



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Madhya Pradesh)

To,

The Executive
PAWAN DABHADE

Divison 06, Gomantika Parisar, Jawahar Chowk Bhopal Jawahar Chowk
Bhopal Madhya Pradesh 462003 -462003

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MP/MIS/273568/2022 dated 18 May 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC22B038MP110684 |
| 2. File No. | 9172/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Multi Storey Residential
Building Tulsi Green Tulsi Tower 2 |
| 7. Name of Company/Organization | PAWAN DABHADE |
| 8. Location of Project | Madhya Pradesh |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 03/07/2022

(e-signed)
Vikas Mishra
Member Secretary
SEIAA - (Madhya Pradesh)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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Ref: Proposal No. SIA/MP/MIS/273568/2022, Case No 9172/2022: Prior Environment Clearance for Proposed Multi Storey Residential Building "Tulsi Green Tulsi Tower 2" at Village - Shahpura, Tehsil - Huzur, Dist. Bhopal, MP; Total Plot area 7733.03 sq.m (1.91 Acres), Proposed Built-up Area 44606.90 sq.m. by M.P.Housing & Infrastructure Development Board, Division No. 06, Gomantika Parisar, Jawahar Chowk, Dist. Bhopal, MP - 462003 Email: tuslitower@gmail.com Env. Global Management and Engineering Consultant International, Jaipur (Raj.)

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 EMP 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.

- i. This is case of Prior Environment Clearance for Construction of Proposed Multi Storey Residential Building "Tulsi Green Tulsi Tower 2" at Village - Shahpura, Tehsil - Huzur, Dist. Bhopal, M.P.
- ii. As per the T & CP Bhopal (Report generated on 11.03.22) the land area of the project is 7733.03 sq.m (1.91 Acres).The total built up area proposed by PP is 44606.90 sq.m. The project comes under 8 (a) category (B) of schedule of EIA Notification, 2006 because total construction is between 20,000 sqmt.& 1,50,000 sqmt. and plot area is less than 50 ha.
- iii. The Proposed Multi-Storey Residential Building "Tulsi Green Tulsi Tower 2" is high-rise building for which the project has approved by T& CP vide letter dtd. 25.04.22 on the recommendation of the high-rise committee report.
- iv. राज्य स्तरीय विशेषज्ञ मूल्यांकन समिति की बैठक 574 वीं दिनांक 29 मई 2022 की कार्यवाही विवरण में पेज नंबर 25 से 40 पर अंकित करते हुए "पूर्व पर्यावरण स्वीकृति" अनुशंसित की है।
- v. The total Plot area of the project site is 7,733 sq.m. The said land is govt. and project has been developed under re-densification plan. Total proposed built -up Area is 44, 606.9016 sq.m. The detailed area statement is given in the following Table:

S.No	Particulars	Total (m ²)
1.	Total plot area	7,733.03 sq.m. (1.91 Acres)
3.	Proposed Built up Area	44,606.90 sq. m.
5.	Permissible Ground Coverage (Residential)	30% = 2319.90 sq. m.
6.	Provided Ground Coverage (Residential)	1503.08 sq.m. = 19.50%
7.	Permissible Recreational Ground	11%=850.63 sq. m.
8.	Provided Recreational Ground	1209.11 sq. m. = 15.63%(A+B)
	Open Space on Ground (A)	819.84 sq.m
	Open Space on Podium (B)	389.27 sq.m
10.	Proposed FAR	21,265.8325 sq.m
11.	Proposed NON-FAR	23,341.0675 sq.m

- vi. The proposed consist of 3 towers namely Tower-1, Tower-2, Tower-3. Floor configuration is as mentioned. Tower-1, Tower-2, Tower-3 consist of 1 Basement

+Ground+ Podium+ Club house level+21 typical floors including refuge floor)+ Terrace+LMR+OHT+2floor provision.

