



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.: 3700 ISEIAA/20

Date: 04.1.2020

To,

Meena Devi Agrawal, Owner
Agrawal Corporate House- 1,
Sanjana Park, Near Agrawal Public School,
Bhicholi Mardana Main Road,
Indore (MP)452016

Sub:- Case No 5812/2019: Environmental Clearance for Proposed affordable Housing Scheme "Sanjana Park-II" at Khasra no.- 478/4/1 to 478/9 & 474 Village Rau, Indore, MP. Total Plot Area : 26690 sq.m(2.669 ha) Total Built up Area: 52025 sq.m by Meena Devi Agrawal, Owner Agrawal Corporate House- 1, Sanjana Park, Near Agrawal Public School, Bhicholi Mardana Main Road, Indore (MP)452016 - E-mail: meenadevia32@gmail.com Telephone no. 0731-2534174 Env. Consultant: Greencindia Consulting (P) Ltd, NCR, Ghaziabad

Ref: Your application dtd. 28.12.2018 received in SEIAA office on 29.12.2018.

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 Building and construction project of Affordable Housing Scheme proposed to develop a residential township named "Sanjana Park-II" at Rau village. The site has now been earmarked for residential development as per Master Plan of Indore. Project land parcel is 26,690.0 m² (2.7 ha) and total built up of 52,025 sq.m. Out of 52,025 sq.m. of built-up area, 10,450 sq.m. has been already constructed. The constructed area involves "B" Block and 6 Row Houses. The total units to be developed are 580, out of which 84 units have already been constructed.
- Apart from the housing facility, the project will also provide the area for the commercial purposes like shops, community hall, gym, super market and commercial office etc. The commercial offices and shops will be in Block A1 and A2. The total number of commercial shops in Block A1 & A2 is 45 while the total number of commercial offices will be 43.
- With reference to the office memorandum dated 15th March 2018 in regard to the appraisal of the violation cases stating, All the proposals of category 'B' projects/activities pertaining to different sectors, received within six months only i.e. up to 13th September, 2017 on the Ministry's portal, but yet not considered by the EAC in the Ministry, shall be transferred

Case No. 5812/2018

Issued vide letter no. dated

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

online to the SEAC/SEIAAs in the respective States/UTs, the case was transferred to MP SEIAA via F. No.Z-11013/22/2017-IA.II (M).

- 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. ToR was granted by the MoEF&CC via F. No. 23-28/2018-IA-III dated 12th March, 2018 and EIA report submitted by PP on 28.12.18 and forwarded to SEAC on 05.01.19. The case was discussed in SEAC 339th meeting dated 29.01.2019, 344th meeting dated 20.02.2019, 351st meeting dated 16.03.2019, 366th meeting dated 30.04.2019, 387th meeting dtd. 07.08.19, and recommended the EC subject to the special conditions and submission of bank gurantee (BG) with three years validity of Rs. 38,65,901 Lakhs (equivalent to amount proposed in remediation and resource augmentation plan) with the MP Pollution control Board
- vi. Regarding land documents PP has submitted sale deed dtd. 26.02.2000. As per the land documents the said land was purchased by Mrs. Meena Devi Agrawal from different land owners. (Shri Sushil Rajoria, smt. Sushma, Shri Subedar Tiwari, smt. Omwati Agrawal & others.)
- vii. The total water requirement during operation phase will be 415 KLD of which 147 KLD shall be fresh water requirement while 268 KLD of treated water shall be required for flushing and miscellaneous use. PP has submitted letter dtd. 28.07.15 issued by Nagar Parishad, Rau, Indore for water supply.
- viii. The waste water 231.16 KLD of will generated during the operation phase and generated waste water shall be treated in a sewage treatment plant of 300 KL capacity based on MBBR technology. PP has submitted letter dtd. 28.07.15 issued by Nagar Parishad, Rau, Indore for disposal of extra treated waste water.
- ix. The maximum quantity of municipal solid waste generated during operation phases is estimated to be 950 kg/day including biodegradable and non-biodegradable waste. Different colored bins will be used for collection of biodegradable and non-biodegradable waste as per MSW Rules, 2016. The biodegradable portion of MSW will be treated at site by 1 Organic Waste Converter of 1000 kg per day capacity and manure generated will be used for plantation. The non-biodegradable fraction like plastic, tin, glass etc. will be sold to local recyclers. Rest inert MSW will be handed over to Municipal Council for final disposal. PP has submitted letter dtd. 28.07.15 issued by Nagar Parishad, Rau, Indore for disposal of solid waste.
- x. The estimated electrical load during operation phase is estimated to be 1565 KW. The power shall be supplied by MP State Electricity Board. There is a provision of one DG set having 200 kVA capacities for providing power back up at the time of power failure. The proponent has taken various energy conservation measures which include:
 - Installation of Solar panel of 50kW capacity on the Roof Top of "B" Block.
 - PVC insulated copper conductor cable will be used for wiring purpose.
 - LED lamps and low loss blasts shall be planned for Energy conservation.
 - Lighting and switching shall be designed by keeping in mind day light integration.
 - Roof insulation shall be planned to conserve energy.
 - Capacitor banks shall be planned for improving the power factor of the power supply.
 - Solar powered street lights shall be used to conserve energy.
- xi. Rainwater harvesting has been proposed to recharge ground water for which 20 recharge pits shall be constructed.

