MP
6. The Jt. Director, Town & Country Planning, Housing Board Complex, A.B. Road, Indore (M.P.)
7. Director, I.A. Division, Monitoring Cell, MoEF, Gol, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi – 110 003
8. Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.
9. Guard file.


(Dr. Sanjeev Sachdev)
Officer-in-Charge

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