



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.: 335 /SEIAA/ 21

Date: 7.4.21

To,
Shri Bhaskar Takhtani, Partner,
T R CONSTRUCTIONS
402, ambience Gali No. 5,
South Tukoganj, Indore, MP-452001

Sub:- Case No 8196/2021: Prior Environmental Clearance for Proposed Commercial Complex "TR Unity One" at Khasra no. 180/1/1/Min-1; Min-2 180/1/1/MIN-3; 180/1/1/Min-4; 180/1/1/Min-5; 180/1/1/Min-6; 180/1/1/Min-7 & 181/1/1 at scheme no 9 in Indore (MP) Total Plot Area - 0.664 hectares , Built up Area – 30381.48 sq.m by T R CONSTRUCTIONS through Shri Bhaskar Takhtani, Partner, 402, ambience Gali No. 5, South Tukoganj, Indore, MP-452001 E-mail: bhaskar.takhtani@gmail.com, Mob. No- 98967-77777 Emt. Consultant : Créative Enviro Services, Bhopal

Ref: Your Online application (SIA/MP/MIS/196132/2021) dated 09.01.21 received in SEIAA office on 11.02.2021.

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 2, Form IA, Conceptual Plan, drawings and subsequently submission of PPT & the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA) constituted by the competent Authority.

- i. This is case of Prior Environment Clearance for Construction of Commercial complex [Total Plot Area = 6640 Sq mtrs ., Total Built-up Area = 30381.38 sq mt at Survey No 180/1/1/Min-1; Min-2 180/1/1/MIN-3; 180/1/1/Min-4; 180/1/1/Min-5; 180/1/1/Min-6; 180/1/1/Min-7 & 181/1/1 at Scheme No 9- Indore (MP).The project includes Commercial complex for offices and other facilities Structure - 3 basements + 2 Ground floor+ 7 Floors
- ii. The project is located between Latitude: 22°40'59.05"N & Longitude: 75°51'30.07.
- iii. As per the T & CP Indore (vide letter dtd 29.09.19) the total land area is 0.664 ha. The total built up area proposed by PP is 30381.48 sq.m. The project comes under 8(a) category (B) of schedule of EIA Notification, 2006 because total construction is between 20,000 sq.mt. & 1,50,000 sq mt. and plot area is less than 50 ha.

Case No. 8196/2021

Issued vide letter no. dated

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

- iv. The Ralamanadal sanctuary is >10.0 KM from the site.
- v. PP has submitted copy of land registry. As per the land documents the landownership is the name of Shri Rajkumar Takhtani, Smt. Mohini Devi, Shri Prakash and Lalchand Sevaram HUF. PP has also submitted Partnership deed dtd. 30.11.18 executed between Deepallal Raichandani & others and Bhaskar Takhtani Partner of T.R. Construction. Partnership deed also executed between Bhaskar Takhtani and T. R. Construction on 25.11.2017.
- vi. The total water requirement is 204.20 KLD. The fresh water requirement is 84.15 KLD. The source of water supply is Municipal Corporation, Indore. PP has submitted letter (dtd. 07.03.2020) from Municipal Corporation, Indore for supply of water.
- vii. The total waste water generation is 113 KLD. PP has provided Sewage Treatment Plant of 135 KLD. The treated water of 104 KLD from STP shall be recycled/re-used for flushing, car washing, DG cooling, and gardening. Only excess treated water is proposed to be disposed off in the municipal sewer line. PP has submitted letter (dtd. 11.06.2020) from Commissioner, Municipal Corporation, Indore for disposal of extra treated waste water.
- viii. Approximately 528.00 kg/day Municipal Solid waste shall be generated. Twin bin waste collection system will be used within the complex – green bins for bio-degradable wastes and blue bins for non-biodegradable wastes shall be provided. Segregation of wastes. Sale of recyclable waste like news papers, cartoon, bottles, canes etc to recycling industry. Transportation of non-biodegradable/non recyclable wastes to the common municipal waste landfill site. PP has submitted letter (dtd..03.02.2020) from Municipal Corporation, Indore for disposal of solid waste.
- ix. Noise Emission Control Technologies: DG set shall have in built acoustic enclosure which will be designed for minimum 65 dB (A). Ambient Noise Monitoring shall be carried out as per direction of MPPCB
- x. For firefighting management PP has proposed as follows:-
- Water Supply For Fire Fighting
 - Water Storage Requirement
 - Underground Water Storage Tank
 - Terrace Tank
 - Internal Fire Hydrant System (Wet Riser System)
 - A. External Hydrant:
 - B. Automatic Sprinkler System:-
 - C. Fire Pump House
- xi. The maximum height of the building is 29.55m+2.60m. PP has proposed to provide 60 m road width, Front MOS 12.0 m and side / rear MOS 7.5.0 m.
- xii. For rainwater harvesting, 02 recharge pits will be constructed for rain water harvesting for surface runoff.
- xiii. The total power requirement is 1978 kVA. The source of electricity is Madhya Pradesh Kshetra Vidyut Vitran Company Limited. PP has also proposed DG Set. Capacity –1 No. X 250 KVA + 2 Nos. X 500 KVA DG SETS. For energy conservation measures PP has proposed
- Adequate design to limit the losses in transmission and distribution system.
 - Use of energy efficient devices like light sources such as true-lite fluorescent lamps and LED.
 - Use of insulation on roof top to reduce air-conditioning load.

