



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.: 4293 /SEIAA/ 20

Date: 27/10/20

To,
Mr. P. Raju (Partner)
M/s Western Colonizers
101 A, Orchard Point, Palace Orchard,
Kolar Road, Bhopal - 462042

Sub:- Case No. 5819/2019: Environmental Clearance for the proposed Group Housing Project " Western Courtyard, Western Court, Western Heights, Singapur Villas & J.K. Town - Phase II " at Khasra No 336/2/1, 337, 338/3, 339/1, 339/2, 340/2, 341/1/2, 319, 329, 331/2, 332/3/3, 333, 336/2/2, 338/2, 332/3/2, 341/1/1, 340/1, 331/1, 332/3/1 Village Banjari Tehsil- Huzur District- Bhopal M P. Total Project area - 160600.00 sq.m.(16.06 ha) Total Built up Area- 124683.43 sq.m. by of M/s Western Colonizers through Mr. P.Raju (Partner) 101 A, Orchard Point, Palace Orchard, Kolar Road, Bhopal - 462042 E-mail rajendrawesterngroup@gmail.com Mob No : 9893028468 Env't. Consultant:- In Situ Enviro Care.

Ref: Your application dtd. 04.01.2019 received in SEIAA office on 04.01.2019.

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.

- The project is row housing & multi development project with luxury apartments and facilities located at Banjari Village, Tehsil-Huzur, Bhopal District and Madhya Pradesh.
- M/s Western Colonizers, Bhopal proposes to construct a Group Housing Residential Project as "Western Courtyard, Western Court, Western Heights, Singapur Villas & J.K. Town-Phase II" which is a multi-level residential apartment at village Banjari of Bhopal District.
- The proposed project is covered in toposheet no.- 55 E/7, 55E/8, 55E/11 & 55 E/12 and Google Satellite Imagery, 2018.
- The project involves the construction of 9 Towers (G+8) & (G+10) having 512 nos. units for residential Flats in western court yard & western Height, 392 No. Duplexes & Triplexes in Western Court & Singapur Villa, 168 No. LIG and EWS units, 60 Nos. Shops. The total maximum height of the project will be B+P+30 Mts.

Case No. 5819/2019

Issued vide letter no. dated

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

S. No.	Project	Plot Area	Ground Coverage	Road Circulation	Green Area	Building Height	Built Up Area
1	Western Courtyard	11830.62	4755.69	5773.57	1301.36	Stilt+24mt.	23661.24
2	Western Court	47900	28890.75	13738.44	5270.81	9.0 MT.	36113.44
3	Western Height	20550.62	6165.18	12124.44	2261	Basement + Podium + 30 MT	50000
4	Singapur Villa	20235	11927	6051	2222	9.0 MT.	14908.75
		100516.24	51738.62	37687.45	11055.17		124683.43
5	JK Town Phase II	20235	10290.58	7781.57	2225.85	9.0 MT.	12863.22

- v. JK Town Phase-II will not be developed by the Western Colonizer (Developer). Only infrastructure development will be done. It will be constructed individually by the plot owners after infrastructure development of the project area.
- vi. Van Vihar National park is 6.9 km in NW direction from the project site. However, no clearance is required as the project site is outside the eco-sensitive zone.
- vii. As per the approval of T & CP Bhopal (vide letter 951 dtd 16.05.2014) the total land area of the project is 16.06 ha. Out of the total land (16.06 ha) 14.86 ha area is allocated for the said project. The total built up area proposed by PP is – 124683.43 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.
- viii. Project has total area of 1,60,600 sqm, net planning area is 1,60,600 sqm and total built-up area is 1,24,683.43 sqm. The project was started to construct without taking prior environment clearance from the competent authority and construction work has been completed till 22.15% of built-up area owing to unawareness of the EIA Notification and its amendments and the project falls under the purview of the EIA Gazette Notification dated 08.03.2018, amending the Notification dated 14.03.2017
- ix. 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.
- x. Project was appraised in 339th meeting held on 29.01.2019 and ToR has been issued vide letter No.72/PS-MS/ MPPCB/ SEAC/ TOR (339)/2020 dated 27.12.2019. PP has submitted the EIA report on 18.11.19 which was forwarded to SEAC through vide letter no. 3234 dated 20.11.2019.
- xi. 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.

