

Minutes of the 111th Meeting of SEIAA dated 23.10.2012

The 111th meeting of the State Level Environment Impact Assessment Authority was convened on 23.10.2012 at 12.00 Noon at the Authority's Office in M. P. Pollution Control Board Building, Paryavaran Parisar, Bhopal. The meeting was chaired by Shri Amar Singh, Chairman, SEIAA. The following members attended the meeting:-


- 1 Shri M. Hashim Member
- 2 Shri Manohar Dubey Member Secretary


1. Following cases have been considered on the basis of the receipt of the additional information:

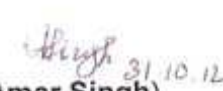
S No	Case No.	No. & date of SEIAA meeting in which add. information was asked	Date of issue of minutes of SEIAA meeting	Date of receipt of information
1.	626/2011	99 th SEIAA meeting dtd. 11.07.12	16.07.2012	30.08.2012
2.	628/2011	102 nd SEIAA meeting dtd. 08.08.12	14.08.2012	07.09.2012
3.	629/2011	100 th SEIAA meeting dtd. 18.07.12	24.07.2012	16.08.2012
4.	631/2011	94 th SEAC meeting dated 30.05.12	05.06.2012	13.08.2012
5.	634/2011	97 th SEIAA meeting dtd. 20.06.12	22.06.2012	31.07.2012
6.	637/2011	105 th SEIAA meeting dtd 12.09.12	18.09.2012	21.09.2012
7.	643/2011	101 st SEIAA meeting dtd. 27.07.12	31.07.2012	30.08.2012
8.	649/2011	95 th SEIAA meeting dtd. 04.06.12	08.06.2012	03.08.2012
9.	655/2011	101 st SEIAA meeting dtd. 27.07.12	31.07.2012	17.08.2012
10.	611/2010	100 th SEIAA meeting dtd. 18.07.2012 & 110 th dtd 16.10.2012	25.07.2012 22.10.2012	31.08.2012

2. A policy decision on the issue of building permission with reference to EIA notification 2006 and subsequent amendments.

- i. At the outset with permission of the Chairman the issue of building permission was discussed in context of case No. 611/2010 which was discussed at point No. 10 in the 110th SEIAA meeting dated 16.10.2012. At sub Para (ii) c it is mentioned that.... "The matter was discussed in detail and it is noted that as per point no. 3 of appendix -V of EIA Notification, 14 Sept. 2006 it is clearly mentioned that ".....in the case of Item 8 of the Schedule, considering its unique project cycle, the EAC or SEAC concerned shall appraised all category B projects or activities on the basis of Form-1, Form-1A and the conceptual plan and stipulate the conditions for environmental clearance. As and when the applicant submits the approved scheme / building plans complying with the stipulated environmental clearance conditions with all other necessary statutory approvals, the EAC / SEAC shall recommend the grant of environmental clearance to the competent authority." It was decided that a letter should be sent to SADA informing that it is mandatory to follow the guidelines of GoI EIA Notification and issue building permission to PP and also inform SEIAA by 30.11.2012.
- ii. The above provision was further examined by the authority and it was noted that MoEF GoI have issued further amendments vide notifications numbers S.O. 3067(E) dtd. 01.12.2009, S.O. 695(E) dtd. 06.04.2011 and S.O. 156(E) dtd. 25.01.2012. The following further amendment is made in the notification dtd. 25.01.2012 to substitute the paragraph 3 of appendix-V in the notification dtd. 14.09.2006. The amendment is quoted here under ".....In the case of items 8(a) and 8(b) of the schedule, considering their unique project cycle, the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned shall appraise projects or activities on the basis of Form-I, Form-IA,


(Manohar Dubey)
Member Secretary


(M. Hashim)
Member


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conceptual plan and the environment impact assessment report (required only for projects listed 8(b)) and make recommendation on the project regarding grant of environment clearance or otherwise and also stipulate the conditions for environmental clearance."

- iii. It was noted that in the above amendment for the grant of prior EC or otherwise and make recommendation in case of items 8(a) and 8(b) appraisal is to be done on the basis of Form-I, Form-IA conceptual plan and EIA report (for project listed in 8(b). Hence, it was decided that the normally building permission is not mandatory for appraising the 8(a) & 8(b) cases.


3. **Case No. 626/2011**, Prior Environmental Clearance for Proposed Residential Project Heritage Hill Near Ahmadabad Palace, Kohefiza, Tehsil Huzur, District Bhopal, MP (Khasra Nos. 52/1/क/5/2, 52/1/क/5/3 & 52/1/ख) total area 8.548 ha (approved by T & CP, Bhopal) by M/S Reliable House, Heritage Hill, Pvt. Ltd. A-6, Kohe-Fiza, Indore Road, Bhopal

- i. The case was discussed in 99th SEIAA meeting dtd. 11.07.12 and in 81st SEIAA meeting dtd. 27.01.12 and it has been recorded that "..... The Authority decided that letter should be sent to PP for submitting the infrastructure details of the treatment plan indicating the arrangement for treated water supply for flushing in dwelling units. Besides this the details about cost involved for providing these arrangements within one month.

The Authority decided that PP should submit firm commitment for supply of water from Nagar Nigam.

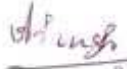
The Authority also found that total height of the building is more than 15 m. The Authority decided that a fire fighting plan as per the National Building Code and also NOC for fire fighting issued by Fire Office should be submitted. "

- i. *The land ownership records submitted by the PP and comments of SEIAA's Revenue Consultant were examined and it was found that out of 2 survey nos. i.e. 52/1/क/5 & 52/1/ख as shown in the T & CP approved layout plan the notarized copy of the Khasra Panchsala for survey no. 52/1/क/5 is not in the name of Proponent. It was decided that PP should be asked to submit the notarized copy of the latest Khasra Panchsala of 52/1/क/5.*
- ii. *The NOC obtained by PP for water supply of 450 KLD from Municipal Corporation, Bhopal (vide letter no. 161/Ja.Ka.Vi./Mu.A/Na.Gra. Ni. Bhopal dtd 14.02.12) was examined and found satisfactory. The fresh water requirement submitted by the PP is 387 KLD but it was noted that the SEAC in its 84th meeting dtd 09.11.11 (point no. 14) has recommended that fresh water demand shall not go beyond 593 KLD. It was decided that the fresh water requirement by PP should not exceed 387 KLD as the fresh water requirement recommended by SEAC seems to be on higher side.*
- iii. *The NOC for the fire fighting (vide letter no. 73/Agani.V/12 Bhopal dtd 16.02.12) and distance from the local fire station submitted by PP were examined and found satisfactory.*
- iv. *Regarding rain water harvesting it was suggested that PP should ensure the proper and scientific implementation of rain water harvesting measures.*
- v. *Keeping in the view the height of the building i.e. 18 m it was examined that as per T & CP approval the width of the internal road are 18 m, 12 m & 6 m. In this regard it was noted that as per MoEF, Gol Office Memorandum (vide no. 21-270/2008-IA.III dtd 07.02.12) the minimum width of building with height between 15-30 m should be 15 m. It was decided to ask the PP how he will manage the fire fighting?*


(Manohar Dubey)
Member Secretary

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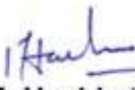
It was decided that PP should be asked to submit the information by 25.08.12 positively in the office of the SEIAA."

