



सत्यमेव जयते

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

**Environmental Planning & Coordination Organization**

Paryavaran Parisar, E-5, Arera Colony  
Bhopal - 462016

visit us <http://www.mpseiaa.nic.in>

Email : [mpseiaa@gmail.com](mailto:mpseiaa@gmail.com)

Tel.: 0755 - 2466970, 2466859

Fax : 0755 - 2462136

No.: 1107 /SEIAA/ 21  
Date: 03.6.2021

To,

Shri Satyanarayan Mantri, Director,  
M/s LAABHAM Properties Pvt. Ltd,  
121, FB, Sch. no. 94 near Bengali Square,  
Indore (MP)-452001

**Sub:- Case No 8381/2021:** Prior Environmental Clearance for Proposed Construction of LAABHAM BUSINESS WORLD at 72/1/MIN-3, 73/2/MIN-2, 74/1/MIN-1, 74/1/MIN-2, 72/1/MIN-1, 72/1/MIN-2, 72/2/2/MIN-1, 73/2/MIN-1 Village - Hukmakhedi, Tehsil-Indore, District- Indore (M.P.) Total Project Area - 14010.00 sq.m. Built up Area - 39993.21 sq.m by M/s LAABHAM Properties Pvt. Ltd, through Director - Shri Satyanarayan Mantri, 121, FB, Sch. no. 94 near Bengali Square, Indore (MP)- 452001 E-mail: [lbmsmall21@gmail.com](mailto:lbmsmall21@gmail.com), Tel No- 0731-2592590 Env't. Consultant: Insitu Enviro Care, Bhopal

**Ref:** Your online application (SIA/MP/MIS/204302/2021) dtd. 18.03.21 received in SEIAA office on 19.03.2021

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 14<sup>th</sup> 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.

- The proposed project is Shopping Mall development project " LAABHAM BUSINESS WORLD " at Village - Hukmakhedi, Tehsil-Indore, District- Indore (M.P.) The project includes 416 Shops, 79 Offices & 1 Hall.
- The project is located between Latitude: 23°39'23.42"N & Longitude: 75°49'23.07". Project site is 10.065 Km away from Ralamandal Sanctuary.
- As per the T & CP Indore (INDLP-6174/19/NGRANI/2020 Indore dated 04/01/2020) the total Plot Area of the project is - 1.401 ha . The total built up area proposed by PP is 39993.21sq.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. 8381/2021

Issued vide letter no. .... dated .....