- xii. For traffic management all vehicles will be parked in designated parking area only. Optimizing use of roads at any particular time by planning vehicle movements. Road crossings to be used will be well marked and signalled. Information and warning signages will be retro-reflective type and clearly visible in the night.
- xiii. PP has proposed total car parking 449ECS (Stilt- 390 ECS Basement – 58 ECS) along with 92 ECS additional parking for future requirement.
- xiv. 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 & 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, 4 way fire brigade inlet connection & fire-fighting pumps
- xv. The total Green area to be developed will be 1316.6sq.m. Only the native species of trees and shrubs will be planted as part of green belt and landscape area.
- xvi. The total cost of the project is Rs 8562 Lacs.
- xvii. 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:

Sr. No.	Environmental Factors / Attributes	Remedial Plan/ Augmentation Plan	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
			Capital Cost (in Rs.)	Recurring Cost (in Rs.)		Capital Cost (in Rs.)	Recurring Cost (per annum) (in Rs.)	
1	Land use as per approved Master plan by T&CP, Indore	At the time of development the land use was categorized as Residential Use as per T&CP.	0	0	-	0	0	Area has been developed as per approved Master Plan by T&CP in 2013.
2	Environmental Sensitive places, land acquisition status, resettlement & rehabilitation	Ralamandal Sanctuary is about 11 km from the project site.	0	0	-	0	0	Project involves no R&R issues. Undertaking attached
3	Baseline Environmental Quality		377000	0	It is covered under individual parameter.	0	0	No monitoring done at the initial stage. Thus remedial cost considered. Cost of RDS = Rs. 1,25,000 Cost of Noise meter

Sr. No.	Environmental Factors / Attributes	Remedial Plan/ Augmentation Plan	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
			Capital Cost (in Rs.)	Recurring Cost (in Rs.)		Capital Cost (in Rs.)	Recurring Cost (per annum) (in Rs.)	
								= Rs. 30,000
4	a) Soil	For creating barrier to avoid soil erosion by plantation and trees barrier. Lump sum Rs. 50,000	50000	0	Soil sampling will be done annually. Cost mentioned in Point.12	50000	0	
	b) Ground Water	No ground water abstraction done during construction. Water was sourced through tankers. The owner has owned 3 tankers. The total water demand during the construction phase is 78.5 KLD, which get fulfilled by only tankers from outside get used for which CA audited bills are attached.	0	0	Total No. of samples annually (ground water) = 8 Cost per sample = Rs.22000;	0	1,76,000	The water was supplied through Tankers for construction phase (CA Audited Reports submitted)
	c) Surface water	Water disposed to open agricultural land without proper channelization	400000	0	Total No. of samples annually (surface water) = 8 Cost per sample = Rs.22000;	-	1,76,000	Presently 150 KLD STP is present which was set up in 2017. Proposed capacity after complete construction is 300 KLD. Design of STP & STP bills and STP photographs submitted
	d) Air	No dust suppression mechanisms such as water sprinkling present	0	52500	Total No. of samples annually = 48 Cost per sample =	90,000	7,31,000	Drain was planned as per contour plan of the site. No obstruction