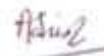
- ii. In response to above queries information submitted by PP vide letter dtd 13.08.2012 and 30.08.2012 was examined and it is noted that as per the notarized copy of Form P-II (2011-2012) submitted by PP the land details are as follows :

S. No	Khasra No.	Area in ha	Land possessors as per KP 2010-2011
1	52/1/क/5/2	0.975	M/s Aligance Infated Pvt. Ltd. (M/s Noor-us-sabah hotel property Pvt. Ltd.)
2	52/1/क/5/3	0.975	M/s Aligance Infated Pvt. Ltd. (M/s Noor-us-sabah hotel property Pvt. Ltd.)
3	52/1/ख	7.203	S. H. Khan S/o H. U. Khan through director Sikander Hafiz Khan
		9.153	

- iii. As per Town & Country Planning, Bhopal (vide letter no. 631/LP 37/29/न.ग्रा. नि./जि.का./2010-11 dtd 01.04.2011), out of the total land 11.106 ha construction is proposed and layout has been approved for 8.548 ha in village Khanugaon (Kohefiza), Bhopal. The total built up area proposed by PP is 105744 sqmt and is between 20,000 sqmt and 1,50,000 sqmt, hence the project comes under 8 (a) category of schedule of EIA Notification 2006.
- iv. PP has provided fire fighting system with fire water storage, fire pumping system, Hydrant system, hand held extinguishes, CO₂ extinguishes etc. The NOC for fire fighting and distance from fire station and the water requirement and NOC obtained by PP for water supply for 450 KLD from Bhopal Municipal Corporation was examined in 99th SEIAA meeting dtd 11.07.2012 and found satisfactory. It was decided that fresh water requirement by PP should not exceed 387 KLD as the fresh water requirement recommended by SEAC in 84th meeting (593 KLD) seems to be on higher side.
- v. Rain water harvesting was found satisfactory PP should ensure implementation of rain water harvesting measures.
- vi. The proposed maximum height of the building is 18 m. PP has submitted that approach road width from VIP road to the project is 15 m and internal road is 12 m and circular pathway of 6.0 m. In response to query PP has submitted that fire fighting equipment provided are as per National Building Code 2005 norms. PP should ensure that the norms as per MP Bhumi Vikas Niyam 2012 sub rule 1 of the rule 42 for building up to 18 m height are followed during project execution, as provided in the Table No. 4.
- vii. PP has provided parking of 456 ECS, however as per T & CP approval map (letter no. 631 dtd 01.04.11) total ECS required is 1058 (1 ECS per 100 sqmt of built up area). However as per MP Bhumi Vikas Niyam 2012 rule 84 appendix I-1 PP should provide parking for 1147 ECS (967 ECS for residential area and 180 ECS for club and shopping area).
- viii. The Authority decided to accept the recommendation of 84th SEAC meeting dated 09.11.2011 for grant of prior EC with 50 special conditions and decided to accord prior environmental clearance to the proposed residential project "Heritage Hill" near Ahmadabad Palace, village Khanugaon


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(Kohefiza), (Khasra nos 52/1/क/5/2, 52/1/क/5/3 & 52/1/ख) total area 8.548 ha (approval by T & CP), Tehsil Huzur, District Bhopal, MP by M/S Reliable House, Heritage Hill, A-6, Kohe-Fiza, Indore Road, Bhopal with following special conditions :-

- a. The fresh water requirement as proposed by PP should not exceed 387 KLD as the fresh water requirement recommended in 84th SEAC meeting is 593 KLD which seems to be on higher side.
- b. The PP shall install and operate their own sewage treatment plant (STP) as per details recommended by SEAC. The treated sewage shall confirm to the norms specified by MP Pollution Control Board and shall be reused / recycled in the premises.
- c. Neither the STP overflow nor the treated effluent should be discharged in the upper lake drainage.
- d. The conditions mentioned in Sub Paras (vi) & (vii).

4. **Case No 628/2011**, Prior Environmental Clearance for High Rise Building Development Bawadia Kalan, Teh-Huzur Bhopal (MP) by M/s Paras Life styles Pvt. Ltd, E-2/69, Arera Colony Bhopal (MP).

- i. The case was discussed in 102nd SEIAA meeting dtd. 08.08.12 and it has been recorded "

"The land ownership record was examined and found satisfactory.

The information submitted by PP (vide letter no nil dtd 28-05-2012 received in SEIAA office on 25-06-2012) regarding clarification of water requirement was discussed. It was noted that the PP has in his reply submitted that presently municipal water supply line is not available, while Water Works Department of the Municipal Corporation, Bhopal (letter no. 3 dtd 17.01.12) has assured to consider the requirement of 300 KLD water with the condition that the PP will have to take legal bulk connection and lay pipe line from the nearest available point to the site of storage / distribution.

It was decided to examine feasibility of municipal water supply in the present circumstances. So, the proponent should be asked to give specific reply of the following points:

- a. *When PP applied for legal bulk connection and what is the response of Bhopal Municipal Corporation?*
- b. *Is the Proponent ready to lay the pipe line?*


With reference to height of the building i. e. 42 m as per approved map of the Town & Country Planning it was noted that the PP was asked to submit the minimum width of the road as per MoEF, GOI O M No 21-270/2008-IA.III dtd 07-02-2012 while Proponent has informed about the Marginal Open Space (MOS) i. e. front 21 m. Rear 6.0 m and both side 6.0 m.

Further it was also noted that in the development permission given by the T & CP (vide letter no. 653/LP/172/ Highrise / Na.Gra.Ni./ 2009 dtd 16.10.2009) it is mentioned that the minimum distance between the two blocks should be 1/3rd of the taller building.

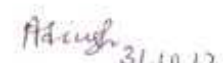
As per MoEF, GoI Office Memorandum (vide no.21-270 /2008-IA.III dtd 07.02.12) the minimum width of the road for buildings with height between 30-45 m should be 18 m.

In view of above it was decided that the PP should submit the following information:

- a. *Revised plan indicating road widths of various roads.*
- b. *To explain how PP will manage the fire fighting?*


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- c. Number of blocks / towers in the proposed site on the approved map.
- d. Minimum distance between two tower located in the premises and their location on the clear map as approved by T & CP Deptt.

It was noted that the PP has not submitted building permission from competent authority, hence, it was decided that PP should submit the complete information about the building permission."