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

1 of 13

*Aa*

- iv. Regarding land documents PP has submitted Khasra Panchsala 2019-2020. As per the land documents the landownership is the name of M/s Suyash Exim Pvt. Ltd. through Director Mrs. Kavita Poddar and Shri Anil Kumar Poddar. PP has also submitted registered development agreement dtd. 22.10.2019 executed between Suyash Exim Pvt. Ltd. through Director – Shri Satyanarayan Mantri S/O Shri Mohanlal Mantri for the development of the project.
- v. Total water required for the proposed project is estimated around 154KLD, out of which fresh water requirement is about 70.9 KLD. The Main source of water supply will be Municipal water supply. For construction phase PP has proposed water supply form the private tanker suppliers. PP has submitted application dtd. (dtd. 16.03.21) to Municipal Corporation Indore for Water supply.
- vi. During operational phase around 126.31KLD waste water will be generated which gets treated in the MBBR based STP (Capacity - 150 KLD). 113.68 KLD will be the total recycled water generated out of which 82 KLD recycled water will be used for flushing, 66.04 KLD and 16.13 KLD for landscaping & Misc. purpose and 31 KLD extra treated water will be disposed into municipal line. PP has submitted application dtd. (dtd. 16.03.21) to Municipal Corporation Indore for disposal of waste water.
- vii. Approximately 1.44 TPD Municipal Solid waste shall be generated. The generated biodegradable and non biodegradable waste will be collected in twin Bin system at within campus and final disposal through Municipal Corporation Indore. The sewage sludge generated from STP will be also disposed off with municipal waste. PP has submitted application dtd. (dtd. 16.03.21) to Municipal Corporation Indore for disposal of solid waste.
- viii. The topography of the proposed project site is flat without significant undulation. The storm water drainage planning is integral part of the proposed project. Adequate storm water channels at the site is provided in drainage design to ensure that the storm water runoff flow direction and drainage pattern remains unaffected during post construction/operational phase.
- ix. The maximum height of the building is 24.00 M + Basement1 + Basement 2. The project complex will have traffic entry and exit road as per approved lay out issued by Joint Director, T& CP, Indore.
- x. PP has proposed to provide underground water storage tank, External Fire Hydrant System, Wet Riser System, Portable Fire extinguisher, Sprinkler System, & Fire Alarm system etc. as per NBC 2005.
- xi. PP has proposed 6 Nos. of RWH pits of 16 cu.m. each recharge capacity. Proposed recharge potential to be created by the project would improve ground water regime of the area and would contribute to positive groundwater environment.
- xii. Total Power Requirement is 3112.5 KVA. The source of electricity is Madhya Pradesh Kshetra Vidyut Vitran Company Limited. PP has also provided power back up DG Set = 125 KVA & 35 KVA. For control of energy PP has proposed Level controller for pumps, Timer for street & Common lighting, Designing of peak & non peak circuits for common area, Reduced in load due to using the LED Lights, Distribution Transformer are 3 star Rated as per BEE norms, Solar powered street lights shall be used to conserve energy.
- xiii. PP has proposed to provide total 544 ECS ( Open- 50 ECS + Basement 1-247 ECS + Basement 2- 247 ECS )

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

2 of 13



xiv. As a part of development 1227 Sq.mt. of total land area will be devoted for landscaping. Total trees planted would be 800 Nos (Trees & Ornamental plants). PP has also submitted that out of 03 trees 01 tree shall be kept intact and 02 trees are proposed for felling for which additional 20 trees additionally shall be planted.

xv. As per suggestion of Authority PP has submitted EMP and CER activities as per office memorandum dtd 25.02.2021 as follows:-

A) DESCRIPTION	CAPITAL COST (LAKHS)	RUNNING COST (LAKHS/YEAR)
<b>Air</b>		
Construction Phase	1.00	
Operation Phase		0.50
<b>Noise</b>		
Construction Phase	5.00	
Operation Phase		0.30
<b>Water and Land</b>		
Construction Phase	5.00	
Operation Phase		2.00
<b>Sewage Treatment Plant</b>	45.00	5.00
<b>Rainwater Harvesting &amp; Storm Water Management</b>	5.00	0.50
<b>Solid Waste Management</b>	10.00	3.00
<b>Energy</b>		
<b>Lighting and Solar System</b>	25.00	1.00
<b>Biological</b>		
<b>Landscaping</b>	6.00	1.50
<b>B) DESCRIPTION</b>	<b>CAPITAL COST (LAKHS)</b>	
<b>Misc.</b>		
Fire Fighting System	60.00	
CCTV & Other Misc. Expenses like PPE's, First Aid Facilities	5.00	
<b>Total</b>	<b>Rs. 167.00 Lakhs</b>	<b>Rs. 17.30 Lakhs/year</b>
<b>C) DESCRIPTION</b>	<b>CER Cost</b>	
<b>CER Activity in nearby Kalaria, Bisnawada Villages</b>	<b>PP has proposed Rs. 6.50 Lakhs under CER Budget</b>	
1. Development of Nearby Village School 3 No. class room Renovation & repairing.		
2. Construction of waste water pucca drainage nearby the school area.		
3. Health Checkup Camps & Distribution of Mask & Covid Kits (Six monthly basis)		

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 670<sup>th</sup> meeting held on 27.03.2021 decided to accept the recommendations of 493<sup>rd</sup> SEAC meeting held on dtd.23.03.21