Sr. No.	Environmental Factors / Attributes	Remedial Plan/ Augmentation Plan	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
			Capital Cost (in Rs.)	Recurring Cost (in Rs.)		Capital Cost (in Rs.)	Recurring Cost (per annum) (in Rs.)	
		during construction. Cost of water @ Rs. 250/KL. It is including transportation & sprinkling for dust suppression at site for 7 months. Total Cost (in Rs.) = 52,500			Rs.15000 DG set stack sampling with cost = 11,000 Total Cost (in Rs.) = 7,34,000 Cost of water @ Rs. 250/ KL. It is including transportation & sprinkling for dust suppression at site for 1 year. Total Cost (in Rs.) = 90,000			was present at site. Contour plan submitted
	e) Biodiversity	The Project site was barren and no tree felling was involved.	0	0	-	0	0	Not applicable.
	f) Noise & Vibration	Records of occupational health check-up during construction phase are available.	0	0	1. For replacement of anti-vibrating pads = Rs. 48,000 2. Total No. of sample monitoring annually = 36 Cost per sample = Rs.15000 Total Cost = Rs. 5,40,000	48000	5,40,000	Records of occupational health checkup submitted
	g) Socioeconomy & health	No R&R involved.	0	0	-	0	0	Not applicable
	g(a) Occupational Health checkup for 150 workers	Regular Health Checkup organized for 26 workers taken up. While there are 150 workers during the construction, therefore as per Rs. 500/	62,000	0	-	0	0	Checkup of employees were done. submitted

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			Capital Cost (in Rs.)	Recurring Cost (in Rs.)		Capital Cost (in Rs.)	Recurring Cost (per annum) (in Rs.)	
		worker as checkup cost for 124 workers were worked out.			-			
	g(b) Personal protection equipment	Not provided during the construction phase. Providing Personnel protective equipments (PPE) like earplugs/muffs, or other hearing protective wear will be provided to those working very close to the noise generating machinery. Cost of one kit of PPE = Rs.2000. No. of workers = 150	300000	0	-	0	0	-
	g(c) Shelter and Sanitation	Rs. 60000 for setting up two temporary toilets and Rs. 150000 for septic tank	210000	0	STP maintenance cost @ Rs. 3,88,000. STP cost for increase in capacity from 150 KLD to 300 KLD	1000000	388000	STP capacity will need to raise from 150 KLD present capacity to 300 KLD capacity.
5	Contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.	The total earth excavated for the foundation work is around 12,154 m ³ which was used on leveling of 26,690 m ² of plot area	0	0	Regular maintenance of drains prior to rainy season. @ Rs. 50,000 per year	0	50,000	Drain was planned as per contour plan of the site. No obstruction was present at site. Contour plan submitted

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			Capital Cost (in Rs.)	Recurring Cost (in Rs.)		Capital Cost (in Rs.)	Recurring Cost (per annum) (in Rs.)	
6	Tree felling	The Project site was barren and no tree felling was involved.	0	0	-	0	0	No tree felling was done.
	Tree Plantation	100 more trees need to be planted as part of greenbelt development at a cost of @ Rs. 1,100 per plant which includes maintenance for three years. The total cost estimate for tree plantation is 100 trees x Rs. 1,100. Rs. 50,000/- for social forestry in nearby villages.	160000	0	Monitoring of plantation	0	50000	100 Trees /plants were planted. 100 more trees need to be planted. Green area of 1316.6 sq. m has been proposed. Tree bills and photographs of planted trees has been submitted.
7	Permission for Forest land	-	0	0	-	0	0	No forest land was involved in the project.
8	Environment t policy	Presently there is no Environmental Policy.	200000	0	-	0	0	Environmental policy to be prepared by Consultant and passed by the Directors.
9	Ground water classificatio n	No ground water abstraction done during construction. Water was sourced through tankers. The owner has owned 3 tankers. The waste water from two operational projects namely Nakhrali Dhali	3,37,500	0	-	0	0	Water has been purchased through tankers. CA audited bill ,Undertaking regarding no GW use in further construction has been submitted