- xii. The case was discussed in SEAC meetings 407th dtd. 26.11.19, 415th dtd. 07.01.20 and is recommended for grant of EC subject special conditions and submission of bank guarantee (BG) with 03 years validity of Rs. 29.00 Lakhs (equivalent to amount proposed in remediation and resource augmentation plan) with the MP Pollution control Board.
- xiii. Regarding land documents PP has Rin Pustika, Khasra Panchsala 2012-13 and 2013-14 As per the land documents the landownership is the name of M/S. Ananjay Construction Contracts Pvt. Ltd., New Vallabh Co-Operative Housing Society Ltd. & H.K. Kalchuri (Land has been Transferred from New Vallabh Co-Operative Housing Society Ltd. To H.K. Kalchuri Trust. By Letter of Karyalay Ayukt Sahakarita evam panjiyan saharita sanstha, M.P. Letter No. 894/Grih.Ni. /2012 Bhopal dated 07.09.2012.).PP has also submitted Joint venture agreement executed (dtd. 25.07.2014) between M/S. Ananjay Construction Contracts Pvt. Ltd. and M/s. Western Colonizers. An agreement (dtd. 13.05.2014) between H.K. Kalchuri Trust and M/s. Western Colonizers. An another agreement (dtd. 13.05.2014) between New Vallabh Co-Operative Housing Society Ltd and M/s. Western Colonizers for the development of the project. Besides of all the above documents PP has also submitted power of attorney (dtd.29.11.14) by which M/S. Ananjay Construction Contracts Pvt. Ltd, authorized to M/s. Western Colonizers for the development of the said project.
- xiv. Total water requirement for the proposed project is approx. 756 KLD out of which fresh water requirement for the project is approx. 468 KLD and recycled water is 238 KLD. Source of water during operation phase is Municipal Corporation, Bhopal. and permission has been taken from BMC (letter dtd 07.11.15) to supply water.
- xv. Sewage generation from the project site during operation phase is approx. 634.85 KLD. A STP of 800 KLD is required for treatment of sewage at the site.. Treated water from STP will be used for flushing (238 KLD) and horticulture (50KLD) purpose. Excess treated sewage, i.e. 284 KLD of water will be disposed-off into sewer. This excess water may also be used for green belt along the roads or may be given to nearby construction site for construction purpose. Permission of discharge of excess treated sewage to sewer is granted by Indore Municipal Corporation (letter dtd 14.08.15).
- xvi. The solid waste generated from the project shall be mainly domestic waste During the operation phase, waste will comprise domestic, as well as landscape waste. The solid waste generated from project will be mainly domestic in nature and the quantity of the waste will be 2.186 TPD (1.202 TPD Biodegradable and 0.984 TPD Non-biodegradable). 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. Rejected fraction of the waste is collected and disposed by local agencies on daily basis and will be disposed at the locations designated by Indore Municipal Corporation. Permission is given by IMC (letter dtd 18.08.15) to dispose the solid waste from the project site.
- xvii. Storm water drainage system is provided at project site for channelizing storm water and prevents local flooding. Covered storm water drains are provided at the site. Run-off from the site is collected and recharged into the ground through RWH pits. For rainwater harvesting, 13 Nos. of RWH pits of 15 m³ each capacity will be constructed for harvesting rain water.
- xviii. Total power requirement is 4500 kVA which will be sourced by MPSEB. For backup, one number of DG set will be installed in the project periphery with capacity of 8x160 KVA as standby mode. The project has kept provision for installation of solar lights in common

areas and provision of solar heating system. The following energy conservation techniques can be considered for efficient energy saving in the proposed project.

- **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.
- **Domestic Hot Water:** -Solar collections 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 collections may be 60-80% less than in buildings with electric heaters.
- **Artificial lighting:** - Energy-efficient lamps for night lighting turned on for many hours mainly for safety reasons reduce the annual electrical energy consumption for artificial lighting, by lowering the power used by the lamps.