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14<sup>th</sup> September 2006 and its amendments to the proposed Construction of LAABHAM BUSINESS WORLD at 72/1/MIN-3, 73/2/MIN-2, 74/1/MIN-1, 74/1/MIN-2,

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

72/1/MIN-1, 72/1/MIN-2, 72/2/2/MIN-1, 73/2/MIN-1 Village - Hukmakhedhi, Tehsil-Indore, District- Indore (M.P.) Total Project Area - 14010.00 Sq.mt. Built up Area – 39993.21 sq.m by M/s LAABHAM Properties Pvt. Ltd, through Director – Shri Satyanarayan Mantri, 121, FB, Sch. no. 94 near Bengali Square, 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 fresh water supply arrangement should be met through Municipal Corporation Indore. PP should ensure to obtain clear NOC from Municipal Corporation ,Indore as applied on 16.03.2021.
2. The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
3. **Disposal of waste water.**
  - a. PP should ensure disposal of waste water arrangement should be done in such a manner that water supply sources are not impaired.
  - b. PP should ensure linkage with municipal sewer line (as applied to Municipal Corporation dated 16.03.21) for disposal of extra treated waste water.
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 for final disposal of MSW.
5. **PP should ensure road width, front MOS and side / rear as per MPBVR 2012.**
6. **For fire fighting:-**
  - a. PP should ensure distance of fire station approachable from the project site.
  - b. PP should ensure to provide underground water storage tank, External Fire Hydrant System, Wet Riser System, Portable Fire extinguisher, Sprinkler System, & Fire Alarm system etc. as per NBC 2005.
  - c. PP should submit necessary drawings and details to the Authority (Nagar Nigam, Indore) incorporating all the fire fighting measures recommended in National Building Code 2005. The occupancy permit shall be issued by Nagar Nigam only after ensuring that all fire fighting measures are physically in place.
7. **For Rain Water Harvesting, and Ground water recharge:-**
  - a. PP should ensure the rain water harvesting with 06 no. of 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.

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

4 of 13

- c. Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
8. PP should ensure to provide car parking 544 ECs (Open- 50 ECS + Basement 1-247 ECS + Basement 2- 247 ECS) and Parking area will be not allowed to divert for other activities.
9. **Green belt :-**
- a. PP should ensure plantation in an area of 1227 sq.mt of total land area by planting 800 trees in two rows in periphery, other open area, parking area and other amenities. Trees of indigenous local varieties like Neem, Peepal, Kadam, Karanj, Kachnaar, Saltree, Gulmohar etc.should be planted.
- b. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- c. PP should ensure to plant additional 20 trees against falling of 02 trees with permission of competent authority.
- d. PP should create buffer zone in both side of the drain passing adjacent to the project site.
10. The project proponent shall comply with the provisions contained in this Ministry's OM issued vide F.No. 22-65/2017-IA.III dated: 25 February 2021, as applicable, regarding Corporate Environment Responsibility and Environmental Management Plan.
11. PP should ensure to Development of Nearby Village School 3 No. class room Renovation & repairing, Construction of waste water pucca drainage nearby the school area with budgetary provision of 6.50 lakh as proposed.
12. PP should ensure to implement all activities with commitment for operation and maintenance upto 05 years as proposed in CER & EMP.
13. 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,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**

- 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.

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

5 of 13

- 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. The provisions for the solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
  - vii. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power Strictly.
  - viii. The project area shall be secure through boundary wall and excavated top soil shall not be used in filling of low lying area. The top soil shall be used for greenery development.
- 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. 3112.5 KVA Total Power Requirement, 2 Diesel power generating set 125kVA \*1 no. & 35 kVA \*1 No. is proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. 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 walls all around the site plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, Murrum and other construction materials prone to causing dust polluting at the site as well as taking out debris from the site.
  - vi. Sand, Murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
  - vii. 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.
  - viii. The gaseous emission from DG set 125kVA \*1 no. & 35 kVA \*1 No shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG set to mitigate the noise pollution. Low sulphur diesel shall be

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

6 of 13



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.

ix. 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 154 KLD out of which 70.9 KLD is fresh water requirement and 66.04 KLD is flushing purpose and 16.13 KLD for landscaping and misc. uses. 113.68 KLD will be the total recycled water generated, out of which 82 KLD recycled water will be used for flushing, landscaping & Misc. purpose and 31 KLD extra treated water will be disposed into municipal line.
- 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 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. For rainwater harvesting, 6 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits about 16 cum. Mesh will be provided at the roof so that leaves or any other solid waste/debris will be prevented from entering the pit.