- Use of capacitors at load centers to improve voltage and power factor to reduce distributional losses and also to avoid penalty by state electricity authority.
 - All high efficiency motors will be used in the commercial complex.
 - Variable Frequency Drives are proposed to be installed for hydro-pneumatic system for water supply and Secondary chilled water pumps for air-conditioning.
 - LED based lighting will be done in the common areas, landscape areas, signage, entry gates and boundary walls etc.
 - Soil erosion control methods will be practiced time to time.
 - Not more than two power socket shall be looped in one circuit.
 - D.G. Sets- Diesel generating sets will be according to the norms of CPCB.
 - Dry type Transformers will be installed.
- xiv. PP has proposed Total 241 ECS car parking as follows:-

Details of Parking Statement				
Type of Parking	Parking spaces require as per norms of MPBVR 2012	Parking spaces provided	Number of Vehicles required as per norms of MPBVR 2012	Number of Vehicles provided as per norms of MPBVR 2012
Basement	5380.14	5380.14	153	153
Stilt	2347.79	2347.79	78	78
Open		246.65	10	10

- xv. Being open mall, PP has proposed area on the ground floor for green belt development which were 735 sq. m (20%). PP has proposed physical targets as per the needs of the local population under Corporate Environment Responsibility (CER) with respect to Project Cost.i.e 10.0 lakh as follows:

Need Identified For CER Plan	Activities	Budgetary Provision In Lacs (Capital)
Infrastructure development at School, Anganwadi at Nearby Village	Infrastructure development/provision in the school, aganwadi and Jal Jivan Yojana in consultation with district administration and	Rs. 10 Lac
Total		Rs 10 Lacs

Based on the information submitted at Para i to xv above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 668th meeting held on 24.03.2021 decided to accept the recommendations of 484th SEAC meeting held on dtd.24.02.21