Sr. No.	Environmental Factors / Attributes	Remedial Plan/ Augmentation Plan	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
			Capital Cost (in Rs.)	Recurring Cost (in Rs.)		Capital Cost (in Rs.)	Recurring Cost (per annum) (in Rs.)	
		STP plant and Bhicholi STP plant.						
10	Source of water requirement, use of treated waste water	The waste water from three operational projects namely Nakhrali Dhali resort, Rajvadi Sansthan and Sanjana cold storage..	0	0	Total No. of samples annually (sewage) = 24 Cost per sample = Rs.22000	0	5,28,000	Water demand fulfilled by the tankers on daily basis. No waste water generation.
11	Rain water harvesting	No Rain water harvesting has been done. 6 recharge pits needs to be constructed @ Rs. 1,60,000 per recharge pit.	960000	0	Construction cost of each recharge pit = Rs. 1,60,000. Therefore, for 14 pits = 22,40,000 Regular maintenance of recharge pits prior to rainy season. @ Rs. 50,000 per year	22,40,000	50,000	20 recharge pits for Rain water harvesting proposed. RWH sheet submitted
12	Soil characteristics & ground water table	-	0	0	Total No. of samples annually = 12. Cost per sample = Rs. 3500	0	42,000	-
	Top soil conservation	723.5 m3 of top soil has been excavated. The cost of material handling is Rs. 150/ cum. The remaining volume of soil was used for landscaping and levelling.	108525	0	-	0	0	Top soil was reused for leveling the ground area and garden area. Undertaking submitted

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			Capital Cost (in Rs.)	Recurring Cost (in Rs.)		Capital Cost (in Rs.)	Recurring Cost (per annum) (in Rs.)	
13	Solid waste generation treatment	All solid waste generated was used in land and road levelling during construction phase.	0	0	Cost for disposal of MSW @ 22,500 per month. Total Cost = Rs. 2,70,000	0	270000	Solid waste NOC submitted
14	Energy conservation & Energy efficiency (LED bulb & solar system)	Energy conservation measures has not been adopted. Providing LED in 84 flats, considering lumpsum 6 in each flat of 12 watt @ Rs.219.	110376	0	Solar Panel cost of 50 KW has been proposed.	15,00,000	0	The project has kept provision for installation of solar lights in common areas and provision of solar heating system. 50 KW solar panel layout submitted
15	DG sets	No DG sets were used during construction phase as connection was available from MPEB	0	0	Annual maintenance cost of DG set on the project site @ Rs. 25000 twice annually	0	50000	No DG sets were used during construction phase as connection was available from MPEB
	Parking & roads	16,666.89 m ² of an area has been allotted to parking and roads.	0	0	Road maintenance would be there. Rs. 100000 per km (1 km of road)	0	100000	Parking and Roads as per approved plan.
16	Transportation of materials for construction	Construction material transportation was not under the observation.	0	100000	Only "No Pollution Certificate" vehicles should be allowed inside the project area.	0	20000	CA Audited Freight bills were submitted
17	Disaster management plan	Quarterly trainings @Rs. 2,000/- per training (for ~6 months of operation period)	4,000	0	-	0	0	-

Sr. No.	Environmental Factors / Attributes	Remedial Plan/ Augmentation Plan	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
			Capital Cost (in Rs.)	Recurring Cost (in Rs.)		Capital Cost (in Rs.)	Recurring Cost (per annum) (in Rs.)	
	a) Fire	Fire equipments were installed on the project site. Automatic fire suppression system (Rs. 50000 per unit), Total units required are 7.	350000	0	Fire suppression system, Annual maintenance cost. Lumpsum Rs. 50,000	8,15,000	50,000	CA Audited Fire equipments bills were submitted
	b) Accident & First aid etc.	No First aid facilities has been provided. Therefore, First aid kits and wheel chair (No. of wheel chair required	34000	0	First aid kits @ Rs. 2,000 per kit = 10,000 and Rs. 12,000 per wheel chair (No. of wheel chair required are 2) = 24,000	0	34,000	Health Services provided by SAIMS Hospital.
	c) Safety	Protection equipment's has not been provided to the workers during the violation period. PPE would be provided. Cost assumed under Point No.	50000	0	PPE would be provided.	50000	50,000	All construction sites were equipped with modern equipments for loading, unloading and wire nets, helmets, gloves, boots and safety belts for workers.
Total Cost (in Rs.)			37,13,401	152500		57,93,000	33,05000	
Total Remediation Cost (in Rs.)			38,65,901		Total EMP Cost (in Rs.)	90,98,000		