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

7 of 13

- xiii. 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.
- xiv. All recharge should be limited to shallow aquifer.
- xv. No ground water shall be used during construction phase of the project.
- xvi. 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.
- xvii. Sewage shall be treated in the MBBR based STP (Capacity - 150 KLD). The treated effluent from STP shall be recycled/re-used for flushing and gardening. As proposed, 31 KLD extra treated water after maximum reuse will be disposed to municipal sewer line.
- xviii. The waste water generated from the project shall be treated in STP of 150 KLD capacity (based on MBBR technology) and then reused for various purposes. No water body or drainage channels are getting affected in the study area because of this project.
- xix. No sewage or untreated effluent water would be discharged through storm water drains.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problems from STP.
- xxi. 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 set, 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.

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

8 of 13



- 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-laws requirement, which is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. This buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

**VI. Waste Management**

- i. Total waste 1442.12 Kg/day, this consist all types of wastes (as Organic waste 793.31 Kg/day and non- organic waste 648.95 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 (1442.12 KG/day) shall be segregated into wet garbage and inert materials.
- v. All non-biodegradable waste shall be handed over the authorized recyclers for which a written lie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction materials quantity. These include fly ash brick, hollow bricks, AACs, Fly Ash Lime Gypsum block, compressed earth blocks and other environmental friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016 Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs/LEDs 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**

---

Case No. 8381/2021

Issued vide letter no. .... dated .....

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



- i. Total 800 trees (Trees & Ornamental Plants) shall be planted in the area of 1227 m<sup>2</sup>(10 %)which is developed as greenbelt development.
  - ii. No 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 10 sqm of land should be planted and maintained. 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. Topsoil should be stripped to depth of 40 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.
- 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. 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. EMP& CER**
- i. 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.

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

10 of 13

- ii. 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.
- iii. For Environment Management Plan PP has proposed Rs. 167.00 Lakhs as capital and Rs. 17.30 Lakhs/Year as recurring cost for this project.
- iv. PP has proposed following physical targets based Corporate Environment Responsibility (CER) activities at nearby Kalaria, Bisnawada Villages
  - Development of Nearby Village School 3 No. class room Renovation & repairing.
  - Construction of waste water pucca drainage nearby the school area.

**XI. Miscellaneous**

- i. The project authorities must strictly adhere to the stipulation made by the MP Pollution Control Board and the State Government.
- ii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the State Expert Appraisal Committee (SEAC)
- iii. No further expansion or modification in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- iv. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- v. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

**Standard Conditions:**

1. All activities / mitigative measures proposed by PP in Environmental Impact Assessment (if applicable) and approved by SEAC must be ensured.
2. All activities / mitigative measures proposed by PP in Environmental Management Plan and approved by SEAC must be ensured.
3. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
4. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
5. The Environmental Clearance shall be valid for a period of seven years from the date of issue of this letter.
6. 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

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

11 of 13



- 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, SO<sub>2</sub>, NO<sub>x</sub> (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 31<sup>st</sup> 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

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

12 of 13

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.

Endt No. **1108** SEIAA/ 2021  
Copy to:-

Dated **03.6.2021**

  
(Shriman Shukla)  
Member Secretary

1. Principal Secretary, Urban Development & Environment Deptt. 3<sup>rd</sup> 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, 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.

  
(Alok Nayak)  
Officer-in-Charge

Case No. 8381/2021

Issued vide letter no. .... dated .....

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

13 of 13