Tower -1				
Basement floor	s.qm	588.78	1.0	588.78
Ground floor	s.qm	290.94	1.0	290.94
Podium floor	s.qm	621.64	1.0	621.64
Landscape floor	s.qm	599.03	1.0	599.03
Typical floor - 1st-3rd, 5th-10th, 12th-17th, 19th-21st	s.qm	515.66	18.0	9281.93
Refuge floor - 4th, 11th, 18th	s.qm	515.66	3.0	1,546.99
Terrace floor	s.qm	116.13	1.0	116.13
LMR	s.qm	0.00	1.0	0.00
Total	s.qm			13045.45
Tower - 2				
Basement floor	s.qm	379.99	1.0	379.99
Ground floor	s.qm	275.74	1.0	275.74
Podium floor	s.qm	568.36	1.0	568.36
Landscape floor	s.qm	460.40	1.0	460.40
Typical floor - 1st-3rd, 5th-10th, 12th-17th, 19th-21st	s.qm	489.99	18.0	8,819.87
Refuge floor - 4th, 11th, 18th	s.qm	489.99	3.0	1,469.98
Terrace floor	s.qm	116.13	1.0	116.13
LMR	s.qm	0.00	1.0	0.00
Total	s.qm			12,090.47
TOWER 3				
Basement floor	s.qm	419.06	1.0	419.06
Ground floor	s.qm	286.08	1.0	286.08
Podium floor	s.qm	578.71	1.0	578.71
Landscape floor	s.qm	460.40	1.0	460.40
Typical floor - 1st-3rd, 5th-10th, 12th-17th, 19th-21st	s.qm	489.99	18.0	8819.87
Refuge floor - 4th, 11th, 18th	s.qm	489.99	3.0	1469.98
Terrace floor	s.qm	116.13	1.0	116.13
LMR	s.qm	0.00	1.0	0.00
Total	s.qm			12150.23

vii. Summary of the project:

S.No	Item	Details
1.	Name & Location of the project	Multi Storey Residential Building "Tulsi Green Tulsi Tower 2" at Village - Shahpura, Tehsil - Huzur, Dist. Bhopal, MP
2.	Geological Location	Latitude 23°13'37.28" N to 23°13'34.68" Longitude 77°25'0.96" E to 77°25'0. 63
3.	Environment Sensitivity	Van Vihar National Park: 4.03 km in West direction. Lower Lake: 2.24 km in NNW direction Upper Lake: 3.41 km in NW direction.
4.	Nearest Railway Station	Rani Kamlapati Station 2.16 ESE Bhopal Junction 4.35 N
5.	Land use pattern	Residential
6.	Project Area	Total Plot area 7733.03 sq.m (1.91 Acres), Proposed Built-up Area 44606.90 sq.m
7.	Dwelling Units	3 towers namely Tower-1, Tower-2, Tower-3. Floor configuration is as mentioned. Tower-1, Tower-2, Tower-3 consist of 1 Basement +Ground+ Podium+ Club house

		level+21 typical floors including refuge floor)+ Terrace + LMR + OHT+ 2 floor provision
8	Height of buildings	75 M
9	Front MOS	21 M
10	Rear MOS	9.0
11	Width of main assess	45 M
12	Environment Impact and Its Mangement	
13	Water Requirement	Total 123.425 KLD Net Fresh Water demand 78.53 KLD The Source of water supply is Municipal Corporation Bhopal. PP has applied to BMC for water supply.
14	Total Sewage Waste Water Generation & Effluent utilization	Total waste water generation : 115.572 KLD Total treated water available : 104 KLD The Sewage treatment will be done in the MBBR technology based STP of capacity 125 KLD. Total treated water available: 104 KLD from STP. The Treated water will be used for flushing (44.8 KLD), green area (05 KLD) and remaining 54.105 KLD will be disposed of to the sewer line.
15	Rainwater harvesting	The rainwater harvesting will be done for rooftop areas through percolation wells. The harvested water will be used for artificial recharge and will not be stored. A network of percolation wells has been proposed for artificial recharge of ground water. The Ground water level will be maintained by constructing 03 number of Rain Water Harvesting Tank at project site.
16	Air pollution control measure	Impact- Back up DG sets will comply with the applicable emission norms. • Adequate stack height for DG sets will be provided as per norms. • Back up DG sets will be used only during power failure. • Monitoring of emissions from DG sets and ambient air quality will be carried out as per norms.
17	Solid Waste Generation C&D Waste	Total waste 0.475 TPD, and Approx. out of which Total Biodegradable 55% of total waste - 0.258 TPD & Total Non-Biodegradable 45% of total waste 0.2235 TPD and demolition of 3 TO 4 Shaded temporary structures where Approx. 250 m ³ C&D Waste including constructed material, Bricks, Tin sheets, iron rods and angle will be generated. These all type of waste shall be treated/ disposed off as per provision made in the MSW Rules 2016. PP has submitted letter dtd.26.04.22 issued by BMC for disposal of solid waste. E-waste will be managed as per E-waste (Management & Handling Rules, 2016). It will be handed over to Govt. approved vendors.
18	Power Requirements & Energy Saving	The connected load for Project is approx. 1250 kVA. which will be met by Madhya Pradesh Paschim Kshetra Vidyut Vitran Company Ltd .DG set of 250 kVA (1 x 250 kVA) will be installed as stand-by arrangements. For energy conservation Automatic rescue device in elevator will be provided. <ul style="list-style-type: none"> • Maximum use of natural lighting through architectural design. • All common spaces including street lights (where there is no use of light for reading purposes), will be of "LED. All internal lighting will be BEE star rated and solar lit, at least to an extent of 25%. • Integration of automated system to operate electrical