- ii. The land ownership record was examined and found that as per Khasra Panchsala 2008-09 submitted by PP the land details are as follows :

खसरा नंबर	रकबा (हे.)	स्वामित्व
98, 99, 100, 101, 102 / 1, 495 / 98,	8.707	ग्लोरी साईन प्रापरटीज प्रा. लि. भोपाल द्वारा दिनेश मूलचन्दानी पुत्र तेजा सिंह मूलचन्दानी भूमि स्वामी
107	1.400	ग्लोरी साईन प्रापरटीज प्रा. लि. भोपाल द्वारा दिनेश मूलचन्दानी पुत्र तेजा सिंह मूलचन्दानी भूमि स्वामी
कुल - 2	10.107	

It was also noted that there is a registered Joint Venture Agreement, executed on 29.03.2009 in between M/s Glorishine Properties Private Limited through its one of the Directors, Shri Teja Singh Moolchandani (**First Party**) and M/s Paras Lifestyles Private Limited through its Director Shri Harish Moolchandani (**Second Party**) for above mentioned survey numbers to develop a residential colony over the said land by the Second Party.

- iii. The proposed project is a residential building. As per T&CP approved plan vide Endt No. 653/LP172/Highrise/na.gra.ni./2009 dated 16.10.2009 the total land area is 17806.17 sq m and Built up area is 44134.64 sq m, which is <150000 sq m. Thus project comes under category 8(a) of the schedule.
- iv. It was noted that, SEAC in its 82nd meeting dated 13.10.2011 has mentioned the water requirement is 290.13 KLD and BMC vide letter No. 3 dated 17.01.2012 has agreed to considered the water supply of 300 KLD. It was decided that there should be no extraction of ground water for the project.
- v. The PP has submitted the NOC for fire fighting from Fire Fighting Deptt. of BMC Bhopal vide L.No. 01/Agni Vi./10 dated 18.06.2010. The distance of the nearest fire station (Mata Mandir) is 7.8 Km. from the project site.
- vi. The maximum height of building is 42 m. The road width (ROW) is 60 m. front MOS is 21 m. and side & rear MOS is 6 m.(as per T&CP, Bhopal Endt. No. 653/LP172/Highrise/na.gra.ni./2009 dated 16.10.2009 and PP L.No. nil dated 05.09.2012). It was decided that the PP should ensure to implement the norms prescribed in sub rule 2 of Rule 42 of MP Bhumi Vikas Niyam 2012 for building up to 45 m. height, as provided in the Table No. 5.
- vii. The PP has provided parking of 407 ECS against 413 ECS as per T&CP approval (Vide No. 653/LP172/Highrise/na.gra.ni./2009 dtd 16.10.09). It was decided that PP should make the provision of car parking as per


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norms prescribed for residential building in rule 84 appendix I-1&2 of Bhumi Vikas Niyam 2012 (1 ECS per 100 sq m of built-up area for residential area).

- viii. Regarding Sewage Treatment Plant (STP) and Municipal Solid Waste (MSW) management it was decided that conditions stipulated by SEAC in its 82nd meeting dated 13.10.2011 should strictly be adhered.
- ix. The Authority accepted the recommendation of the 82nd SEAC meeting dtd 13.10.2011 and decided to accord for Prior Environmental Clearances for High-rise Building Development at Village Bawadia Kalan, Tehsil Huzur, District Bhopal (MP) by M/s Paras Life styles Pvt. Ltd, E-2/69, Arera Colony Bhopal (MP).

5. **Case No. 629/2011**, Prior Environmental Clearance for Group Housing Project "Swastik Grand" at Village Jatkhedi, Tehsil Huzur, Bhopal (MP) by M/S Shri Balaji Infrastructure Ltd. S-9, Sagar Plaza, 250, Zone-II, MP Nagar, Bhopal (MP).

- i. The case was discussed in 100th SEIAA meeting dtd. 18.07.12 and it has been recorded that

The Authority decided that PP should submit documents explaining how the land of Sant Kripa shall be used by M/S Balaji Infrastructure?

The Authority decided that Proponent should be asked to submit in clear terms the details of water requirement and its source of supply.

The Town & Country Planning has given permission in the name of Sant Kripa Infra & Services Pvt. Ltd. Therefore, the Authority decided that PP should also clarify this aspect.

The Authority also found that total height of the building is more than 15 m. The Authority decided that a fire fighting plan as per the National Building Code and also NOC for fire fighting issued by Fire Office should be submitted. "

It was decided that the Proponent should be asked to submit building permission from the concerned Authority. The Proponent should procure certificate from his consultant that the fire-fighting plan submitted by him is according to the National Building Code. The Proponent should submit these informations within one month."

The case was discussed and it was found that the PP has not submitted the building permission with the documents submitted by him vide letter no. nil dtd 31.05.12 received in SEIAA office on 01.06.12 on the basis of minutes of 91st SEIAA meeting dtd 11.05.12. Hence, the other documents submitted by PP were not scrutinized in this meeting."

- ii. The land ownership record was examined and found that as per Khasra Panchsala 2010-11 submitted by PP the land details are as follows :

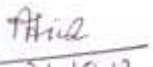
खसरा नंबर	रकबा (हे.)	स्वामित्व
46 / 1 / क	1.634	संतकृपा इन्फ्रा एंड सर्विसेस प्रा. लि. द्वारा डायरेक्टर ओ. पी. कृपलानी (भूमि स्वामी)

It was also noted that there is a registered Joint Venture Agreement, executed on 31.03.2011 in between M/s Sant Kirpa Infra & Services Pvt. Ltd. through Director, Shri O.P. Kriplani "**Owner**" (One Part) and Shri Balaji Infrastructures by its partner Shri Vinay Raj Modi "**Developer**" (Other Part), for above mentioned survey numbers to develop a residential colony over the said land by the Developer.


(Manohar Dubey)
Member Secretary

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(M. Hashim)
Member


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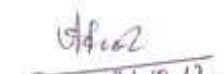
- iii. The proposed project is a residential building as per T&CP approved plan vide Endt. No. 264/LP. 009/29/Na.Gra.Ni./Ji.ka./2011 dated 17.02.2011 the total land area is 16340.00 sq m and Built up area is 35448.62 sq m, which is <150000 sq m. Thus project comes under category 8(a) of the schedule.
 - iv. It was noted that, SEAC in its 78th meeting dated 26.08.2011 has mentioned 108 KLD water requirement and BMC Bhopal vide letter No. 1179/PM/JNNURM/WS/2011 dated 23.09.2011 has agreed to considered the water supply of 250 KLD. It was decided that there should be no extraction of ground water for the project.
 - v. The PP has submitted the NOC for fire fighting from Fire Fighting Deptt., BMC Bhopal vide L.No. 27/Agni.Vi./2011 dated 08.07.2011.
 - vi. The maximum height of building is 18 m. The road width (ROW) is 24 m. front MOS is 12 m. and side & rear MOS is 6 m. as per T&CP, Bhopal Endt No. 264/LP. 009/29/Na.Gra.Ni./Ji.ka./2011 dated 17.02.2011. The PP should ensure to implement the norms prescribed in sub rule 1 of Rule 42 of MP Bhumi Vikas Niyam 2012 for building up to 18 m. height, as provided in the Table No. 4.
 - vii. The PP has provided parking of 295 ECS against 175 ECS as per T&CP approval (Vide No. 264/LP. 009/29/Na.Gra.Ni./Ji.ka./2011 dated 17.02.2011). It was decided that PP should make the provision of car parking as per norms prescribed for residential building in rule 84 appendix I-1&2 of Bhumi Vikas Niyam 2012 (1 ECS per 100 sqm of built-up area for residential area).
 - viii. Regarding Sewage Treatment Plan (STP) and Municipal Solid Waste (MSW) management it was decided that conditions stipulated by SEAC in its 78th meeting dated 26.08.2011 should strictly be adhered.
 - ix. The Authority accepted the recommendation of the 78th & 84th SEAC meeting dtd 26.08.2011 & 09.11.2011 respectively and decided to accord for Prior Environmental Clearances for Group Housing Project "Swastik Grand" at Village Jatkhedi, Tehsil Huzur, District Bhopal (MP) by M/S Shri Balaji Infrastructure Ltd. S-9, Sagar Plaza, 250, Zone-II, MP Nagar, Bhopal (MP)
6. **Case No. 631/2011**, Prior Environmental Clearance for Group Housing Project "Chinar Dream City" at Village Ratanpur Sadak, Narela Hanumant, Tehsil Huzur, District Bhopal, (MP) by M/S Chinar Reality Pvt. Ltd. Director Shri Sunil Moolchandani, Chinar House No. 231, Zone-II, MP Nagar, Bhopal (MP)-462011.
- i. The case was discussed in 94th SEIAA meeting dated 30.05.12 it has been recorded that "