- xviii. PP has proposed Rs.1,29,63,901 Lakhs (Rs. 38,65,901 Lakhs as Remediation Cost and Rs. 90,98,000 Lakhs as EMP) for this project. Vide letter dtd. 23.09.2019 PP has submitted bank guarantee (BG) with three years validity of Rs. 38,65,901 Lakhs (equivalent to amount proposed in remediation and resource augmentation plan) which can be deposited in M.P. Pollution Control Board, Bhopal
- xix. PP has submitted an affidavit regarding alternate source of water supply, dual plumbing plan, affidavit for operation and maintenance of STP.
- xx. 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. 1.79 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.

Corporate Environment Responsibility in INR Crore @ 2% of the project cost							Rs.1.79 Crores
Sl. No.	Activity	Year wise implementation and Budgetary provision during operation phase					Total budgetary provision (Rs.)
		1 st year	2 nd year	3 rd year	4 th year	5 th year	
Agriculture Related facilities							
1	Creation of irrigation facilities to the farmers	50,00,000	50,00,000	50,00,000	50,00,000	50,00,000	2,50,00,000
2	Assistance in development of technical skills and training to the children of farmers .	20,000	20,000	20,000	20,000	20,000	1,00,000
Miscellaneous Facilities in Villages							
3	Provision of solar lanterns in villagers	50,00,000	50,00,000	50,00,000	50,00,000	50,00,000	2,50,00,000
4	Distribution of saplings among villagers to be planted in the open and degraded areas	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	15,00,000
Health Related Facilities							
5	Free of cost distribution of medicine / body check-up tests in the area	50,00,000	50,00,000	50,00,000	50,00,000	50,00,000	2,50,00,000
6	Training to the farmers related to healthcare.	50,00,000	50,00,000	50,00,000	50,00,000	50,00,000	2,50,00,000
7	Construction of sanitation facilities (toilet) in schools and villages (5 toilets each year)	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000
8	Periodic medical check-up camp by appointing specialist doctor for eyes, skin, heart and dental twice in a year.	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	5,00,000
Education Related Facilities							
9	Assistance in providing study materials, uniform, books to the poor students located nearby area	75,000	75,000	75,000	75,000	75,000	3,75,000
10	Scholarship to the clever students for higher education	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	5,00,000
11	Installation of sanitary vending machines in schools.	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000	20,00,000
12	Construction of school building & community centre in nearby villages	22,00,000	22,00,000	22,00,000	22,00,000	22,00,000	1,10,00,000
Total						1,79,75,000	

Based on the information submitted at Para i to xxii above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 581st meeting held on 14.11.2019 and decided to accept the recommendations of 387th SEAC meeting SEAC meeting held on dtd. 07.08.19 .

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the "Proposed affordable Housing Scheme "Sanjana Park-II" at Khasra no.- 478/4/1 to 478/9 & 474 Village Rau, Indore, MP. Total Plot Area : 26690 sq.m(2.669 ha) Total Built up Area: 52025 sq.m by Meena Devi Agrawal, Owner Agrawal Corporate House- 1, Sanjana Park, Near Agrawal Public School, Bhicholi Mardana Main Road, Indore (MP) 452016 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 Nagar Parishad, Rau, Indore if, unavailability the water supply from the Nagar Parishad PP should be obtain NOC from CGWA for withdrawal 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 Nagar Parishad, Rau, 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 Council 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, 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 and underground water storage tank properly

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

- a. PP should ensure the rain water harvesting with 20 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.
 - c. PP should ensure to proper storm water drainage system is available in and around the site for transporting excess storm water runoff to drains, thereby discarding possibility of flooding in and around the site.
8. PP should ensure to provide car parking area for 449ECS (Stilt- 390 ECS Basement – 58 ECS) along with 92 ECS additional parking for future requirement.