		<p>equipment as per load requirement to save energy</p> <ul style="list-style-type: none"> • Use of solar energy for street lighting • Appropriate Design to shut out excess heat and gain loss.
19	Car parking	Basement -109 Ground- 81 Podium -78 Total 268
20	Proposed Green Area	<ul style="list-style-type: none"> • For the project, Greenery will be provided in 1209.11 sqm (@ 15.8% of the plot area), which will enhance the beauty of the site and help combat air and noise pollution. • A diverse variety of indigenous evergreen and ornamental trees would be planted. • The plant species will be selected on the basis of Urban Standard Plantation norms and CPCB guidelines.
21	Fire Fighting Measures	<ul style="list-style-type: none"> • The entire complex has been provided with fire fighting arrangements as per NBC, 2005. There will be adequate location of fire hydrant with Hose Reel proposed to be installed in all blocks. • Firewater inlet & outlet connection has been provided to the water storage tanks. • All pump installation and arrangements will be in accordance with IRI guideline and NFPA-20. • By pass arrangements will be provided with NRV & gate valve and bulk flow meter on the discharge header of each pump to check the duties of pumps. • Minimum 7.5 m wide black top road proposed for traffic movement.
22	Project Cost, EMP & CER BUDGET	<p>The total estimated cost of the project is Rs 200.00 Crores</p> <p>Environment Management Plan PP has proposed Rs. 228.210 Lakhs as capital cost and Rs. 15.485 Lakhs as recurring cost for construction phase and operation phases. Moreover PP has also proposed adaptation of wild animals in the Van Vihar, Bhopal include Rs. 5.0 lakh in the above cost under EMP.</p>

Based on the information submitted at Para i to VII above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 730th meeting held on 07.06.2022 and decided to accept the recommendations of 574th SEAC meeting held on dated 29.05.2022.

Hence, Prior Environmental Clearance is accorded under the provisions of EIA Notification dtd. 14th September 2006 & its amendments to the proposed "Multi Storey Residential Building "Tulsi Green Tulsi Tower 2" at Village - Shahpura, Tehsil - Huzur, Dist. Bhopal, MP, Total Plot area 7733.03 sq.m (1.91 Acres), Proposed Built-up Area 44606.90 sq.m. by M.P.Housing & Infrastructure Development Board, Division No. 06, Gomantika Parisar, Jawahar Chowk, Dist. Bhopal, MP - 462003 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. राज्य स्तरीय विशेषज्ञ मूल्यांकन समिति की बैठक की कार्यवाही विवरण में उल्लेख किया गया है कि कार्यस्थल पर 35 प्रौढ़ पेड़ हैं, इन्हें परियोजना प्रस्तावक द्वारा काटने की अनुमति सक्षम प्राधिकारी से ले ली गयी है। इन्हें काटने का प्रस्ताव है। इस संबंध में प्राधिकरण ने इन वृक्षों को काटने के स्थान पर प्रत्यारोपित करने का निर्णय लिया है, साथ ही यह कार्य किसी अनुभवी फर्म के दिशा निर्देश में कराया जावे यह कार्य इसी वर्ष ऋतु में किये जाये ताकि प्रत्यारोपण का कार्य सफल रहे।

साथ ही यह भी सुनिश्चित किया जावे जहां पर भवन प्रस्तावित है अथवा निर्माण में जो बाधक है उन्हीं को प्रत्यारोपित किया जाना चाहिए, प्रयास यह हो कि जो भी वृक्ष बच सके उसे बचाया जावे।

वर्षा ऋतु को ध्यान में रख कर प्रस्तावित वृक्षारोपण के कार्य को भी प्राथमिकता से संपादित करें ताकि वर्षा ऋतु का लाभ मिल सके।

2. परियोजना प्रस्तावक द्वारा भवन संचालन के समय पानी की मांग पूर्ति हेतु भूजल पानी से किया जाना प्रस्तावित है इस हेतु अनापत्ति प्रमाण पत्र लिया जा रहा है।

प्राधिकरण द्वारा यह निर्णय लिया गया भूजल दोहन के स्थान पर यथासंभव नगर निगम से जलापूर्ति करावें। अपरिहार्य स्थिति में भूजल का दोहन करें।

3. प्रस्तावित भवन 75 मीटर ऊंचाई का एक उच्च स्तरीय भवन होगा। इसके निर्माण के दौरान पूर्ण सावधानी रखी जावे जिससे किसी भी प्रकार जन, धन हानि न हो। साथ ही भूमि विकास नियम 2012 के निर्धारित प्रावधानों का कड़ाई से पालन हो।

4. PP should ensure linkage with municipal sewer line for disposal of extra treated waste water.

5. Dual plumbing system to be provided for reuse of the treated effluent for flushing and other purposes.

6. 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

7. PP should ensure road width, front MOS and side / rear as per MPBVR 2012.

8. The building shall be designed for compliance with earth quake resistance and resisting other natural hazardous.

9. The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work.

10. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.