The case was discussed in depth and it was decided that the PP should be asked to submit following information by 31st July 2012:

- a. *Certified copy of details of total land, developed area, built up area, total number of buildings, floor wise built up area, number of floors, height.*
- b. *Certified copy of building permission.*


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- c. Clear and readable notarized copy of latest Khasra Panchshala of the project area.
- d. NOC for firefighting from the local office fire Department as per para 4 (v) of office memorandum (No. 27-270/2008-IA.III dated 07.02.2012) MoEF Gol regarding guidelines for high-rise building.
- e. The information regarding width of the road w.r.t. height of the building, as per para 4 (ii) of office memorandum (No. 27-270/2008-IA.III dated 07.02.2012) MoEF Gol regarding guidelines for high-rise building.

The issue of water demand and its source was discussed in detail and it was noted that PP has proposed to meet the water demand through ground water. As per the ground water extraction norms permission from Central Ground Water Board is a must. Hence, it was decided that PP should be informed by registered post to submit the permission from CGWB by 31st July 2012 otherwise the case will be summarily rejected.

- ii. The land ownership record was examined and found that as per Khasra Panchsala 2011-12 submitted by PP the land details are as follows :

ग्राम रतनपुर सड़क		
खसरा न.	रकबा	स्वामित्व
1051	0.200	रमेश कुमार भावनानी आ. लक्ष्मणदास भावनानी भूमि स्वामी
1052	0.210	रमेश बशरह नं. 1051
1053 / 1	0.440	रमेश बशरह नं. 1051
1053 / 2	0.460	रमेश बशरह नं. 1051
1054 / 2	0.800	पिनन चावला, दर्शन चावला पुत्रगण रामूमल चावला भूमि स्वामी
1055 / 2	0.112	रोशन चावला आत्मज रामूमल चावला पिनन चावला आ. रामूमल चावला भूमि स्वामी
1055 / 3	0.200	रमेश कुमार भावनानी आ. लक्ष्मणदास भावनानी भूमि स्वामी
1059 / 1	0.860	रमेश बशरह नं. 1051
1059 / 2	0.810	रमेश बशरह नं. 1051
1060	0.700	रमेश बशरह नं. 1051
1061	0.710	पिनन चावला, दर्शन चावला पुत्रगण रामूमल चावला भूमि स्वामी
1062	0.400	रमेश बशरह नं. 1051
1063	0.270	रमेश बशरह नं. 1051
1064	0.380	रमेश बशरह नं. 1051
1065	0.210	रमेश कुमार भावनानी आ. लक्ष्मणदास भावनानी भूमि स्वामी
1070	0.060	रमेश बशरह नं. 1051
1071	0.060	रमेश बशरह नं. 1051
1073	0.070	रमेश बशरह नं. 1051
1074	0.070	रमेश बशरह नं. 1051
1075	0.110	रमेश बशरह नं. 1051
1096	0.200	रमेश बशरह नं. 1051
कुल- 21	7.332 हे.	
ग्राम नरेला हनुमंत सिंह		
209	0.820	रोशन चावला पु. रामूमल चावला रमेश कुमार पु. लक्ष्मणदास भूमि स्वामी

(Manohar Dubey)
Member Secretary

111th SEIAA Meeting dtd. 23.10.2012

(M. Hashim)
Member

(Amar Singh)
Chairman

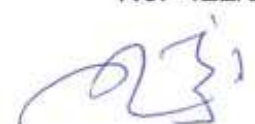
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210	0.140	रोशन चावला बशरह नं. 209
211	0.130	रोशन चावला बशरह नं. 209
212	0.130	रोशन चावला बशरह नं. 209
213	0.140	रोशन चावला बशरह नं. 209
214	0.140	रोशन चावला बशरह नं. 209
215	0.140	रोशन चावला बशरह नं. 209
216 / 1	0.400	श्रीमती शीतल देवी पति रमेश कुमार भावनानी भूमि स्वामी
216 / 2	0.420	श्रीमती शीतल देवी पति रमेश कुमार भावनानी भूमि स्वामी
217	0.140	श्रीमती शीतल देवी बशरह नं. 216 / 1
218	0.140	श्रीमती शीतल देवी बशरह नं. 216 / 1
219	0.140	श्रीमती शीतल देवी बशरह नं. 216 / 1
220	0.400	श्रीमती शीतल देवी बशरह नं. 216 / 1
221	0.400	श्रीमती शीतल देवी बशरह नं. 216 / 1
222	0.220	श्रीमती शीतल देवी बशरह नं. 216 / 1
223	0.200	श्रीमती शीतल देवी बशरह नं. 216 / 1
कुल -16	4.100 हे.	

It was also noted that there is a registered Joint Venture Agreement, executed on 13.07.2009 in between Shri Ramesh Kumar Bhawnani & Others "**Owners**" (First Party) and M/s Chinara Realty Ltd. Bhopal through its Directors Shri Gopi Chand Moolchandani & Others "**Developers**" (Second Party), for above mentioned survey numbers to develop a residential colony over the said land by the Developer.