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the proposed Commercial Complex "TR Unity One" at Khasra no. 180/1/1/Min-1; Min-2 180/1/1/MIN-3; 180/1/1/Min-4; 180/1/1/Min-5; 180/1/1/Min-6; 180/1/1/Min-7 & 181/1/1 at scheme no 9 in Indore (MP) Total Plot Area - 0.664 hectares , Built up Area – 30381.48 sq.m by T R CONSTRUCTIONS through Shri Bhaskar Takhtani, Partner, 402, ambience Gali No. 5, South Tukoganj, Indore, MP-452001 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 entire demand of water should be met through Municipal Corporation Indore and there should be 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. **Waste water management:-**
 - (a) PP should ensure linkage with municipal sewer line for disposal of waste water.
 - (b) Project Proponent shall ensure regular operation and maintenance of the STP.
4. **Solid Waste Management:-**
 - (a) Ensure linkage with Municipal Corporation for final disposal of MSW.
 - (b) Provide compactors for MSW.
 - (c) Separate wet and dry bins must be provided for facilitating segregation of waste.
 - (d) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
5. **Traffic management:-**
 - (a) PP should ensure road width, front MOS and side / rear as per MPBVR 2012.
 - (b) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided.
 - (c) No public space including the service road shall be used or blocked for the parking and the trained staff shall be deployed to guide the visitors for parking.
- (1) **For firefighting:-**
 - (a) PP should ensure connectivity to the fire station from the project site and provide necessary fire fighting equipments for fire hazards.
 - (b) As per MPBVR, 2012 rule 42 (3) PP should submit necessary drawings and details to the Authority (Nagar Nigam, Indore) incorporating all the fire fighting measures recommended in National Building Code Part – IV point no. 3.4.6.1. The occupancy permit shall be issued by Nagar Nigam only after ensuring that all fire fighting measures are physically in place.
 - (c) Dedicated power back up system shall be provided in the case of power failure & emergency of fire water pumps.
 - (d) Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises.
- (2) **For Rain Water Harvesting, and Ground water recharge:-**
 - (a) Rain water harvesting from rooftop and paved areas and ground water recharge through 02 nos. of recharging pit shall be carried out as per the details submitted. In addition, PP should provide recharging trenches. The base of the trenches should be Kachha with pebbles.
 - (b) Before recharging the runoff, pre-treatment must be done to remove suspended matter.
 - (c) The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtering arrangement of the rain water.
 - (d) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (3) **Energy Conservation :-**
 - (a) All common area lighting must be of LED/Solar lights.
 - (b) Adequate design to limit the losses in transmission and distribution system.
 - (c) Use of energy efficient devices like light sources such as true-lite fluorescent lamps and LED.
 - (d) Use of insulation on roof top to reduce air-conditioning load.
 - (e) Use of capacitors at load centers to improve voltage and power factor to reduce distributional losses and also to avoid penalty by state electricity authority.
 - (f) All high efficiency motors will be used in the commercial complex.

- (g) Variable Frequency Drives are proposed to be installed for hydro-pneumatic system for water supply and Secondary chilled water pumps for air-conditioning.
- (4) **Parking:-**
- (a) PP should ensure to provide car parking 241 ECS (Stilt- 78 and basement-153 ECS open-10 ECS) as proposed.
- (b) The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
- (5) **Green belt :-**
- (a) PP should ensure an area of 735 sq m for green belt development by two rows peripheral plantation all around the property area. Avenue plantation along the roads and formal garden area, trees of indigenous local varieties like Neem, Peepal, Kadam, Karanj, Kachnaar etc. should be planted.
- (b) PP should ensure to initiate plantation in the project site during construction.
- (6) 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 for which budgetary allocation of **Rs. 10 lakh** has been made and need based activities should be done in consultaion with district administration.
- (7) The project authorities shall earmark adequate funds to implement the conditions stipulated by SEIAA/SEAC along with the implementation schedule for all the conditions stipulated herein. The funds so provided shall not be diverted for any other purpose.
- (8) The project proponent has to ensure that the proposed site will be developed as per layout approved by T & CP, Indore. Also In the event of any dispute on ownership or land use of the propsed site,this clearance shall automatically deemed to be cancelled.
6. 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, 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. 2 Nos. of 500 KVA D.G sets and 1 no of 250 KVA will be used for backup. Fuel will be used HSD Fuel type. 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. Low sulphur diesel shall be used on DG Sets. The location of the DG sets may be decided with in consultation with MP 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 gaseous emission from DG set 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.

- xi. For indoor air quality, the ventilation provisions as per National Building Code of India shall be provided.

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. Total water requirement will be 204.20 KLD and Total net fresh water use shall not exceed 84.15 KLD.
- 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. 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.
- vii. PP should explore the possibility of providing water saving devices/fixtures (Viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation.
- viii. 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.
- ix. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- x. Total ground water recharge through Rain water harvesting would be 49 m³. Ground water recharging should be as per the CGWB norms.
- xi. All recharge should be limited to shallow aquifer.
- xii. No ground water shall be used during construction phase of the project.
- xiii. 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.

