



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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Bhopal - 462016

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No.: 3928 /SEIAA/ 2018

Date: 19.10.2018

To,

**Mr. Sameer Gupta, Partner,
M/s Fortune Builders,
157, Zone-1, M.P.Nagar,
Bhopal,
MP - 462016**

Sub:- Case No. 5749/2018: Environmental Clearance for proposed FORTUNE KASTURI project at Khasra No. 8/1/13/K, 8/2/1/1, 11/1/2 Village - Jatkhedi Tehsil - Huzur Distt.- Bhopal M.P.Total Project area-21120 sq.m. Total Built up Area-38370.4 sq.m. by M/s Fortune Builders through Mr. Sameer Gupta, Partner, Fortune House 157, Zone-1, M.P. Nagar, Bhopal- 462016 E-mail fortunebuildersbpl@yahoo.co.in Telephone No. 0755-4203239 Env't. Consultant: ENV Developmental Assistance Systems Pvt. Ltd, Lucknow.

Ref: Your application dtd.14.08.2018 received in SEIAA office on 17.09.2018.

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 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.

- i. This is Construction of Group Housing Project "Fortune Kasturi" located at Khasra No. - 8/1/13/K, 8/2/1/1, 11/1/2, at Village - Jatkhedi, Tehsil - Huzur & Dist. Bhopal, (M.P.). The Proponent is M/s Fortune Builders through Partner Mr. Sameer Gupta, Fortune House 157, Zone-1, M.P. Nagar, Bhopal
- ii. The project includes Group Housing with basic amenities. Flats: 361 Units EWS/LIG: 42 Units Commercial: 7 .
- iii. As per the approval of T & CP Bhopal (vide letter 892 dtd 15.09.2010) the total land area of the project is 2.1120 ha. The total built up area proposed by PP is - 38370.4 sq. m. The project comes under 8 (a) category (B) of schedule of EIA Notification, 2006 as the total construction is between 20,000 sq.m & 1,50,000 sq.m.
- iv. The project is a case of violation on account of not securing prior environment clearance before starting the construction activities at site. The construction work was started at site

Case No. 5749/2018

Issued vide letter no. dated

Case No.: To be quoted in registered cases for correspondence

and before the application was submitted to MPSEIAA for grant of prior environmental clearance.

- v. Committee considering the recent GoI, MoEF & CC Notification dated 8th March, 2018 recommends that case may be dealt as per the provisions laid down in this notification and the project may granted Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as a independent chapter in the EIA report by the accredited consultant and the collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory accredited by the National Accreditation Board for Testing and Calibration Laboratories.
- vi. Van Vihar National Park is 10.0 km (NW) from the proeject site.
- vii. 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, with the supported by documentary proofs, such as bills, CA audit, certificates, photographs, prescribed various undertakings and CER.
- viii. Project was appraised in 331st SEAC meeting dated 25.10.2018 and ToR has been issued vide letter no. 378/PS-MS / MPPCB/ SEAC/ ToR(331)/ 2018 dated 07/12/2018. PP has submitted the EIA report on 07.12.1930.11.2019 which was forwarded to SEAC through vide letter no. 3466 dated 09.12.2019.
- ix. The case was discussed in SEAC meetings 414th dtd. 06.01.20, 416th dtd.08.01.20 and is recommended for grant of EC subject special conditions and submission of bank gurantee (BG) with 03 years validity of Rs. 25.515 Lakhs (equivalent to amount proposed in remediation and resource augmentation plan) with the MP Pollution control Board.
- x. The construction work was started at site and approximately 88% of construction work was completed before the application was submitted to MPSEIAA for grant of prior environmental clearance.

Type of dwelling units	Units proposed (Total 410)	Possession Given	Units incomplete	Units completed	Percentage
Flats	361	100	49	361	88%
LIG/EWS	42				
Commercial	7				

- xi. Regarding land documents PP has submitted Khasra Panchsala 2010-2011.As per the land documents the land ownership is in the name of Shri Govind Patidar. PP has also submitted registered joint venture agreement dtd. 18.05.2011. As per the agreement Shri Govind Patidar is the land owner in respect of revenue survey nos. 8/1/13/K, 8/2/1/1, 11/1/2, situated at Fortune Kasturi village Jatkhedi and has entered into a joint venture with M/s Fortune Builders and right liabilities among them are governed by this joint venture agreement.
- xii. Total water requirement for the entire project will be 194 KLD. Fresh water requirement will be 134 KLD and recycle water is 60 KLD. The source of water supply is Municipal Corporation and ground water. PP has submitted letter dtd. 24.04.15 issued by Nagar Nigam, Bhopal for water supply & CGWA NOC dtd. 01.05.2018 for withdrawal of ground water.