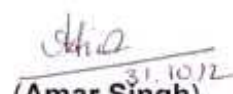
- iii. The proposed project is a residential building. As per T&CP approved plan vide Endt. No. 422/LP 12/Dhara/16/Jika/ Na.Gra.Ni./2010 dtd 14.05.10 the total land area is 11.362 ha. and built-up area is 99,710.98 sq m, which is < 150000 sq m. Thus project comes under category 8(a) of the schedule.
- iv. The permission for ground water abstraction of 411 KLD from CGWA (vide No. 21-4(132)/NCR/CGWA/2012-4384 dated 29.08.2012) obtained by the PP was examined and it was noted that the fresh water requirement is 467 KLD and the SEAC in its 93rd SEAC meeting dated 10.04.2012 recommended that fresh water demand shall not go beyond 571 KLD and quantity of sewage should not exceed 629 KLD. It was noted that there is disparity on the demand side and availability of water. In view of above it was decided the SEAC should be asked the basis of recommendation regarding fresh water demand and disparity thereof. The letter should be sent to MS, SEAC with endorsement to the PP.
- v. Regarding NOC for fire fighting it was noted that the PP vide No. nil dated 21.07.2012 has submitted the fire tender movement plan but he has mentioned that the project site is located in Gram Panchayat area, therefore, fire fighting NOC is not required. It was decided that the PP should be asked to provide the fire fighting NOC from the competent authority and the letter should be Endt. to the Commissioner, BMC Bhopal.
- vi. The maximum height of building is 18 m. The road width (ROW) is 66 m. front MOS is 12 m. and side & rear MOS is 6 m. as per T&CP, Bhopal Endt No. 422/LP 12/Dhara/16/Jika/ Na.Gra.Ni./2010 dated 14.05.2010 and PP



(Manohar Dubey)
Member Secretary



(M. Hashim)
Member



(Amar Singh)
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L.No. nil dated 27.07.2012. The PP should ensure to implement the norms prescribed in sub rule 1 of Rule 42 of MP Bhumi Vikas Niyam 2012 for building up to 18 m. height, as has been provided in the Table No. 4.

vii. The PP has provided parking of 965 ECS against 494 ECS as per T&CP approval (Vide No. 422/LP12/Dhara/16/Jika/Na.Gra.Ni./ 2010 dated 14.05.2010). It was decided that PP should make the provision of car parking as per norms prescribed for residential building in rule 84 appendix I- 1&2 of Bhumi Vikas Niyam 2012 (1 ECS per 100 sqm of built-up area for residential area).

viii. It was decided that information should be submitted by 31-12 -2012

7. **Case No. 634/2011**, Prior Environmental Clearance for Group Housing Residential Development Project total area 5.529 ha Village-Badwai, Tehsil Huzur, Bhopal, MP by M/s Radhika Infraestate Pvt.Ltd 32,Itwara Road Bhopal-462 003, MP

i. The case was discussed in 97th SEIAA meeting dtd. 20.06.12 and it has been recorded that *"The case was discussed in 82nd SEIAA meeting dtd. 03.02.12 and it has been recorded that "... The Authority decided that the fresh report on revenue aspect should be prepared indicating village wise Khasra details in ascending order.*

The Authority decided that PP should be asked to submit the layout plan of the project indicating all detail features and area for each activity or service. It is further directed that PP should be asked to submit information regarding number of towers to be built up, built up area of each floor and also details about the parking area.


.....The Authority decided that PP should be asked to give break up of the water to be obtained from Municipal supply and ground water. The Authority decided that PP should be asked to give break up of the water to be obtained from Municipal Corporation, and CGWA. The PP should also submit firm commitment letter from the Municipal Corporation, Bhopal and Central Ground Water Authority.

.....The Authority decided that letter should be sent to PP for submitting the infrastructure details of the treatment plan indicating the arrangement for treated water supply for flushing. Besides this, the details about cost involved for providing these arrangements should also be given.

.....the Authority decided that PP should submit a fire-fighting plan as per the National Building Code and NOC for firefighting issued by Fire Office.

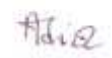
The above information should be provided by the PP within two months."

- i. The land ownership records were examined and found satisfactory.
- ii. It was observed that building maps are not attached with building permission (permission no. NC-6814-5186-62010). It was decided that the PP should be asked to submit following information:-
 - a. Map of all building to be constructed.
 - b. No of towers / blocks their height and built up area.
 - c. No of dwelling units.
- iii. The issue of water requirement was discussed in respect of the PP's information wherein PP submitted that water requirement (459 KLD fresh water) will be met from municipal water supply and also from ground water. It was found that the PP has obtained permission of 450 KLD water supply from Bhopal Municipal Corporation (vide letter no. 475/PM/JNNURM/WS dtd 13.04.12) which fulfills the fresh water requirement. It was decided that PP shall not extract water from the ground water source.


(Manohar Dubey)
Member Secretary

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(M. Hashim)
Member


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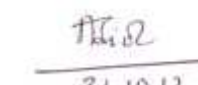
- iv. The issue of the disposal of treated waste water i.e. 90 KLD, as observed by the SEAC in its 79th meeting dtd 02.09.11, was discussed. It was decided that PP should be asked to submit that how the 90 KLD waste water would be disposed off and NOC for the same from Bhopal Municipal Corporation.
 - v. The issue of road width w.r.t , MoEF, GoI Office Memorandum No. 27-270/2008-IA.III dated 07.02.2012 was discussed in detail. It was observed that for 18 m high building minimum width is 15 m and desirable is 18 m. It was decided that PP should follow the norm decided by the MoEF, GoI. In case of violation the PP shall be liable for punishment under section 5 of the Environment (Protection) Act, 1986.
 - vi. Registered letter is to be sent to PP to submit above information by 31st July 2012. If these not received by this time among the case shall be rejected."
- ii. In response to above queries information submitted by PP vide letter dated 30.07.2012 was examined and it is noted that as per the notarized copy of Khasra Panchsala 2009-2010 submitted by PP. the land details are as follows :-

S. No	Khasra No.	Area in ha	Land possessors as per KP 2010-2011
1	422, 424/1, 425/1/1 426/1/1 426/1/3/1/2	1.618	M/s Radhika Infraestate Pvt. Ltd 32, Itwara Road Bhopal-462 003 through Director Ayush Agarwal S/o Arvind Agarwal
2	422, 424/1, 425/1/1 426/1/1 426/1/3/1/3	0.134	
3	418/3, 418/4, 418/5, 420/1, 421-423, 427/1/1/2/ 2	3.777	
	Total	5.529	

- iii. As per the Town & Country Planning approval (vide end.no. 029/LP-227/29/Ji.Ka./Na.Gra.Ni./2008-2009 dtd 05.01.2010) the total land area is 5.529 ha and the total permissible FAR is 1:1.25 = 58608.65 sq. m. and is between 20,000 sq.m. and 1,50,000 sq. m., hence the project is covered under S. No.8 (a) category of EIA Notification 2006 Schedule -I.
- iv. PP has submitted notarized copy of building map approved by Bhopal Municipal Corporation (the total no. of towers is 27, blocks 13 & building height is 18 m (G + 6 floors) with 612 Dwelling units.
- v. The water requirement (459 KLD fresh water) and NOC (letter no.475/ PM/JNNURM/WS dtd 13.04.2012) from Bhopal Municipal Corporation for (450 KLD) water supply were examined in 97th SEIAA meeting dtd 20.06.2012 and it was decided that PP should not extract water from ground water sources. It is further decided that PP should take legal bulk connection from Bhopal Municipal Corporation.
- vi. Regarding disposal of extra 90 KLD treated water PP has submitted that it will be used in next upcoming projects and in the rainy season it will be discharge in nearby nalla with permission from BMC and water quality shall be confirm as per Central Pollution Control Board norm. PP is directed to


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Member Secretary


(M. Hashim)
Member


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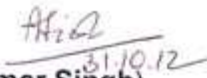
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obtain NOC from BMC and MP Pollution Control Board for discharging treated waste water in nearby nalla.