9. Green belt :-

- a. PP should ensure plantation in an area of, 1316.6 sq.m 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.
 - b. 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. 38,65,901/.
 11. 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.
 12. 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, GoI, 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

13. 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.
14. 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 lightning etc.
15. 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.
16. The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.
17. 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.
18. 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.
19. The provisions for the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
20. 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

21. 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.
22. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
23. 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.
24. Diesel power generating sets 200 KW 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.
25. 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 walls 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.
26. Sand, Murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
27. Wet jet shall be provided for grinding and stone cutting.
28. Unpaved surface and loose soil shall be adequately sprinkled with water to suppress dust.
29. 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.
30. 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.
31. The gaseous emission from DG set 1097.5 kVA (2 x 250 kVA, 1 x 62.5 kVA, 1 x 35 kVA, and 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.
32. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

33. 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.
34. Buildings shall be designed to follow the natural topography as much as possible Minimum cutting and filling should be done.
35. The total water requirement during construction phase is 84.3 KLD out of which 1.44 KLD is fresh water requirement, the water requirement during operation phase is

- 415.0 KLD out of which 147 KLD is fresh water for potable need and 268 KLD for non-potable needs, which will be met by using treated water from STP.
36. 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.
 37. 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.
 38. 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.
 39. 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.
 40. 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.
 41. 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.
 42. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 43. 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.
 44. 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.
 45. 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.
 46. A recharge pond of total capacity of 3000 m³ shall be constructed. So total recharge capacity of this project shall be 3768 m³. 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.
 47. No ground water shall be used during construction phase of the project.
 48. 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.
 49. 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.

50. Sewage shall be treated in the MBBR based STP (Capacity - 300 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.
51. The waste water generated from the project shall be treated in STP of 300 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.
52. No sewage or untreated effluent water would be discharged through storm water drains.
53. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problems from STP.
54. 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

55. 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.
56. 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.
57. 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.

58. 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.
59. Outdoor and common area lighting shall be LED.
60. 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.
61. 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.
62. 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.
63. 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.

64. 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. Water Management

65. Wastes (as organic, inorganic and e- waste) and shall be treated/ disposed off as per provision made in the MSW Rules 2016.
66. 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.
67. 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.
68. 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.
69. All non-biodegradable waste shall be handed over the authorized recyclers for which a written lie up must be done with the authorized recyclers.
70. 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.
71. 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.
72. 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.
73. 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

74. Total 200 trees shall be planted in the area of 1316.6 sq.m (35.18%) which will be developed as greenbelt development .
75. 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).
76. 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 included 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.
77. 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.

78. Topsoil should be stripped to depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stack plied appropriately in designated areas and reapplied during plantation of the proposed vegetations on site.

VIII Transport

79. 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

80. 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.

81. 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

82. 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.

83. For indoor air quality the ventilation provisions as per National Building Code of India.

84. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implementation.

85. 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.

86. Occupational health surveillance of the workers shall be done on a regular basis.

87. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporation Environment Responsibility

88. 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.

89. 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.

90. 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.
91. 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.
92. PP has proposed Rs. 90,98,000 as cost for EMP of this project
93. The PP has proposed to submit bank guarantee of Rs. 38,65,901/- towards Remediation & augmentation Plan.
94. For this project PP has proposed Rs 179 Lakh as Corporate Environment Responsibility (CER) in which is @ 2.00% of the project cost this amount shall be disbursed in the five years.

XI. Miscellaneous

95. The project authorities must strictly adhere to the stipulation made by the MP Pollution Control Board and the State Government.
96. 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.
97. 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.

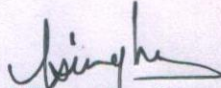
Standard Conditions:

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.

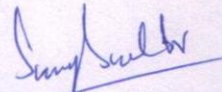
17. Any appeal against this prior environmental clearance shall lie with the Green Tribunal, if necessary, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(Jitendra Singh Raje)
Member Secretary

3701
Endt No. / SEIAA/ 2019
Copy to:-

Dated 4.1.2020 o/c

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, GoI, 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