- xiii. During operations phase 162 KLD waste water will be generated which will be treated into 250 KLD of STP and treated 60 KLD waste water generated, out of which 46 KLD recycled water will be used for flushing and 14 KLD water will be used for horticulture. Extra treated water will be discharged into municipal sewer line. PP has submitted letter dtd. 30.07.14 issued by Municipal Corporation, Bhopal for disposal of extra treated waste water.
- xiv. The Municipal Solid Waste approx. Total waste 1104.5 Kg/day, this consist all types of wastes (as Organic waste 1098.0 Kg/day and non- organic waste 06.5 Kg/day, Domestic waste- 1008.0 Kg/day, Horticulture waste 10.0 kg/d)shall be generated. Generated Solid waste are being segregated & collected and temporarily stored at common solid waste collection center inside the project premises for having a capacity of 48 hour garbage storage, then picked up by hired waste management/ municipal agency for their treatment and disposal. 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. Hazardous waste (Spent/ Used Oil) & e-waste will be stored at separate place and handover to authorized dealers of CPCB. PP has submitted letter dtd. 10.09.14 issued by Municipal Corporation, Bhopal for disposal of solid waste.
- xv. For rainwater harvesting 04 pits are existing and 03 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits about 146.18 m³/annum.
- xvi. The height of the building is 18 m + Stilt. Only one Entry/exit is exists at this point in time for the project. Main entry /exits are through 12 m wide road and internal circulation roads are of 12 m, 7.5 m and 6 m width. Some internal roads have already been constructe
- xvii. The estimated electrical load during operation phase is estimated to be 1640 kVA. The power shall be supplied by MPMKVVCL. There is a provision of one DG set having 1x150kVA capacities for providing power back up at the time of power failure. The proponent has taken various energy conservation measures which include:
- Window-wall ratio are balanced perfectly to achieve maximum daylight, no glare and minimum heat ingress
 - Regional and eco friendly materials were used. Aluminum used have recycled content.
 - Flyash based cement was used.
 - Use of solar lights in open areas and landscaped area with 20% dual lighting system.
 - All openings are shaded to reduce heat loss.
 - LEDs are being used for high efficiency in the common areas.
 - Maximization of use of natural lighting through building design.
 - Use of Solar Water Heating in group housing as per requirement.
 - Solar lighting has been provided in common areas & streets.
 - Sunscreen films on windows to reduce heating inside buildings
- xviii. The fire-fighting As per fire approving authorities; and National Building Code of India (part 4, fire and life safety 2005) Following items are envisaged for firefighting:
- Manually operated electric fire alarm system
 - Down corner
 - Hose Reel
 - Portable fire extinguishers of ABC type 5 liters. Capacity, Carbon-di-oxide of 4.5 kg capacity has been provided as first aid fire extinguishing appliances.
 - Wet riser: Wet riser shall be installed as per IS- 3844 and NBC -2005.

- A satisfactory supply of water for the purpose of fire-fighting shall always be available in the form of underground/terrace level static storage tank with capacity specified with arrangements for replenishment by means of alternative source of supply underground static tank.

PP has obtained fire fighting provisional NOC dtd. 11.12.17 issued by Nagar Nigam, Bhopal

- xix. Adequate provisions are made for car/vehicle parking for the Project. There are also adequate parking provisions for visitors so as not to disturb the traffic and allow smooth movement at the site. PP has proposed total car parking 330 ECS (Stilt- 152 ECS, ,Open- 178 ECS)
- xx. Total green area proposed for the project is 2743 m² (15% of net plot area) by planting 700 numbers of trees. Out of this 647 already planted at site. The species were planted on site are Ashok, Neem, Kusum, Amaltas, Kachnar, Kadamb, Boogan & Pukar etc.
- xxi. PP has proposed Rs. 114.935 Lakhs (Rs. 25.515 Lakhs as Remediation Cost and Rs. 89.42 Lakhs for Environment Management Plan) for this project. PP has submitted bank guarantee of INR Rs. 25.515 Lakhs towards Remediation Plan. It is decided the remediation plan and bank guarantee of INR 25.515 Lakhs towards Remediation Plan and Natural & Community Resource Augmentation Plan is here by approved as recommended by SEAC and send to MPPCB for further action
- xxii. PP has proposed to submit bank guarantee of INR 25.51500 Lakhs towards Remediation Plan and Natural & Community Resource Augmentation Plan with following expenditure:-