- vii. The maximum height of the building is stilt + 18m. As per the map approved by Town & Country Planning Bhopal submitted by PP the width of front road is 12 m, both sides and rear roads are 6.0 m wide. PP should ensure that the norms (front road width 12 m, front MOS 7.5 m and rear & back MOS 6.0 m) as per MP Bhumi Vikas Niyam 2012 sub rule 1 of rule 42 for building upto 18 m height are followed during project execution, as has been provided in the Table No. 4.
 - viii. The fire fighting provision submitted by PP in Form-1A envisages installation of centralized fire suppression system comprising of over head water storage tanks, fire pumps, sprinkler, fire extinguishers etc. The fire fighting NOC has been issued to PP by Nagar Palika Nigam, Bhopal vide letter no. 17/again V/10, Bhopal dtd 03.06.2010.
 - ix. Rain water harvesting details submitted by PP (Form-1A) is satisfactory and PP should ensure implementation of rain water harvesting plan.
 - x. It was noted that as per the Town & Country Planning Bhopal approval based on 1984 rules PP has provided car parking 382 ECS. However PP should provide parking space for 586 ECS (1 ECS for every 100 sqmt of built up area) as per norms prescribed in Rule 84 (1) appendix-I of MP Bhumi Vikas Niyam 2012.
 - xi. The Authority decided to accept the recommendation of 84th SEAC meeting dtd 09.11.11 for grant of prior EC subject to 37 special conditions and accord prior environmental clearance for group housing residential development project at Village-Badwai, Tehsil Huzur, Bhopal total 12 Khasras, total land area is 5.529 ha by M/s Radhika Infraestate Pvt. Ltd 32, Itwara Road Bhopal-462 003 through Director Ayush Agarwal S/o Arvind Agarwal with following conditions:-
 - a. PP shall not extract ground water.
 - b. PP shall take NOC from MP Pollution Control Board for STP and discharge of extra 90 KLD treated sewage in near by Nalla.
 - c. The conditions mentioned in Sub paras vii and x.
8. **Case No. 637/2011**, Prior Environmental Clearance for 1106 Residential Units, Club, Shopping Arcade, DB City Project at village Mehra, Tehsil & District Gwalior, MP by M/s Bhaskar Housing Development Co. Pvt. Ltd., 1st Floor, Hotel Gwalior Regency, Link Road, Gwalior, MP
- i. The case was discussed in 105th SEIAA meeting dtd 12.09.12 and it has been recorded that " The case was discussed in 103rd SEIAA meeting dtd. 17.08.12 and it has been recorded that "The land ownership record submitted by the PP in Form-1 and before SEAC were discussed and it was found that it requires further examination. Hence, it was decided that the record will be examined by the SEIAA office and shall be put up for consideration in the very next meeting."
 - It was brought to the notice by the office of SEIAA attending the meeting the PP has submitted Khasra Panchsala for only 18 Khasras out of 50 and the building permission submitted vide letter 22.04.10 does not include the maps approved by Nagar Palika Gwalior.


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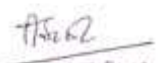
It was decided that PP should submit by 15.11.2012 the building permission maps approved by Nagar Palika, Gwalior and the latest notarized copy of Khasra Panchsala for all the Khasras included in the project area."

- ii. The Khasra Panchsala for 50 Khasras submitted by PP vide letter dtd 21.09.2012, received in SEIAA office on 21.09.2012 was examined and it was noted that Khasra no. 612, 706, 708 are mentioned in Form-1 and T & CP approval issued vide letter no. 1565/case no. 03687/Na.Gra.Ni./ 2009 dtd 08.09.2009. However, in Khasra Panchsala the Khasra no. 612, 706/1, 708/1 area 2.195 ha are in the name of Bhura Singh, Raghuveer Singh, Betal Singh all S/o Ram Singh Mu. Vidhya Bai Bewa Late Shri Ram Singh area 0.130 part land owner, Bhaskar Housing and Development Company Pvt. Ltd. through Director Mayank Garg area 0.967 ha part land owner.
- The joint project agreement submitted by PP vide letter dtd 23.02.12 is between Alok Griha Nirman Sahakari Samiti Maryadit, Gwalior and Bhaskar Housing Development Company Pvt. Ltd. through Shri Vishnu Prasad Garg. It was decided that PP should submit joint legal entity document for the Khasra No. 612, 706 & 708 in the name of Bhura Singh, Raghuveer Singh, Betal Singh all S/o Ram Singh Mu. Vidhya Bai W/o Late Shri Ram Singh area 0.130 part land owner, Bhaskar Housing And Development Company Pvt. Ltd. through Director Mayank Garg as above.
- iii. It was noted that in the Form-II Khasra submitted by PP vide letter dtd 21.09.2012 in column 12 (कैफियत) it is mentioned that "सिलिंग प्रकरण में लंबित" in Khasras 573, 574/1, 575/1, 642, 579/3 & 579 mi area 0.421 ha, 584, 585, 586, 587, 593, 595 to 611, 613 to 619, 621, 622/1, 622/2, 623 to 627, 581, 582. It was decided that letter be sent to Collector, Gwalior to provide the latest present status of the above Khasras with clear Kaifiyat in column 12. Copy of letter be endorsed to PP.
- iv. The fire fighting NOC, distance of fire station from the project site, water requirement and NOC from Gwalior Municipal Corporation and Road Width with respect to the height of the building have already been discussed in 103rd SEIAA meeting dtd 17.08.2012.
- v. It was noted that as per T & CP approval based on 1984 rules PP has proposed parking for 810 ECS. However, PP should provide parking space for 1265 ECS (1 ECS /100 Sq. m. of built up area) as per norms prescribed in Rule 84 (1) appendix I-1 of MP Bhumi Vikas Niyam, 2012.
- vi. It was brought to the notice of authority by SEIAA office that vide letter no. F-No.-19-90/2012 -IA-III GoI MoEF dtd 24.09.2012, a complaint has been forwarded regarding violation of EIA Notification 2006 by M/s Bhaskar Housing and Development Company Pvt. Ltd., Gwalior.
- vii. The Authority was of the view that as per decision in the 94th SEIAA meeting dtd 30.05.2012 (point no. iii), it was decided that if any construction is going on then it should be stop with immediate effect and no construction should take place till formal EC is issued to them. It was decided that PP should submit status of construction activities giving details of construction work that has already been done and the date from which construction has been stopped totally. Copy of the letter should be sent to Collector, Gwalior to


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submit detail report in the matter giving the status of construction work and whether it is still going on or stopped.

- viii. It was decided that PP should submit information regarding point nos. ii, iii, vii and letter be sent to Collector regarding point nos. iii, vi & vii above by 31.12.2012.