11. **For firefighting:-**

a. PP should ensure distance of fire station approachable from the project site. All the required fire fighting arrangement should be made available on the project site as per NBC 2016.

b. The occupancy permit shall be issued by Municipal Corporation only after ensuring that all fire fighting measures are physically in place.

c. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender/ emergency vehicle around the premises

12. Provide solar lights for common amenities like Street lighting & Garden lighting.

13. Electrical charging points for E-Vehicles shall be provided to promote clean energy.

14. The landscape planning should include plantation of native species. The existing trees counting for this purpose. Plantations to be ensured species (cut) to species (planted). 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.

15. PP should ensure to submit half yearly compliance 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.
- 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.
- ix. 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. 01 Diesel power generating sets 250 kVA (1 x 250 kVA) 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 250 kVA (1 x 250 kVA) shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality, the ventilation provisions as per National Building Code of India.

III Water quality monitoring and preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Building 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 123.425 KLD out of which 78.530 KLD is fresh water requirement and 115.572 KLD KLD will be the total waste water generated 44.895 KLD water will be used for flushing,
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 11% 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 fire 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, 03 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits 21455.897 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 - 125 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 125 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-laws requirement, which is higher.
 - vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI Waste Management

- i. Total waste 0.475 TPD, and Approx. out of which Total Biodegradable 55% of total waste - 0.258 TPD & Total Non-Biodegradable 45% of total waste 0.2235 TPD and demolition of 3 TO 4 Shaded temporary structures where Approx. 250 m³ C&D Waste including constructed material, Bricks, Tin sheets, iron rods and angle will be generated. 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. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

VII Green Cover

- i. For the project, Greenery will be provided in 1209.11 sqm (@ 15.8% of the plot area), which will enhance the beauty of the site and help combat air and noise pollution with following species :

S.No.	Common Name	Numbers
1.	Shade Loving (Heuchera)	70
2.	Golden Ficus	10

3.	Dwarf Champa	20
4.	Bottle Palm	10
5.	Areca Palm	20
6.	Ashoka	20
7.	Neem	10
8.	Ornamental Bamboo	50
9.	Raj Grass (Green)	150 sqm
10.	Seasonal Flower bearing Plants	100

- ii. 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. 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.
- iv. 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. Total proposed Parking's arrangement for 268 ECS (in which 109 ECS for Basement parking, 81 for ECS for ground and 78 ECS for podium.
- iv. A detailed traffic management and traffic decongesting plan shall be drawn up to ensure that the current level of service of the road within a 05 Kms radius of the project as maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of the development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management and the PWD/competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

IX Human health issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implementation.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile,

STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X EMP & Corporation Environment Responsibility

- iii. For Environment Management Plan PP has proposed Rs. 228.210 Lakhs as capital cost and Rs. 15.485 Lakhs as recurring cost for construction phase and operation phases. Moreover PP has also proposed adaptation of wild animals in the Van Vihar, Bhopal include Rs. 5.0 lakh in the above cost under EMP.
- iv. 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.
- v. 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.
- vi. 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 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. 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, Gol, Bhopal and MPPCB shall monitor compliance of the stipulated conditions. A complete set of documents including Environment Impact Assessment Report, Environmental Management Plan and other documents information should be given to Regional Office of the MoEF, Gol at Bhopal and MPPCB.
9. The Project Proponent shall inform to the Regional Office, MoEF, Gol, Bhopal and MP PCB regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
10. In the case of expansion or any change(s) in the scope of the project, the project shall again require prior Environmental Clearance as per EIA notification, 2006.
11. The SEIAA of M.P. reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
12. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company and in the public domain.
13. 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.
14. 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.
15. 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.
16. 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.


(Vikas Mishra)
Member Secretary

Copy, through email, for information and necessary action to –

- (1). Principal Secretary, Department of Environment., Government of MP, Mantralaya Vallabh Bhawan, Bhopal.
- (2). Member 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, 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