Activity	Remark	Total (INR)	First Year (INR)	Second Year (INR)	Third Year (INR)
1. Environmental Management					
Plantation of Trees along the roadside area inside or outside the project	Plantation of trees near KASTURI or any other nearby projects	10,00,000	10,00,000		
ENVIRONMENTAL MONITORING inside or outside of the project	Air, Soil, Water & Noise & STP testing	6,00,000	2,00,000	2,00,000	2,00,000
Installation of FIRE HYDRANT SYSTEMS	Installation of FIRE Fighting Equipments in Future Constructing Buildings	5,51,500	5,51,500		
2. Community Resource Development					
Help of Municipal Authority for maintenance of already developed Park	DEVELOPMENT OF Publics PARK in the city		2,00,000		
3. Natural Resources Augmentation					
Solar street light /LED in nearby road side	8 @ Rs 25,000/ pieces	2,00,000	2,00,000		
Total Remediation Cost (1+2+3)		25,51,500	21,51,500	2,00,000	2,00,000

xxiii. Under CER activities PP has proposed Rs.8.00 Lakh upto three years for the following activities:

S. No.	Items	Amount (lacs)	2020-21	2021-22	2022-23
1.	Renovation & sanitation work is Shaskiya Madhyamik Shala Jaatkhedhi situated in ward no.53	8.00	7.00	0.50	0.50
Total		8.00	7.00	0.50	0.50

Based on the information submitted at Para i to xxiii above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 635th meeting held on 01.09.2020 decided to accept the recommendations of 416th dtd. SEAC meeting held on dtd. 08.01.2020

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the proposed "FORTUNE KASTURI" project at Khasra No. 8/1/13/K, 8/2/1/1, 11/1/2 Village - Jatkhedi Tehsil - Huzur Distt.- Bhopal M.P.Total Project area-21120 sq.m. Total Built up Area-38370.4 sq.m. by M/s Fortune Builders through Mr. Sameer Gupta, Partner, Fortune House 157, Zone-1, M.P. Nagar, Bhopal- 462016 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. The fresh water supply arrangement should be met through ground water until the Municipal corporation linkage lay down the project site.
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 explore the possibility to linkage with Nagar Nigam Bhopal,(letter dtd. 30.07.14) for sewer line for disposal of extra treated waste water.
 - c. The project not having provision for discharge of excess treated sewage cannot permit to start operation unless proper arrangements are put in place for its safe handling.
4. **Solid Waste Management:**
 - a. Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.
 - b. 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.
 - c. Ensure linkage with Municipal Corporation Bhopal (letter dtd.10.09.14) for final disposal of MSW.
5. PP should ensure building height, road width, front MOS and side / rear as per approved layout of T & CP.

6. For firefighting:-

PP should ensure distance of fire station approachable from the project site & provide fire fighting measures such as water sprinklers, fire hydrant pipe, Adequate firefighting requirement shall be taken into account while designing the electrical distribution system, Wet risers and hose reel, Adequate numbers of fire extinguishers, and underground water storage tank properly as per BMC provisional NOC (dtd. 11.12.17)

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

PP should ensure the rain water harvesting with 07 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.

8. Car Parking:

PP should ensure to provide car parking 330 ECS (Stilt- 152 ECS, Open-178 ECS) The parking area should not be diverted for any other activities.

9. Green belt :-

PP should ensure plantation in an area of 2743 m² (15% of net plot area) by planting 700 numbers of trees 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.

10. PP should ensure to complete the activities listed under ecological remediation, Natural resource augmentation & community resource augmentation for a total amount of Rs. 25,51,500/-.

11. PP shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a stipulated period and submitted to same in MPSEIAA.

12. PP should ensure the implementation of CER activities to the extent of Rs. 8.0 lakh upto three years will be used for Infrastructure facilities Renovation & sanitation work at Shaskiya Madhyamik Shala Jaatkhedhi situated in ward no. 53 as committed.

B. Specific Conditions as recommended by SEAC

I. Statutory Compliance

- i. 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.
- ii. 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.
- iii. 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.
- iv. The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.
- v. 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.
- vi. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

- vii. The provisions for the solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
 - viii. 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**
- i. 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.
 - ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
 - iii. 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.
 - iv. 01 Diesel power generating sets of 150 kVA is proposed as source of backup power 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. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
 - v. 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.
 - vi. Sand, Murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 - vii. Wet jet shall be provided for grinding and stone cutting.
 - viii. Unpaved surface and loose soil shall be adequately sprinkled with water to suppress dust.
 - ix. 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.
 - x. 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.
 - xi. The gaseous emission from DG sets 01 x 150 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.
 - xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i. 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.
- ii. Buildings shall be designed to follow the natural topography as much as possible Minimum cutting and filling should be done.