9. **Case No. 643/2011**, Prior Environmental Clearance for Residential project Rhythm Towers (Krishna Pinnacle) at village Bawadia Kalan, Misrod, Tehsil Huzur, District Bhopal by M/S Krishna Homes Builders & Developers, 5, GF Block-K-20, Area Colony, Bhopal

- i. The case was discussed in 101st SEIAA meeting dtd. 27.07.12 and it has been recorded that

"The information submitted by the Proponent (vide letter no. nil dtd 13.03.12 and dtd 09.05.12) regarding land ownership was examined and found that the Power of Attorney has been given to the Proponent Smt. Saroj Kapoor by Mr. Deepak Kapoor for survey no. 324/1/2/3/1, 325, 468, 325/3/18, 336/2/2; by Mr. Deepak Kapoor and Mr. Mayank Kapoor for survey no. 329/3/3 & 329/3/5 and by M/s Deepam Realtors Pvt. Limited, through its Managing Director Mr. Deepak Kapoor for survey no. 338/1/2/4 Kh. This is evident that for the survey nos. mentioned above only Power of Attorney has been given to the Proponent Smt. Saroj Kapoor but there is no Registered Agreement with the Proponent for development and execution of the project. It was decided that the PP Mrs. Saroj Kapoor should have separate registered agreements with different land owners whose lands included in the project.

It was found that the PP has not submitted the building permission and it was decided that PP should be asked to submit the same.

The information regarding fresh water requirement was examined and found that PP has permission from the BMC for 400 KLD on availability of Narmda water supply (vide letter no. 140/Ja.Ka. Vi/Aa /Yan/ N. Ni.Bhopal dtd 30.11.11). It was decided that the PP must fulfill his demand of fresh water i.e. 371 KLD from the Municipal Water Supply and in any case the ground water extraction should not be done.

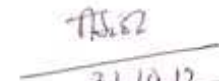
Keeping in view the height of the building i.e. 30 m it was noted that as per T & CP approval the width of the internal road are 12 m, 9 m & 6 m. In this regard it was noted that as per MoEF, Gol Office Memorandum (vide no. 21-270/2008-IA.III dtd 07.02.12) the minimum width of the road for buildings with height between 15-30 m should be 15 m. It was decided to ask the PP to explain how he / she will manage the fire fighting?

The PP should be asked to submit the above informations by 31.08.12. In case these are not received by this date, the case may be summarily rejected."

- ii. The case was discussed and it was found that the PP vide letter No. nil dated 25-08-2012 has submitted the notarized copy of agreement for development of land and execution of the project, while as per policy decision taken in 101st SEIAA meeting it was decided that there should be a **Registered Agreement** between PP and the owners of remaining land included in the project mentioning the details of the condition for the execution of the project.
- iii. In this context the PP has submitted the opinion of Mr. V.S. Mittal, Rtd. Sr. Distt. Registrar that in the present case there is no need of registration of the agreement because no sale or transfer of property/ title is involved. In view of above it was decided that the case should be examined by SEIAA office in respect of Madhya Pradesh Vinirdishta Bhrashta Achran Nivaran Adhiniyam 1982, and put up for consideration on this issue.


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(M. Hashim)
Member


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10. **Case No. 649/2011**, Prior Environmental Clearance for Residential Building Project IBD "King's Park" at Village Bawadia Kalan, Tehsil Huzur, District Bhopal, MP by Smt. Omvati Patidar M/S IBD Universal Pvt. Ltd., 74 Zone-II, M.P. Nagar, Bhopal (MP).

- i. The case was discussed in 95th SEIAA meeting dtd. 04.06.12 and it has been recorded that ...

"The case was discussed in depth and it was found that the ownership of the project is not clear. The Khasra and diversion is in the name of Smt. Omvati Patidar but the permission obtained from the Town & Country Planning vide letter no. 729 dtd 22.03.2011 is in the name of M/s IBD Universal Pvt. Ltd. and building permission from Bhopal Municipal Corporation vide permission no. NC5211-881-82011 dtd 30.08.2011 is in the name of Smt. Omvati Patidar through M/S IBD Universal Pvt. Ltd. It was decided to ask from the PP that what is the legal entity of the project and who will be juristic person / Project Proponent.

The issue of water requirement was discussed and it was observed that the PP has got permission from Municipal Corporation, Bhopal (JNNURM Project) vide letter no. 16PM/JNNURM/WS/2012 dtd 04.01.2012 for use of 353 KLD water and it was found satisfactory.


Regarding firefighting aspect it was decided that following information should be asked from the PP :-

- Road width within the project area and width of the road w.r.t. height of the building, as per para 4 (ii) office memorandum (No. 27-270/2008-IA.III dated 07.02.2012) MoEF Gol regarding guidelines for high-rise building.*
- NOC for fire fighting from the fire Department's local office as per Para 4 (v) of office memorandum (No. 27-270/2008-IA.III dated 07.02.2012) MoEF Gol regarding guidelines for high-rise buildings.*


While discussing height of the building it was found that height of the building has been shown 18 mtr in building permission and it was decided to ask block wise height of the buildings from the PP.

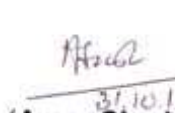
- ii. The land ownership record was examined and found that as per Khasra Panchsala 2010-11 submitted by PP the land details are as follows :

खसरा नंबर	रकबा (हे.)	स्वामित्व
496 / 150 ड	0.150	श्रीमती ओमवती पाटीदार पत्नी मनोहर पाटीदार पता सा. देह भूमि स्वामी
496 / 150 च	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 छ	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 ज	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 झ	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 ञ	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 ट	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 ठ	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 ढ	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 ण	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 त	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 थ	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 द	0.150	श्रीमती बशरह नं. 496 / 150 ड


(Manohar Dubey)
Member Secretary

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(M. Hashim)
Member


(Amar Singh)
Chairman

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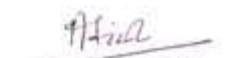
496 / 150 घ	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 न	0.150	श्रीमती बशरह नं. 496 / 150 ड
496 / 150 प	0.150	श्रीमती बशरह नं. 496 / 150 ड
कुल -16	2.400	

It was also noted that there is a registered Joint Venture Agreement, executed on 22.03.2012 in between Smt. Omwati Patidar & Others "Owner" (First Party) and IBD Universal Pvt. Ltd. Bhopal through authorized signatory Shri Arvind Sharma & Others "Developer" (Second Party), for above mentioned survey numbers to develop a residential colony over the said land by the Developer.