- xix. As per the T & CP approval maximum height of the building for Block A is 24.0 +stilt and for Block -B is B + P + 30 M; Front MOS and side rear 9m/6.0 m and 24.0 m /10.0m respectively.
- xx. Road construction has been undertaken in the project site to facilitate movement of the vehicles expected at the site. Internal roads of adequate width /pedestrian pathways are developed in the project site. Road are designed so as they can bear the expected vehicle load and also width is as per NBC standards for movement of fire tender.
- xxi. PP has proposed firefighting measures such as Fire Extinguishers Hose Reel Down Comer Automatic Sprinkler System Manually Operated Electric Fire Alarm System Terrace Water Storage Tank & Pump [Electric] 50,000 x 4 = 200000 as per NBC2005. Fire extinguishers at various locations with easily view.The D. G. Set proposed is kept ideal for Fire lift & Fire pumps.It is assumed that maximum 02 Fire pump will be start in case of fire at any flat. Thus, maximum fire pump power consumption capacity = 22 KW (For 900 L/min capacity).
- xxii. PP has proposed total car parking 1003 ECS (Basement- 162 ECS Open Parking -273 ECS Stilt Parking- 568 ECS
- xxiii. As a part of development 9822.46 sq.mt. (11 %) of total land area will be devoted for landscaping. Additional Plantation area will be 1600 sq.mtr. (1.07 % approx), Total Landscaping Area 11422.46 sq.mt. (12.07% approx).
- xxiv. PP has proposed Rs.139.25 Lakhs (Rs. 29.00 Lakhs as Remediation Cost and Rs. 110.25 Lakhs for Environment Management Plan as capital and Rs. 14.59 Lakhs and recurring cost) for this project and the same is recommended in SEAC.PP has submitted bank guarantee of INR Rs. 29.00 Lakhs towards Remediation Plan. Committee the same is approved by the authority and decided to send the same with the MP Pollution control Board for further procedure.
- xxv. The project development cost Rs. 10737.0 Lakhs has been estimated. The capital investment is estimated about Rs. 212.7 Lakhs and recurring cost is Rs. 22.0 Lakhs under environment management plan..
- xxvi. As per MoEF&CC OM dated 1st May 2018, 2% of the project cost is to be spent on CER (Corporate Environment Responsibility) activities for green-field projects having project <100.0 crores.PP has proposed Rs. 10 Lakhs against CER Budget. The primary beneficiaries of CER shall be people living within the radius of 10.0 km of the proposed project. The proponent has allocated a budget for carrying out socio-economic welfare activities as mentioned above. The amount earmarked in the budget will be

separately kept and will not be used for any other purposed. The budget may be increased as per the actual requirement during the implementation stage.

CER activities as per notifications	Implementation area	Proposed Budget for CER
1. Construction of Community Toilets, Water supply arrangement in school with Storage Tank & Plumbing System or contribution to Gram Panchayat under public water supply scheme. 2. Distribution of computers to the schools. 3. Avenue plantation as per the requirement of Gram Panchayat.	With the help of Gram Panchayat: <ul style="list-style-type: none"> • Salaiya – 1.87 KM in SE Direction. • Chichai - 3.67 KM in SW Direction. 	PP has proposed Rs. 10 Lakhs against CER Budget.

Based on the information submitted at Para i to xix above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 642nd meeting held on 05.10.2020 and decided to accept the recommendations of 415th SEAC meeting SEAC meeting held on dtd. 07.01.20.