- xiv. 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.
- xv. Total water requirement for the project is 204.20KLD. The generated sewage will be around 115 KLD and shall be treated in the STP of 135 KLD. The treated water of 104 KLD from STP shall be recycled/re-used for flushing , car washing, DG cooling , and gardening. Only excess treated water shall be discharged through drains
- xvi. No sewage or untreated effluent water would be discharged through storm water drains.
- xvii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problems from STP.
- xviii. 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. DG sets will be used during development phase of the project. As 3 Nos. of 800 KVA are D.G set will be used for backup. 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. 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.
- iii. Outdoor and common area lighting shall be LED.
- iv. Energy conservation measures like installation of 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.

- v. Solar, wind or other Renewable Energy shall be installed in meet electricity generation equivalent to 1% of the demand load or as per the state level/local building bye-law's requirement, whichever 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.

VI. Waste Management

- i. The solid waste generated from project will be mainly domestic in nature and the quantity of the waste will be 528 KG per day . Solid wastes generated will be segregated into biodegradable (waste vegetables and foods etc.) and non-biodegradable (Papers, Cartons, Thermo-col, Plastics, Glass etc.) components and collected in separate bins. Recyclable and non-recyclable wastes will be disposed through Govt. approved agency.
- ii. 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.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. All non-biodegradable waste shall be handed over the authorized recyclers for which a written lie up must be done with the authorized recyclers.
- v. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the MP Pollution Control Board.
- vi. 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.
- vii. 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.
- viii. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the construction and Demolition Rules, 2016.
- ix. Used CFLs, TFLs and other e-waste should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid contamination.

VII. Green Cover

- i. 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.
- ii. The 735 sq meters (20%) of area shall be shall be provided for green belt development as per the details provided in the project document.

- iii. Peripheral plantation all around the project boundary shall be carried out using tall saplings of minimum 2 meters height of species which are fast growing with thick canopy cover preferably of perennial green nature. Shrubs along the periphery of the project site and in other open spaces earmarked for this purpose. PP will also make necessary arrangements for the causality replacement and maintenance of the plants.
- iv. 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.
- v. As proposed, the green belt development / plantation activities should be completed within the first three years of the project and the proposed species should also be planted in consultation with the forest department.
- vi. 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 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 shall be provided.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implementation.
- iv. Occupational health surveillance of the workers shall be done on a regular basis.

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

X. EMP

- i. 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.
- ii. For Environment Management Plan PP has proposed Rs. 103.0 Lakhs as capital and Rs. 14.75 Lakhs as recurring cost for this project.
- 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.

XI. Miscellaneous

- i. The project proponent shall abide by all the commitments and recommendations made in the EMP report, and also that during their presentation to the Expert Appraisal Committee.
- ii. Explore the possibility of utilization of rain water in the sump well or through deep injection well.
- iii. No further expansion or modification in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- iv. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

Standard Conditions:

1. All activities / mitigative measures proposed by PP in Environmental Impact Assessment (if applicable) and approved by SEAC must be ensured.
2. All activities / mitigative measures proposed by PP in Environmental Management Plan and approved by SEAC must be ensured.

3. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
4. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
5. The Environmental Clearance shall be valid for a period of seven years from the date of issue of this letter.
6. 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.
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. 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

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amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the Regional Office of MoEF.

15. A copy of the environmental clearance shall be submitted by the Project Proponent to the Heads of the Local Bodies, Panchayat and municipal bodies as applicable in addition to the relevant officers of the Government who in turn has to display the same for 30 days from the date of receipt.
16. The Project Proponent shall advertise at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of the clearance letter informing that the project has been accorded environmental clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at website of the State Level Environment Impact Assessment Authority (SEIAA) at www.mpseiaa.nic.in and a copy of the same shall be forwarded to the Regional Office, MoEF, Gol, Bhopal.
17. Any appeal against this prior environmental clearance shall lie with the Green Tribunal, if necessary, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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Endt No. / SEIAA/ 2020
Copy to:-

Dated 7.4.21



(Tanvi Sundriyal)
Member Secretary

1. Principal Secretary, Urban Development & Environment Deptt. 3rd Floor, Mantralaya Vallabh Bhawan, Bhopal.
2. Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.
3. Member Secretary, Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016.
4. The Collector, District Indore, M.P.
5. The Commissioner, Municipal Corporation, Indore, MP
6. The Town & Country Planning District Office, Indore 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.



(Alok Nayak)
Officer-in-Charge

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