- iii. The proposed project is a residential building. As per T&CP approved plan vide Endt. No. 204/LP. 157/29/Na.Gra.Ni./ Ji.ka./ 2009-11 dated 02.02.2011 the total land area is 2.40 ha. and built-up is 29683.56 sq m (84th SEAC meeting dtd. 09.11.2011) which is < 150000 sq m. Thus the project comes under category 8(a) of the schedule.
- iv. It was noted that, SEAC in its 93rd meeting dated 10.04.2012 has mentioned the water requirement 278 KLD and BMC (vide letter No. 16PM/JNNURM/WS/2012 dated 04.01.2012) has agreed to consider the water supply of 353 KLD. It was decided that there should be no extraction of ground water for the project.
- v. The fire fighting provisions as submitted by PP in Form-1A envisages installation of fire suppression system including water storage tanks, pumping system & accessories, fire hydrants for roads, fire extinguishers & fire safety appliances conforming to the norms of National Building Code, 2005 guidelines. Fire fighting NOC has been issued to PP by Nagar Nigam Bhopal (vide letter no. 8/Agni Vi./11 dated 05.05.2011).
- vi. The maximum height of building is 18 m. The road width (ROW) is 18 m. front MOS is 9 m. and side & rear MOS is 6 m. as per T&CP, Bhopal Endt No. 204/LP. 157/29/Na.Gra.Ni./Ji.ka./2009-11 dated 02.02.2011 and PP L.No. nil dated 29.07.2012. The PP should ensure to implement the norms prescribed in sub rule 1 of Rule 42 of MP Bhumi Vikas Niyam 2012 for building up to 18 m. height, as has been provided in the Table No. 4.
- vii. The PP has provided parking of 299 ECS against 237 ECS as per T&CP approval (Vide No. 204/LP. 157/29/Na.Gra.Ni./Ji.ka./2009-11 dated 02.02.2011). It was decided that PP should make the provision of car parking as per norms prescribed for residential building in Rule 84 appendix I- 1&2 of Bhumi Vikas Niyam 2012 (1 ECS per 100 sqm of built-up area for residential area).
- viii. As per the recommendation of 93rd SEAC meeting dtd. 10.04.2012 the PP should ensure that STP has to be provided towards "Northern" boundary of the plot at far most point from the river side.
- ix. The Authority accepted the recommendation of the 93rd SEAC meeting dtd. 10.04.2012 and decided to accord Prior Environmental Clearances for Residential Building Project IBD "King's Park" at Village Bawadia Kalan,


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Tehsil Huzur, District Bhopal (MP) by Smt. Omwati Patidar M/S IBD Universal Pvt. Ltd., 74, Zone-II, M.P. Nagar Bhopal (MP)

11. **Case No. 655/2011**, Prior Environmental Clearance for Group Housing Project "The Bellaire" at Village Gondermou, Tehsil Huzur, Bhopal by M/s Rishikesh Nirmaan Colonizers Developers, E-2/68, 1st Floor, Arera Colony, Bhopal

- i. The case was discussed in 101st SEIAA meeting dtd. 27.07.12 and it has been recorded that.....

"The case was discussed and it was found that the PP has not submitted the Khasra Panchsala along with the land ownership document. It was decided that the PP should be asked to submit the notarized copy of the latest Khasra Panchsala. The information submitted by the PP regarding total land area was examined and it was found that there is discrepancy in the information given in Form-1 and T & CP layout approval. The total land area in the Form-1 is 33,155.73 sqmt. against survey no. 471/2, 471/2/1 & 471/3, 503/1/2/3, 503/1/1/4, 503/1/1/6, 503/1/1/5, 503/1/2/2, 503/1/1/3, 503/1/2/4, 503/1/1/2, 474/1/1 whereas in T & CP approval (vide letter no. 1371/LP 308 / Na. Gra.Ni.2011 dtd 26.05.11) the area is 13966 sqmt (1.395 ha) against survey no. 471/2/2, 471/2/1, 471/3. It was also found that the survey no. viz. 474/1/1, 475/1/1, 503/1 shown in building permission (vide permission no. NC1101786-42011 dtd 31.03.11) are differed from the survey no. shown in T & CP approval. Hence, it was decided that the PP should be asked to clarify the exact land area for the proposed project and should also give the reason for the discrepancies in the records submitted by him.

- ii. The case was discussed in-depth. After examining the information submitted by the proponent(vide letter no nil dated 17-08-2012) and the revenue report prepared by the SEIAA consultant (revenue) dated 25.08.2012 it was noted that there is no clarity about the discrepancies in the survey numbers mentioned in Form-I, T&CP approved plan and building permission. It was decided that the ownership records should be re-examined by SEIAA office and the case should be placed for consideration in the next SEIAA meeting accordingly.

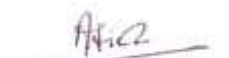
12. **Case No. 611/2010**, Prior Environmental Clearance for Area Development cum construction Mantri City- Integrated Township at village Sujana & Kulaish, Tehsil & District Gwalior, MP total area 71.77 acres (29.04 ha) by M/s Sunil Mantri Reality Limited

- i. It was noted that in the 110th SEIAA meeting dtd 16.10.2012 (case no. 9) it was decided that " In response to queries made in 100th SEIAA meeting dtd 18.07.2012 information submitted by PP (vide letter no. nil dtd 30.08.2012) was examined and it is noted that:-

- a. The NOC for water supply for total water requirement of 1500 KLD from SADA, Gwalior (vide letter no. विज्ञाप/सक /2012/ 3426 dtd 25.08.2012 is satisfactory.
- b. The layout and development permission issued (vide letter no. 6601 dtd 29.12.2010) by SADA, Gwalior was examined and found satisfactory.
- c. Regarding building permission PP has submitted (point no. 2 vide letter dtd 30.08.2012) that SADA has refused to give building permission (vide letter no. 4146 dtd 01.11.11) and has stated in the letter that the building permission shall be considered after submission of prior environmental clearance. The matter was discussed in detail and it is noted that as per point no. 3 of appendix -V of EIA Notification, 2006 it is clearly mentioned that ".....in the case of Item 8 of the Schedule, considering its unique project cycle, the EAC or SEAC concerned shall appraised all category B projects or activities on the basis of Form-1, Form-1A and the conceptual plan and stipulate the conditions for environmental clearance. As and when the applicant submits the approved scheme / building plans complying with the stipulated environmental clearance conditions with all other necessary statutory approvals, the


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EAC / SEAC shall recommend the grant of environmental clearance to the competent authority." It was decided that a letter should be sent to SADA informing that it is mandatory to follow the guidelines of GoI EIA Notifications and issue building permission to PP and also inform SEIAA by 30.11.12.

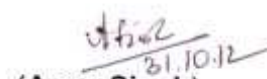
- d. The maximum height of building is stilt + 30 m. The front road width is 30 m, front MOS is 24 m and side & rear MOS is 9 m as proposed by PP and are as per the norms prescribed in sub rule 2 of Rule 42 of M P Bhumi Vikas Niyam 2012 for building up to 30 m height. PP should ensure to implement these rules.
- e. Regarding fire fighting NOC it was noted that PP should submit :
 - A. Distance of nearest fire station in Gwalior Nagar Nigam area certified by Gwalior Nagar Nigam and b
 - B. NOC for fire fighting from the local fire station (nearest fire station in Gwalior Nagar Nigam, area) as per the GoI Office Memorandum No. 21-270/2008-IA III dtd 07.02.2012
- ii. It was decided that PP should submit all the above information by 31.12.2012. "
- ii. In view of policy decision (point no. I of this meeting) it is decided that it is not mandatory for PP to submit building permission and hence there is no need of writing a letter to SADA, Gwalior and endorsing copy to PP regarding point no. i (c) above. However PP should submit all other informations as mentioned in 110th SEIAA meeting.

Meeting ended with a vote of thanks to the Chair.


(Manohar Dubey)
Member Secretary

111th SEIAA Meeting dtd. 23.10.2012


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