- iii. The total water requirement during operation phase is 194 KLD out of which 134 KLD is fresh water requirement and 60 KLD will be the total recycled water generated, out of which 46 KLD recycled water will be used for flushing and 14 KLD water will be used for horticulture.
- iv. The quantity 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 record shall be submitted to the Regional Office, MoEF & CC along with six monthly Monitoring reports.
- v. 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.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. 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.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. 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.
- xii. 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 fires 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.
- xiii. For rainwater harvesting 04 pits are existing and 03 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits about 146.18 m³/annum . Mesh will be provided at the roof so that leaves or any other solid waste/debris will be prevented from entering the pit.
- xiv. 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.
- xv. All recharge should be limited to shallow aquifer.
- xvi. No ground water shall be used during construction phase of the project.
- xvii. 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.
- xviii. 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.

- xix. Sewage shall be treated in the MBBR based STP (Capacity - 250 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.
- xx. The waste water generated from the project shall be treated in STP of 250 KLD capacity (based on MBBR 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.
- xxi. No sewage or untreated effluent water would be discharged through storm water drains.
- xxii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problems from STP.
- xxiii. 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

- i. 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.
- ii. 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.
- iii. 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.

- i. 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.
- ii. Outdoor and common area lighting shall be LED.
- iii. 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.
- iv. Energy Conservation measures like installation of CFIs/LED's for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level /local building bye-laws requirement, which is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i. Total waste 1104.5 Kg/day, this consist all types of wastes (as Organic waste 1098.0 Kg/day and non- organic waste 06.5 Kg/day, Domestic waste- 1008.0 Kg/day, Horticulture waste 10.0 kg/d) and shall be treated/ disposed off as per provision made in the MSW Rules 2016.

- ii. 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.
- iii. 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.
- iv. 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.
- v. All non-biodegradable waste shall be handed over the authorized recyclers for which a written lie up must be done with the authorized recyclers.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the construction and Demolition Rules, 2016.
- x. 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

- i. Total 647 trees shall be planted in the area of 2743.0 sq.m (15.0% of total plot area) which is developed as green belt development.
- ii. 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).
- iii. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iv. 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.
- v. 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

- i. 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
- ii. 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.
 - iii. 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

- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implementation.
- iv. 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporation Environment Responsibility

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.

- v. PP has proposed Rs. 114.935 Lakhs (Rs. 25.515 Lakhs as Remediation Cost and Rs. 89.42 Lakhs for Environment Management Plan as capital and Rs. 25.515 as recurring cost) for this project.
- vi. Regarding CER PP has submitted that Fortune Kasturi is a partnership firm and thus does not fall within the ambits of definition of corporate as per MCA thus shall be exemption from the condition of CER. Committee after deliberations recommends that SEIAA shall take necessary decision for imposition of CER based on the representation submitted by PP otherwise CER shall be imposed as per the F. No. 22-65/2017-IA-III dated 01 May, 2018.
- vii. The M/s. Fortune Builders, 157, Zone-1, M. P. Nagar, Bhopal, (M.P.) – 462001 has proposed to submit bank guarantee of INR 25.515 Lakh towards Remediation Plan /Restoration Plan.

XI. Miscellaneous

- i. The project authorities must strictly adhere to the stipulation made by the MP Pollution Control Board and the State Government.
- ii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the State Expert Appraisal Committee (SEAC)
- iii. No further expansion or modification in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- iv. 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.
- v. 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. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
4. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
5. The Environmental Clearance shall be valid for a period of seven years from the date of issue of this letter.
6. 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

7. The Regional Office, MoEF, GoI, 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, GoI at Bhopal and MPPCB.
8. The Project Proponent shall inform to the Regional Office, MoEF, GoI, 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Any change in the correspondence address be duly intimated to all the regulatory authority within 30 days of such change.
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, Gol, 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.

3987

Endt No. / SEIAA/ 2020
Copy to:-

Dated 19.10.20

OL

(Tanvi Sundriyal)
Member Secretary

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, District Bhopal -M.P.
5. The Commissioner, Municipal Corporation, Bhopal, MP
6. The Jt. Director, Town & Country Planning, Paryavaran Parisar, E-5, Arera Colony, Bhopal, MP
1. Director, I.A. Division, Monitoring Cell, MoEF, Gol, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi – 110 003
2. Director, I.A. Division, Monitoring Cell, MoEF, Gol, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi – 110 003
3. Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.
14. Guard file.

OL
(Dr. Sanjeev Sachdev)
Officer-in-Charge