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the Proposed project Group Housing Project " Western Courtyard, Western Court, Western Heights, Singapur Villas & J.K. Town - Phase II " at Khasra No 336/2/1, 337, 338/3, 339/1, 339/2, 340/2, 341/1/2, 319, 329, 331/2, 332/3/3, 333, 336/2/2, 338/2, 332/3/2, 341/1/1, 340/1, 331/1, 332/3/1 Village Banjari Tehsil- Huzur District- Bhopal M P. Total Project area - 160600.00 sq.m.(16.06 ha) Total Built up Area- 124683.43 sq.m. by of M/s Western Colonizers .through Mr. P.Raju (Partner) 101 A, Orchard Point, Palace Orchard, Kolar Road, Bhopal – 462042 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 Municipal Corporation Bhopal as per letter dtd.07.11.15 and there should no extraction of ground water.
2. The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
3. **Disposal of waste water.**
 - a. PP should ensure disposal of waste water arrangement should be done in such a manner that water supply sources are not impaired.
 - b. PP should explore the possibility to linkage with Nagar Nigam Indore,(letter dtd. 14.08.15) 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, Indore (dtd.18.08.15) 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 fire fighting:-**

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. PP should obtain fire fighting NOC from the concerned department.
7. **For Rain Water Harvesting, and Storm water management:-**

PP should ensure the rain water harvesting with 13 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 1003 ECS (Basement- 162 ECS Open Parking -273 ECS Stilt Parking- 568 ECS.The parking area should not be diverted for any other activities.
9. **Green belt :-**

PP should ensure development 9822.46 sq.mt. (11 %) of total land area will be devoted for landscaping. Additional Plantation area will be 1600 sq.mtr (1.07 % approx). Total Landscaping Area 11422.46 sq.mt (12.07% approx) developed as greenbelt development 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. **29.00 Lakhs** 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.
11. PP should ensure the implementation of CER activities to the extent of Rs. 10 Lakhs against CER Budget will be used for Construction of Community Toilets, Water supply arrangement in school with Storage Tank & Plumbing System or contribution to Gram Panchayat under public water supply scheme. Distribution of computers to the schools. Avenue plantation as per the requirement of Gram Panchayat.in village Salaiya – 1.87 KM in SE Direction, Chichai - 3.67 KM in SW Direction. with consultantion with gram panchyat or district administration Indore (MP).
12. PP should ensure to submit half yearly compliance report and CER activity report with photographs of plantation in MP-SEIAA. If PP is failed to upload or submit two consecutive half yearly compliance reports of EC conditions to concerned authority (SEIAA and Regional Office, MoEF&CC, Gol, Bhopal) than prior environmental clearance issued to PP will automatically be treated as cancelled/ revoked as per OM No. 930/SEIAA/2019 dated 30.05.2019 issued by MPSEIAA.

B. Specific Conditions as recommended by SEAC

I Statutory Compliance

- 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, and 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. 08 Diesel power generating sets 1280 kVA (08 x 160kVA) 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 1280 kVA (08 x 160kVA) 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 756 KLD out of which 468 KLD is fresh water requirement and 572 KLD will be the total recycled water generated, out of which 238 KLD recycled water will be used for flushing and 50 KLD water will be used for horticulture.
- iv. 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.
- 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, 13 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits about 15 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 - 800 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 800 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 CFLs/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-law's 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 2186 Kg/day, this consist all types of wastes (as Organic waste 1202 Kg/day and non- organic waste 903 Kg/day) Domestic waste 2150 Kg/day , Horticulture waste 33, Kg/day and these all type of waste 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. 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 773 trees shall be planted in the area of 11422.46 sq.m which is developed as greenbelt 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 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.
- 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 stack plied 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

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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.139.25 Lakhs (Rs. 29.00 Lakhs as Remediation Cost and Rs. 110.25 Lakhs for Environment Management Plan as capital and Rs. 14.59 Lakhs and recurring cost) for this project.

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 their presentation to the State Expert Appraisal Committee (SEAC)
- iii. 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.
- iv. 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).
- 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. 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, 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.
9. 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.
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. Any change in the correspondence address be duly intimated to all the regulatory authority within 30 days of such change.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

(Tanvi Sundriyal)
Member Secretary

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Endt No. / SEIAA/ 2020
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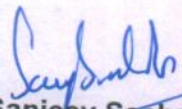
Dated 27/10/20

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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- 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
7. Director, I.A. Division, Monitoring Cell, MoEF, Gol, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi – 110 003
8. Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.
9. Guard file.


(Dr. Sanjeev Sachdev)
Officer-in-Charge

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